Snohomish County
Urban County Consortium

Consolidated Annual Performance and Evaluation Report (CAPER)

2014 Program Year
(July 1, 2014 through June 30, 2015)

U.S. Department of Housing and Urban Development (HUD)
Housing and Community Development Programs

FINAL
September 25, 2015
Participating Governments

City of Arlington, Barb Tolbert, Mayor
City of Brier, Bob Colinas, Mayor
Town of Darrington, Dan Rankin, Mayor
City of Edmonds, Dave Earling, Mayor
City of Everett, Ray Stephanson, Mayor
City of Gold Bar, Linda Loen, Mayor
City of Granite Falls, Joshua Golston, Mayor
Town of Index, Bruce Albert, Mayor
City of Lake Stevens, Vern Little, Mayor
City of Lynnwood, Nicola Smith, Mayor

City of Marysville, John Nehring, Mayor
City of Mill Creek, Pam Pruitt, Mayor
City of Monroe, Geoffrey Thomas, Mayor
City of Mountlake Terrace, Jerry Smith, Mayor
City of Mukilteo, Jennifer Gregerson, Mayor
City of Snohomish, Karen Guzak, Mayor
City of Stanwood, Leonard Kelly, Mayor
City of Sultan, Carolyn Eslick, Mayor
Town of Woodway, Carla Nichols, Mayor

Snohomish County Government

Snohomish County Executive
John Lovick

Snohomish County Council
Ken Klein, District 1
Brian Sullivan, District 2
Stephanie Wright, District 3
Terry Ryan, District 4
Dave Somers, District 5

Snohomish County Department of Human Services

Mary Jane Brell Vujovic, Director

Jackie Anderson, Division Manager, Housing & Community Services

Office of Housing & Community Development

Andrew Fox, Human Services Specialist II
Tina Ilvonen, Human Services Specialist II
Ken Katahira, Human Services Specialist II
Debra May, Human Services Specialist II
Sue Tracy, Human Services Specialist II
Dee White, Human Services Specialist II

Office of Community & Homeless Services

Marion Dal Pozzo, Human Services Specialist I
Jessica Geise, Community Services Counselor
Kay Hollenbeck, PSS Counselor
Robin Hood, Human Services Specialist II
Jess Jorstad, Human Services Specialist II Lead
Andrea Kolacz, Human Services Specialist II
Lindsey Legaspi, Human Services Specialist II
Michele Madrigal, Community Svcs Counselor
Bo Tunestam, Human Services Specialist II
Alex Vallandry, Human Services Specialist II
Stephanie Wong, Human Services Specialist II

Mike Fulcher, Manager, Administrative Services

Bridget Rose, Grant Accountant

Michael Liddicoat, Financial Compliance Officer
Policy Advisory Board

Name and Representation

Pete Grodt, Chair, Citizen
Elizabeth Mitchell, Woodway Town Council Member (Cities of less than 3,000 population)
Marianne Naslund, Sultan City Council Member (Cities of 3,000 to 10,000 population)
Donna Wright, Marysville City Council Member (Cities of 10,000 or more population)
Bryan Wahl, Mountlake Terrace City Council Member (Cities at large position)
Ken Klein, County Council Member District 2
Stephanie Wright, County Council Member District 3
Terry Ryan, Snohomish County Council District 4
Clay White, Director Planning & Development Services, Snohomish County Executive Representative

Technical Advisory Committee

Name and Representation

Jim Raymond, Citizens/Senior
Francis Barden, Citizens/Senior
Prithy Korathu, Citizens/Minority
Bill Reed, Citizens/Minority
Susanna Martini, Citizens/Disabled
Marc Hayes, City of Arlington
Dan Rankin, Town of Darrington
Kernen Lien, City of Edmonds
Brent Kirk, City of Granite Falls
Kim Peterson, Town of Index
Rebecca Ableman, City of Lake Stevens
Jeff Elekes, City of Lynnwood
Rob Toyer, City of Marysville
Camille Chriest, City of Mill Creek
Jakeh Roberts, City of Monroe
Paula Schwartz, City of Mountlake Terrace
Linda Ritter, City of Mukilteo
Brooke Eidem, City of Snohomish
Dianne White, City of Stanwood
John Seehuus, City of Sultan

Reasonable accommodations will be made for persons with disabilities to provide the information in this document in an alternate format upon request. Please contact Sue Tracy at:

Phone: 425-388-3269
TTY: 7-1-1 or 1-800-833-6384 (voice), 1-800-833-6388 (text)
E-mail: sue.tracy@snoco.org
EXECUTIVE SUMMARY ........................................................................................................1

I. INTRODUCTION ..............................................................................................................8

   A. What is the CAPER? .................................................................................................8
   B. How May Grant Funds Be Used? ............................................................................9
   C. What is the Consortium? .......................................................................................9

II. SUMMARY OF RESOURCES AND DISTRIBUTION OF FUNDS .............................10

   A. How Much Money Was Available? How Much Money Did We Spend? ............10
   B. Where Did We Spend the Money? ........................................................................12

III. GENERAL NARRATIVES .............................................................................................13

   A. Assessment of Five-Year Goals and Objectives ...............................................13

      Affordable Housing Priority ..................................................................................14
      Strategy H-1 ..........................................................................................................14
      Strategy H-2 ..........................................................................................................17
      Strategy H-3 ..........................................................................................................20
      Strategy H-4 ..........................................................................................................22
      Strategy H-5 ..........................................................................................................23
      Strategy H-6 ..........................................................................................................25
      Strategy H-7 ..........................................................................................................26
      Strategy H-8 ..........................................................................................................28

      Community Development Priority: Public Facilities .........................................30
      Strategy CD-1 .........................................................................................................30

      Community Development Priority: Infrastructure ..............................................33
      Strategy CD-2 .........................................................................................................33

      Community Development Priority: Youth Service Programs ............................35
      Strategy CD-3 .........................................................................................................35

      Community Development Priority: Senior Service Programs ..........................36
      Strategy CD-4 .........................................................................................................36

      Community Development Priority: Public Service Programs ............................37
      Strategy CD-5 .........................................................................................................37
B. Actions Taken to Affirmatively Further Fair Housing ........................................40
C. Affordable Housing .................................................................................................47
D. Continuum of Care for Homeless Persons ...............................................................48
E. Other Actions Indicated in Consolidated and Annual Action Plans .......................57
F. Public Housing ........................................................................................................70
G. Leveraging Resources ...............................................................................................73
H. Self-Evaluation ..........................................................................................................75
IV. CDBG PROGRAM NARRATIVE ..............................................................................85
   A. Assessment of Relationship of CBDG Funds to Consolidated Plan Priorities ........85
   B. Changes in Program Objectives .............................................................................86
   C. Assessment of Efforts in Carrying Out Planned Actions .......................................87
   D. National Objectives ...............................................................................................87
   E. Relocation ..............................................................................................................87
   F. Economic Development .........................................................................................88
   G. Public Service Activities Limited Clientele Not Presumed Benefit .......................89
   H. Neighborhood Revitalization ...............................................................................89
   I. Racial and Ethnic Composition of Households and Persons Assisted ...............89
   J. CDBG Funds Returned to the Line of Credit .........................................................90
V. HOME NARRATIVE ....................................................................................................90
   A. Distribution of Home Funds Among Housing Strategies .......................................90
   B. HOME Match Report ...........................................................................................91
   C. HOME MBE and WBE Contracting .....................................................................91
   D. HOME Affirmative Marketing ..............................................................................91
   E. HOME Assisted Rental Housing Monitoring .......................................................92
   F. Racial and Ethnic Composition of Households Assisted .......................................94
VI. HOPWA .....................................................................................................................95
### VII. ESG NARRATIVE  ................................................................................................................................. 95  
   A. Assessment of Relationship of ESG Funds to Goals and Objectives ....................................................... 95  
   B. ESG Supplemental e-Con Planning Suite ............................................................................................. 96  
   C. Racial and Ethnic Composition of Households Assisted ...................................................................... 96  
   D. ESG Outcomes ....................................................................................................................................... 96  

### VIII. CHANGES TO ACTION PLANS AND/OR CONSOLIDATED PLAN .................................................. 97  
   A. Substantial Amendments ....................................................................................................................... 97  
   B. Non-Substantial Amendments ............................................................................................................. 98  

### IX. IDIS REPORTS .................................................................................................................................... 103  

### X. CITIZEN PARTICIPATION AND PUBLIC COMMENTS ........................................................................ 104  

### XI. COUNTY CONTACT INFORMATION ............................................................................................... 105  

#### LIST OF APPENDICES  

**Appendix A:** Grantee Summary Activity Report (IDIS PR08)  

**Appendix B:** Summary of Consolidated Plan Projects for Report Year 2014 (IDIS PR06)  

**Appendix C:** Program Year 2014 CDBG and HOME Summary of Accomplishments Report (IDIS PR23)  

**Appendix D:** CDBG Activity Summary for Program Year 2014 (IDIS PR03)  

**Appendix E:** CDBG Financial Summary Report for Program Year 2014 (IDIS PR26)  

**Appendix F:** Status of HOME Activities Report (IDIS PR22)  
   HOME Match Report  
   HOME Annual Performance Report – Section III MBE and WBE Report  

**Appendix G:** CDBG Performance Measures Report (IDIS PR83)  
   HOME Housing Performance Report (IDIS PR85)  

**Appendix H:** ESG Supplement to CAPER in e-Con Planning Suite for Program Year 2014  

**Appendix I:** Ad Requesting Citizen Comments on Draft 2014 CAPER
Snohomish County is pleased to present the 2014 Consolidated Annual Performance and Evaluation Report (2014 CAPER) for the Snohomish County Urban County Consortium (Consortium). The 2014 CAPER is the fifth and final end-of-year report evaluating progress under the Consortium’s five-year Housing and Community Development 2010-2014 Consolidated Plan (2010-2014 Consolidated Plan).

The 2014 CAPER reports on activities undertaken, and accomplishments achieved, during the program year with federal formula grants and other funds available for affordable housing and community development. It covers the period of July 1, 2014, through June 30, 2015. The sources of federal formula grant funds include the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

Overall, during this fifth year, the Consortium continued to make good progress towards reaching its annual and five-year 2010-2014 Consolidated Plan goals for affordable housing, public facilities, infrastructure, and services. At the end of this five-year period, about half of all the five-year goals were met or exceeded, with significant accomplishments achieved towards most of the other goals. Projects funded helped to make decent and safe housing affordable, accessible, and available in our community for low- and moderate-income households. Projects funded also helped to create more suitable living environments and sustainable communities through community development activities which benefited low- and moderate-income individuals and neighborhoods. In the 2014 program year, CDBG projects leveraged $3,038,054 in other funding, HOME projects leveraged $1,658,236 in other funding, and ESG projects leveraged $1,332,466.39 in other funding.

While overall accomplishments were significant and had a meaningful impact on the lives of Consortium residents, accomplishments in some goal categories were below the projected five-year projections developed in 2010. In large part, this was due to reduced funding available under the federal formula grant programs and other resources. Since 2010, the CDBG and HOME programs were cut 29%, resulting in a
cumulative decrease of $6 million in grant funds to the Consortium for the 2011 to 2014 program years. The ESG program was also cut 24% in the 2013 and 2014 program years, which reduced the grant funding by another $116,231. During this time, Snohomish County implemented a new local funding resource and also continued to seek funding from other resources, where opportunities were made available. These efforts assisted the Consortium in making additional progress towards some of its five-year goals, but were only able to partially offset the impact of the funding cuts.

2014 Program Year Highlights

Meeting Affordable Housing Needs in our Community

- Rehabilitation was completed on an existing apartment complex in Lake Stevens, maintaining 30 units of affordable housing for low-income households.

- Acquisition and rehabilitation was completed on an apartment building in Everett, creating four new units of transitional housing for homeless individuals and families with mental health needs.

- Assistance was provided to 438 homeowners throughout the County to maintain their housing through minor home repairs and major housing rehabilitation. Most of the homeowners assisted were extremely low-income and were elderly persons and person with disabilities.

- Assistance was provided to 8 low- and moderate-income households to help them purchase their first home in Snohomish County. The purchase assistance programs also provide homebuyer education classes and financial counseling and follow professional underwriting guidelines to ensure the homebuyers are able to undertake and maintain ownership.

Making Public Facility Improvements in our Community

- Construction was completed on a new food bank in Arlington.

- Rehabilitation was completed on a Boys & Girls Club in Marysville.

- Accessibility improvements were completed at a park in the Stanwood area.
Making Infrastructure Improvements in Our Community

- Street and/or sidewalk improvements were completed on 48th Avenue West in Lynnwood and on Elizabeth Street in Monroe.
- Waterline improvements and water tank rehabilitation and stabilization were completed in Darrington.

Providing Needed Services in our Community

- Access to service programs was improved for over 1,826 people, most of whom were extremely low-income. This includes teens and young adults, elderly persons, homeless persons, victims of domestic violence, persons with disabilities and other low-income persons. Programs serving homeless persons and victims of domestic violence provided emergency shelter and transitional housing along with support services to help stabilize participants and move them toward self-sufficiency. Programs serving elderly persons and persons with disabilities provided in-home support services to enable participants to continue to live independently. A new program providing fair housing education and counseling services was also implemented during the year to help ensure equal access to housing.

Progress Made Toward Annual and Five-Year Goals

The following tables summarize the progress made in the 2014 program year as well as the five-year cumulative progress made toward the five-year 2010-2014 Consolidated Plan goals. The five-year benchmark goals are 100% of the five-year goals.
## Consolidated Plan Priority: Affordable Housing

### Affordable Rental Housing

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Affordable Housing</th>
<th>5-Year Goal # of Units</th>
<th>PY 2010 - 2013 # of Units Completed</th>
<th>PY 2014 # of Units Completed</th>
<th>PY 2014 # of Units Open or Funds Budgeted</th>
<th>Total # of Units</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-1 HO-1</td>
<td>New &amp; Maintained Rental Housing</td>
<td>760 total</td>
<td>145</td>
<td>0</td>
<td>268</td>
<td>413</td>
<td>54%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>570 of total ≤ 50% AMI</td>
<td>122</td>
<td>0</td>
<td>245</td>
<td>367</td>
<td>64%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>190 of total ≤ 80% AMI</td>
<td>23</td>
<td>0</td>
<td>23</td>
<td>46</td>
<td>24%</td>
</tr>
<tr>
<td>H-1 HO-2</td>
<td>Section 8 Rent Subsidies Households Per Year</td>
<td>3,000 per year</td>
<td>3,244 per year avg</td>
<td>3,227</td>
<td>N/A</td>
<td>3,241 per year avg</td>
<td>108%</td>
</tr>
<tr>
<td>H-2 HO-5</td>
<td>New Homeless Housing</td>
<td>150</td>
<td>107</td>
<td>9</td>
<td>108</td>
<td>224</td>
<td>149%</td>
</tr>
<tr>
<td>H-3 HO-8</td>
<td>New Non-Homeless Special Needs Rental Housing</td>
<td>228</td>
<td>21</td>
<td>0</td>
<td>3</td>
<td>24</td>
<td>11%</td>
</tr>
<tr>
<td>H-3 HO-9</td>
<td>Maintained &amp; Increased Special Needs Rent Subsidies – Households Per Year</td>
<td>365 per year</td>
<td>878 per year avg</td>
<td>1,222</td>
<td>N/A</td>
<td>947 per year avg</td>
<td>259%</td>
</tr>
</tbody>
</table>

### Homeowner Housing Rehabilitation

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Housing</th>
<th>5-Year Goal # of Households To Assist</th>
<th>PY 2010 - 2013 # of Households Assisted</th>
<th>PY 2014 # of Households Assisted</th>
<th>Total # of Households Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-4 HO-11</td>
<td>Homeowner Rehabilitation</td>
<td>175</td>
<td>60</td>
<td>4</td>
<td>64</td>
<td>43%</td>
</tr>
<tr>
<td>H-4 HO-12</td>
<td>Homeowner Weatherization</td>
<td>375</td>
<td>103</td>
<td>0</td>
<td>103</td>
<td>27%</td>
</tr>
<tr>
<td>H-4 HO-13</td>
<td>Homeowner Minor Home Repair</td>
<td>1,625</td>
<td>1,478</td>
<td>434</td>
<td>1,912</td>
<td>118%</td>
</tr>
</tbody>
</table>
## First-Time Homebuyer Assistance

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Housing</th>
<th>5-Year Goal # of Units</th>
<th>PY 2010 - 2013 # of Units Completed</th>
<th>PY 2014 # of Units Completed</th>
<th>Total # of Units Open or Funds Budgeted</th>
<th>Total # of Units</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-5 HO-14</td>
<td>Homeownership Units</td>
<td>50 units</td>
<td>38</td>
<td>0</td>
<td>38</td>
<td>76</td>
<td>152%</td>
</tr>
<tr>
<td>H-5 HO-15</td>
<td>Homeownership Purchase Assistance</td>
<td>70 households</td>
<td>80</td>
<td>8</td>
<td>25</td>
<td>167</td>
<td>161%</td>
</tr>
</tbody>
</table>

## Consolidated Plan Priority: Public Facilities

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Facility</th>
<th>5-Year Goal # of Projects To Fund</th>
<th>PY 2010 - 2013 # of Projects Funded</th>
<th>PY 2014 # of Projects Funded</th>
<th>Total # of Projects Funded</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-1 PFO-1</td>
<td>Barrier Removal to Facilities for Accessibility</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td>4</td>
<td>100%</td>
</tr>
<tr>
<td>CD-2 PFO-2</td>
<td>Facilities for Low- and Moderate-Income, Special Needs, and Homeless Persons</td>
<td>5</td>
<td>6</td>
<td>0</td>
<td>6</td>
<td>120%</td>
</tr>
<tr>
<td>CD-1 PFO-3</td>
<td>Facilities for Low- and Moderate-Income, Youth Centers, Child Care Centers, Health Facilities, Senior Centers, and Food Banks</td>
<td>6</td>
<td>3</td>
<td>1</td>
<td>4</td>
<td>67%</td>
</tr>
<tr>
<td>CD-1 PFO-4</td>
<td>Neighborhood Facilities in Low-Income Areas, Parks and Recreation, Health Centers, Fire Stations, and Other Facilities</td>
<td>4</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>50%</td>
</tr>
</tbody>
</table>

## Consolidated Plan Priority: Infrastructure

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Infrastructure</th>
<th>5-Year Goal # of Projects To Fund</th>
<th>PY 2010 - 2013 # of Projects Funded</th>
<th>PY 2014 # of Projects Funded</th>
<th>Total # of Projects Funded</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-2 IO-1</td>
<td>Streets and Sidewalks in Low- and Moderate-Income Neighborhoods</td>
<td>13</td>
<td>10</td>
<td>2</td>
<td>12</td>
<td>92%</td>
</tr>
<tr>
<td>CD-2 IO-2</td>
<td>Water/Sewer Projects, Flood Drain Improvements and Flood Mitigation, and Solid Waste Disposal in Low- and Moderate Income Neighborhoods</td>
<td>5</td>
<td>9</td>
<td>0</td>
<td>9</td>
<td>180%</td>
</tr>
</tbody>
</table>
**Consolidated Plan Priority: Youth Service Programs**

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010 - 2013 # of Persons Assisted</th>
<th>PY 2014 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-3 YPO-1</td>
<td>Child Sexual Abuse/Assault Prevention</td>
<td>6,000</td>
<td>3,982</td>
<td>0</td>
<td>3,982</td>
<td>66%</td>
</tr>
<tr>
<td>CD-3 YPO-2</td>
<td>Pregnant &amp; Parenting Teens – Support Services</td>
<td>350</td>
<td>83</td>
<td>0</td>
<td>83</td>
<td>24%</td>
</tr>
<tr>
<td>CD-3 YPO-3</td>
<td>Pregnant &amp; Parenting Teens &amp; Young Parents – Housing with Support Services</td>
<td>250</td>
<td>259</td>
<td>58</td>
<td>317</td>
<td>127%</td>
</tr>
<tr>
<td>CD-3 YPO-4</td>
<td>Homeless Youth &amp; Young Adults – Housing with Support Services</td>
<td>1,275</td>
<td>902</td>
<td>141</td>
<td>1,043</td>
<td>82%</td>
</tr>
</tbody>
</table>

**Consolidated Plan Priority: Senior Service Programs**

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010 - 2013 # of Persons Assisted</th>
<th>PY 2014 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-4 SPO-1</td>
<td>In-Home &amp; Out-of-Home Support Services to Live Independently</td>
<td>2,750</td>
<td>1,749</td>
<td>114</td>
<td>1,903</td>
<td>69%</td>
</tr>
</tbody>
</table>

**Consolidated Plan Priority: Public Services**

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010-2013 # of Persons Assisted</th>
<th>PY 2014 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-5 PSO-1</td>
<td>Homeless Prevention Services &amp; Homeless Housing with Support Services</td>
<td>4,125</td>
<td>3,874</td>
<td>603</td>
<td>4,477</td>
<td>109%</td>
</tr>
<tr>
<td>CD-5 PSO-2</td>
<td>Victims of Domestic Violence - Housing with Support Services</td>
<td>1,500</td>
<td>840</td>
<td>543</td>
<td>1,383</td>
<td>92%</td>
</tr>
<tr>
<td>CD-5 PSO-3</td>
<td>Persons with Special Needs – Support Services to Live Independently</td>
<td>150</td>
<td>127</td>
<td>30</td>
<td>157</td>
<td>105%</td>
</tr>
<tr>
<td>Con Plan Strategy &amp; Objective</td>
<td>Type of Service</td>
<td>5-Year Goal # of Persons To Assist</td>
<td>PY 2010-2013 # of Persons Assisted</td>
<td>PY 2014 # of Persons Assisted</td>
<td>Total # of Persons Assisted</td>
<td>5-Year Goal % Achieved</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------------------------------------------------------</td>
<td>-----------------------------------</td>
<td>------------------------------------</td>
<td>-----------------------------</td>
<td>---------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>CD-5 PSO-4</td>
<td>Landlord/Tenant Mediation Services &amp; Fair Housing Counseling</td>
<td>5,000</td>
<td>1,910</td>
<td>297</td>
<td>2,207</td>
<td>44%</td>
</tr>
<tr>
<td>CD-5 PSO-5</td>
<td>Low-Income Households – Support Services to Increase Self-Sufficiency</td>
<td>1,800</td>
<td>1,490</td>
<td>0</td>
<td>1,490</td>
<td>83%</td>
</tr>
<tr>
<td>CD-5 PSO-6</td>
<td>Health Services</td>
<td>900</td>
<td>176</td>
<td>0</td>
<td>176</td>
<td>20%</td>
</tr>
</tbody>
</table>
I. INTRODUCTION

Snohomish County is pleased to present the 2014 CAPER for the Consortium.

A. What is the CAPER?

The CAPER is an annual evaluation and performance report required by the U.S. Department of Housing and Urban Development (HUD) for the CDBG, HOME, and ESG federal formula grant programs.

Prior to start of each program year, the Consortium develops an Annual Action Plan (Action Plan). The Action Plan describes how federal formula grant funds and other funds anticipated to be available in the upcoming year will be used to help meet the Consortium’s five-year 2010-2014 Consolidated Plan goals. It also includes other information regarding the grant funds and housing and community development activities.

At the end of each program year, the Consortium then develops a CAPER which details the activities undertaken and the actual accomplishments achieved during the program year. The CAPER also evaluates the Consortium’s progress towards meeting the five-year goals outlined in the 2010-2014 Consolidated Plan.

This CAPER is the fifth and final annual report developed under the 2010-2014 Consolidated Plan. It covers the 2014 program year which ran from July 1, 2014, through June 30, 2015.

The CAPER includes an executive summary, an introduction, a summary of resources and distribution of funds, several program narrative sections, a summary of changes made to plans, and a summary of citizen participation and comments on the report. It also includes appendices which contain financial and program accomplishments information from HUD’s Integrated Disbursement and Information System (IDIS) as well as other supporting documentation.

Copies of this report, the 2010-2014 Consolidated Plan, recent Action Plans, and other recent CAPERs, are available on-line on the Snohomish County Human Services Department OCHD/OCHS website at: http://www.snohomishcountywa.gov/829.
B. How may the grant funds be used?

Federal regulations require that the federal formula grant funds be used principally to benefit low- and moderate-income persons and neighborhoods. This includes, but is not limited to, persons with special needs, such as elderly persons, persons with disabilities, persons living with HIV/AIDS, and victims of domestic violence.

Depending on the grant program, the funds may be used for affordable housing, public facilities, infrastructure improvements, public services, economic development, and neighborhood revitalization. The 2010-2014 Consolidated Plan establishes the specific priorities for how these funds will be used. Activities funded with CDBG, HOME, and ESG funds must be consistent with these priorities.

C. What is the Consortium?

The Consortium is a partnership between Snohomish County and the cities and towns within the County. This partnership allows the Consortium, as an Urban County, to receive funds each year under the CDBG, HOME, and ESG programs as formula grants and to use these funds for locally determined needs and priorities.
Snohomish County is the lead agency of the Consortium. In this capacity, Snohomish County is responsible for the overall administration, planning, monitoring, and reporting requirements for these programs on behalf of the Consortium. This includes the preparation of the Consolidated Plan, Action Plans, and CAPERs and engaging in citizen participation and consultation.

For CDBG and ESG funds, the Consortium includes the County and 17 of the 20 cities and towns within the County. As such, the Consortium area includes the areas within these cities and towns and the unincorporated areas of the County. The three cities not included are the City of Everett, the City of Marysville, and the City of Bothell.

The City of Everett and the City of Marysville receive CDBG funds directly from HUD for their respective jurisdictions. The share of ESG funds attributed to the City of Everett and the City of Marysville are included in the balance of state ESG funds administered by the Washington State Department of Commerce. The City of Bothell is split by the county line to the south and partnered with King County for CDBG funds for the 2014 program year. Beginning with the 2015 program year, the City of Bothell is participating in both the King County and Snohomish County Consortium for CDBG funds.

For HOME funds, the Consortium includes the County and the same 17 cities and towns as for CDBG and ESG and also includes the City of Everett and the City of Marysville. For the 2014 program year, the City of Bothell partnered with King County for HOME funds. Beginning with the 2015 program year, the City of Bothell is participating in both the King County and Snohomish County Consortiums for HOME funds.

II. SUMMARY OF RESOURCES AND DISTRIBUTION OF FUNDS

A. How Much Money Was Available? How Much Money Did We Spend?

The tables below provide a summary of the CDBG, HOME, and ESG funds available and expended during the 2014 program year.
CDBG Funds Available and Expended

<table>
<thead>
<tr>
<th>Funds Available</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Unexpended CDBG funds at end of PY 2013</td>
<td>$2,325,891.19</td>
</tr>
<tr>
<td>PY 2014 CDBG Entitlement Grant*</td>
<td>$3,965,162.00</td>
</tr>
<tr>
<td>PY 2014 Program Income</td>
<td>$451,330.18</td>
</tr>
<tr>
<td>Total CDBG Funds Available</td>
<td>$6,742,383.37</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Funds Expended</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Funds Expended</td>
<td>$3,780,921.92</td>
</tr>
<tr>
<td>Unexpended Balance at end of PY 2014</td>
<td>$2,961,461.45</td>
</tr>
</tbody>
</table>

* Includes one-time CDBG supplemental funds in the amount of $1,500,000 for recovery efforts related to the SR530 Flooding and Mudslide Incident.

HOME Funds Available and Expended

<table>
<thead>
<tr>
<th>Funds Available</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Unexpended HOME funds at end of PY 2013</td>
<td>$3,101,691.78</td>
</tr>
<tr>
<td>PY 2014 HOME Entitlement Grant</td>
<td>$1,498,767.00</td>
</tr>
<tr>
<td>PY 2014 Program Income</td>
<td>$119,681.53</td>
</tr>
<tr>
<td>HOME Funds Returned to the Line of Credit</td>
<td>$1,094,075.00</td>
</tr>
<tr>
<td>Total HOME Funds Available</td>
<td>$5,814,215.31</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Funds Expended</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME Funds Expended</td>
<td>$1,240,763.31</td>
</tr>
<tr>
<td>Unexpended Balance at end of PY 2014</td>
<td>$4,573,452.00</td>
</tr>
</tbody>
</table>

ESG Funds Available and Expended

<table>
<thead>
<tr>
<th>Funds Available</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Unexpended ESG funds at end of PY 2013</td>
<td>$60,734.60</td>
</tr>
<tr>
<td>2014 ESG Entitlement Grant</td>
<td>$195,654.00</td>
</tr>
<tr>
<td>Total ESG Funds Available</td>
<td>$256,388.60</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Funds Expended</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ESG Funds Expended</td>
<td>$230,805.16</td>
</tr>
<tr>
<td>Unexpended Balance at end of PY 2014</td>
<td>$25,583.44</td>
</tr>
</tbody>
</table>

The unexpended balances at the end of the 2014 program year mostly reflect funding that has been allocated to specific activities, but has not yet been expended. Some projects, such as construction projects, take longer than one year to complete. In addition, final draw downs for some projects that
provided assistance during the 2014 program year will be made in the 2015 program year.

The table below provides a summary of the CDBG, HOME, and ESG funds committed to activities during the 2014 program year.

<table>
<thead>
<tr>
<th>Funds Committed</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Funds Committed</td>
<td>$2,730,736.01</td>
</tr>
<tr>
<td>HOME Funds Committed</td>
<td>$  970,291.70</td>
</tr>
<tr>
<td>ESG Funds Committed</td>
<td>$  195,654.00</td>
</tr>
</tbody>
</table>

**B. Where Did We Spend the Money?**

Because the needs addressed by the Consortium are found in all parts of Snohomish County, project locations are likewise spread throughout the county. Some projects benefit specific areas of the county, while others provide county-wide benefits.

- Affordable rental housing capital projects open during the year are located in Everett, Lake Stevens, Marysville, Monroe, Mountlake Terrace, Snohomish, and unincorporated Snohomish County near Lynnwood.

- The homeowner rehabilitation programs assisted households across the county to make need repairs to their homes in Arlington, Brier, Darrington, Edmonds, Everett, Gold Bar, Granite Falls, Lake Stevens, Lynnwood, Mill Creek, Monroe, Mountlake Terrace, Mukilteo, Snohomish, Stanwood, Sultan and various unincorporated areas.

- The homebuyer purchase assistance programs assisted households to purchase their first homes in Arlington, Everett, Lynnwood, and Mountlake Terrace.

- Public facility projects open during the year are located in Arlington, Edmonds, Lynnwood, Marysville, Mountlake Terrace, Stanwood, and Sultan.

- Infrastructure projects open during the year are located in Darrington, Edmonds, Lynnwood, Monroe, Mountlake Terrace, and Sultan.

- Service projects generally serve persons from throughout the county.
III. GENERAL NARRATIVES

A. Assessment of Five-Year Goals and Objectives

All of the projects assisted with the Consortium’s CDBG, HOME, and ESG funds during the 2014 program year address strategies and objectives contained in the 2010-2014 Consolidated Plan.

The affordable housing projects helped to make decent and safe housing affordable, accessible, and available in our community to low- and moderate-income households. The community development activities helped to create more suitable living environments and sustainable communities through public facility and infrastructure improvements and services which benefited low- and moderate-income people and neighborhoods. The projects funded provided opportunities for low- and moderate-income persons, including persons experiencing homelessness and persons with special needs, to increase or maintain their independence, and achieve or move towards long-term stability.

The priorities contained in the 2010-2014 Consolidated Plan are listed below along with their corresponding strategies and objectives. Specific projects funded and active during this reporting period are listed under the specific 2010-2014 Consolidated Plan priority, strategy, and objective to which they correlate.

The information is presented in a table format for easy reference. Each project summary includes the following information: project sponsor, project name, funding source (ex. CDBG, HOME, ESG), year funded, objective/outcome, brief project description, and project status or accomplishment. The information in these tables is intended to help the reader assess:

- the purpose of each project,
- how the project helps meet the five-year Consolidated Plan goals, and
- progress made during the 2014 program year.

Projects funded may be referenced in more than one priority area. In addition, where objectives are not related to funding awards for specific projects, but rather to other activities, narrative is included to help the reader assess progress in these areas. Accomplishments achieved towards the goals with other funds available during the reporting period are also included in the tables below.

These tables may be referenced in conjunction with the accomplishment summary tables and additional evaluation in Section III. H. of this report.
In addition, HUD has implemented a performance measurement system for CDBG, HOME, and ESG funds. The chart below identifies the objectives and outcomes that are measured under this system and the corresponding codes for these objectives and outcomes. The project information contained in the tables below includes the code for the specific objective and outcome selected for each project, where relevant.

**HUD Performance Objectives and Outcomes**

<table>
<thead>
<tr>
<th>Availability/Accessibility</th>
<th>Affordability</th>
<th>Sustainability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decent Housing</td>
<td>DH-1</td>
<td>DH-2</td>
</tr>
<tr>
<td>Suitable Living Environment</td>
<td>SL-1</td>
<td>SL-2</td>
</tr>
<tr>
<td>Economic Opportunity</td>
<td>EO-1</td>
<td>EO-2</td>
</tr>
</tbody>
</table>

**Affordable Housing Priority**

**Affordable Housing Strategy H-1:** Sustain and increase to the extent possible with available funds, the number of subsidized rental apartments affordable to households with incomes of up to 80% of area median income, with emphasis on those at or below 50% of area median income, through:

1) acquisition and/or rehabilitation of existing units;
2) new construction;
3) provision of rent subsidies; and
4) preservation and transition of for-profit housing units to non-profit ownership of HUD Section 8, or similarly subsidized housing, where there is a risk of converting to market-rate rents not affordable to low-income households.

**Affordable Housing Objective HO-1:** Assist with the acquisition, rehabilitation, construction, and/or preservation of 760 multi-family housing units for low-income renters. The County anticipates that approximately 75% of the units will be affordable to households with less than 50% of the area median income, and the balance largely affordable to households with incomes between 50% and 80% of the median. Ensure that development costs are reasonable while continuing to meet the needs of populations served and quality standards.
<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME 2013 AHTF 2013</td>
<td>Housing Authority of Snohomish County Glenwood Apartments</td>
<td>Acquisition and rehabilitation of apartment complex in Lake Stevens in order to preserve 45 affordable rental housing units for elderly and disabled persons with incomes at or below 30% and 50% of the AMI.</td>
<td>Project open. Acquisition complete. Phase I rehabilitation complete. Phase II rehabilitation started in June 2015.</td>
</tr>
<tr>
<td>AHTF 2014 Outcome DH-2</td>
<td>Housing Authority of Snohomish County Tall Firs</td>
<td>Project consists of refinancing and rehabilitation of 40-unit apartment complex in Mountlake Terrace to preserve affordable rental housing for households with incomes at or below 50% of the area median income. Project currently serves elderly persons and persons with disabilities and will continue to serve this population while transitioning to serve veterans in half of the units.</td>
<td>Project open. County contract with Agency executed in June 2015. Refinancing complete. Architectural drawings and bid specifications anticipated to be completed by November 2015, with rehabilitation starting in March 2016.</td>
</tr>
<tr>
<td>HOME 2014 Outcome DH-2</td>
<td>Housing Authority of Snohomish County Woodlake Manor III</td>
<td>Project consists of rehabilitation of 24-unit apartment complex in Snohomish to preserve and maintain affordable rental housing for elderly persons and persons with disabilities with incomes at or below 50% of the area median income.</td>
<td>Funds Budgeted. Environmental review complete. County contract with Agency to be executed in July 2015, with construction starting in July 2015.</td>
</tr>
<tr>
<td>HOME 2013 Outcome DH-2</td>
<td>Housing Hope Monroe Family Village</td>
<td>Project consists of property acquisition and new construction of a 47-unit apartment complex in Monroe affordable to households with incomes at or below 30% and 50% of the area median income. Nine of the units will provide transitional housing for homeless families.</td>
<td>Project open. Construction underway and 70% complete, with completion anticipated by October 2015.</td>
</tr>
<tr>
<td>AHTF 2011 Outcome DH-2</td>
<td>Mercy Housing Northwest Cedarwood I</td>
<td>Rehabilitation of existing 30-unit apartment complex in Lake Stevens in order to maintain affordable rental housing for households with incomes at or below 50% of the area median income.</td>
<td>Project complete.</td>
</tr>
</tbody>
</table>
| HOME 2014 | Mercy Housing Northwest  
Woodlake Mercy Redevelopment | Acquisition and rehabilitation of two apartment communities in Snohomish and one apartment community in Lake Stevens in order to preserve and maintain 88 units of affordable rental housing for elderly and disabled households with incomes at or below 60%, 40%, and 30% of the area median income. | Funds Budgeted. Agency secured additional financing needed for project. Environmental review underway. County contract with Agency anticipated to be executed in September 2015. |
| HOME 2009 HOME 2011 | Senior Services  
RD Preservation Portfolio -- Friendship House I and II, Galway Bay Apartments, and Wishing Well I Apartments | Acquisition and rehabilitation of four existing apartment communities in Marysville (one site, 40 units), Monroe (two sites, 35 units and 29 units), and Sultan (one-site, 26 units). Project will preserve affordable rental housing for seniors and persons with disabilities. Fifty two units are affordable at or below 30% of the area median income (AMI), 75 units are affordable at or below 50% of the AMI, and three units are non-income qualified manager’s units. Twenty percent of units are set-aside for persons with disabilities. | Project cancelled. |

**Affordable Housing Objective HO-2:** Use current Section 8 rent subsidies to assist about 3,000 very low-income households each year. Administer the program as effectively as possible given reduced Federal housing resources.

The Housing Authority of Snohomish County (HASCO) administers Section 8 rent subsidy vouchers for low-income households in Snohomish County. In the 2014 program year, HASCO served an average of 3,227 households per month under its Section 8 program.

**Affordable Housing Objective HO-3:** Support the provision of programs related to fair housing for low-income renters.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
</table>
| CDBG 2014 Outcome DH-1          | Volunteers Of America  
Fair Housing Services | Provide fair housing education and counseling services to low-income and homeless persons. | With CDBG funds, served 297 persons. |
**Affordable Housing Strategy H-2:** Provide support for operations of existing homeless shelters and transitional and permanent homeless housing units and for the development of new homeless shelters and new homeless housing units in under-served areas and for under-served subpopulations to assist households to move from homelessness to increased self-sufficiency and independent living.

**Affordable Housing Objective HO-4:** Maintain the existing shelter, transitional housing, and permanent housing system/inventory for homeless persons consisting of approximately 1,300 units (2,600 beds).

The emergency shelter, transitional housing, and permanent housing system/inventory for homeless persons consisted of approximately 1,490 units (2,843 beds) in the 2014 program year.

**Affordable Housing Objective HO-5:** Develop new shelter beds, transitional housing units, rent subsidies, and permanent housing units for homeless persons based on demonstrated need, under-served areas, and under-served populations. Emphasize permanent housing coupled with appropriate level of services needed to assist homeless persons to maintain stability. Increase inventory by an additional 30 units per year for a total of 150 units over five years.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CoC 2012 Outcome DH-2</td>
<td>Catholic Community Services Journey Home</td>
<td>Provide funding for leasing, services, and operating costs for 20 new units of permanent supportive housing for chronically homeless individuals with disabilities, with a priority for veterans at scattered sites in Snohomish County.</td>
<td>Project open and underway with 19 units leased. Catholic Community Services Steps to Success project consolidated with this project in 2014 program year.</td>
</tr>
<tr>
<td>CoC 2013 Outcome DH-2</td>
<td>Catholic Community Services The Road Home</td>
<td>Provide funding for leasing, services, and operating for 17 new units of permanent supportive housing for chronically homeless individuals with disabilities at scattered sites in Snohomish County.</td>
<td>Project open and underway with 10 units leased.</td>
</tr>
<tr>
<td>Sales Tax 2011 AHTF 2012 AHTF 2013 Sales Tax 2014 Sales Tax 2015 Outcome DH-2</td>
<td>Catholic Community Services Filbert Road Veterans’ Housing Project</td>
<td>Property acquisition and new construction of 20 one-bedroom units to provide permanent housing for homeless veterans in the Lynnwood area. At least 18 units will be for persons with mental health or chemical dependency disorders.</td>
<td>Funds budgeted. Agency secured additional financing needed for project. County contract with Agency to be executed in July 2015. Acquisition anticipated in July 2015, with construction starting in August 2015.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------------------------------</td>
<td>-------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>CoC 2013</td>
<td>Domestic Violence Services Rapid Rehousing</td>
<td>Provide funding for tenant-based rental assistance, services for 24 victims of domestic violence and their children by rapidly rehousing them in units at confidential sites in Snohomish County.</td>
<td>Project open and underway with 10 households assisted.</td>
</tr>
<tr>
<td>HOME 2013</td>
<td>Housing Hope Monroe Family Village</td>
<td>Project consists of property acquisition and new construction of a 47-unit apartment complex in Monroe affordable to households with incomes at or below 30% and 50% of the area median income. Nine of the units will provide transitional housing for homeless families.</td>
<td>Project open. Construction underway and 70% complete, with completion anticipated by October 2015.</td>
</tr>
<tr>
<td>Sales Tax 2012</td>
<td>Washington Home of Your Own Estuary Supportive Housing</td>
<td>Projects consists of acquisition and rehabilitation of four-unit apartment building in Everett to create four new units of transitional housing for homeless individuals and families with mental health needs who may also have developmental or physical disabilities. The units will be affordable to households with incomes at or below 30% of the area median income.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>Sales Tax 2013 EHP 2013</td>
<td>Washington Home of Your Own ReNew at Lenzy House Supportive Recovery Housing</td>
<td>Project consists of acquisition and rehabilitation of 14-unit apartment building and nearby 4-unit apartment building in downtown Everett to create 18 new units of transitional and permanent housing for homeless households or households at risk of homelessness with chronic mental illness and/or chemical dependency and who may also have developmental or physical disabilities. The units will be affordable to households with incomes at or below 50% of the area median income.</td>
<td>Project open. Rehabilitation underway and 95% complete. 13 units leased. Agency is in the process of seeking additional funding needed for the additional 4-unit apartment building.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------------------------------</td>
<td>---------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>CoC 2013</td>
<td>YWCA Long Term Leasing for Chronically Homeless Disabled Expanded Project</td>
<td>Provide funding for tenant-based rental-assistance for 5 new units of permanent supportive housing for chronically homeless individuals with disabilities at scattered sites in Snohomish County.</td>
<td>Project complete.</td>
</tr>
</tbody>
</table>

**Affordable Housing Objective HO-6: Continue to support the operation of facilities and programs providing shelter and/or housing coupled with supportive services to persons experiencing homelessness.**

During the reporting period, the County, the Consortium, and the local Continuum of Care continued to support the operation of facilities and programs providing shelter and/or housing coupled with supportive services to persons experiencing homelessness.

- CDBG public service funds and ESG funds were used by several projects to provide emergency shelter and/or housing with supportive services to homeless persons. These projects included:
  - Catholic Community Services, Pregnant and Parenting Women’s Housing Program
  - Catholic Community Services, Rapid Re-Housing
  - Cocoon House, Central and East Shelters
  - Domestic Violence Services of Snohomish County, Domestic Violence Services
  - Domestic Violence Services, Emergency Shelter Advocacy
  - Housing Hope, Homeless Services
  - Housing Hope, Teen and Young Parent Housing
  - Housing Hope, Transitions
  - YWCA, Families in Transition

- Continuum of Care funds and state and local funds were also used to help support the operation of facilities and programs providing shelter/and or housing with supportive services to persons experiencing homelessness.

**Affordable Housing Objective HO-7: Continue to support programs that provide assistance to prevent households at risk from becoming homeless, especially those at imminent risk of homelessness.**

During the reporting period, Snohomish County continued to support programs that provided assistance to households at risk of becoming homeless. Funding for homeless prevention assistance was provided through the Housing and Essential
Needs Program (HEN), the Consolidated Homeless Grant (CHG), and the Ending Homelessness Program (EHP).

Affordable Housing Objective HO-8: Continue to support the local Homeless Management Information System (HMIS) for required data collection, reporting, evaluation, and other management activities.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESG 2012</td>
<td>Snohomish County Human Services Department and ESG Subrecipients HMIS</td>
<td>Pay for eligible HMIS costs by the County and/or eligible ESG subrecipients, such as local data collection and working as the HMIS lead agency for the county.</td>
<td>The 2012 and 2013 activities are complete. The 2014 activity is open and underway.</td>
</tr>
<tr>
<td>ESG 2013</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESG 2014</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outcome SL-1</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Affordable Housing Strategy H-3: Provide support for the operations and development of transitional and permanent rental units, rent subsidies, and service programs for persons with special needs, including: elderly persons, frail elderly persons, persons with chronic mental illness, persons with developmental disabilities, persons with physical disabilities, persons in recovery from substance abuse, persons living with HIV/AIDS, and victims of domestic violence.

Affordable Housing Objective HO-8: Increase the supply of transitional and permanent rental housing units for persons with special needs populations by 228 over the next five years. These units are included in the 760 units to be added for low-income households under Strategy H-1.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2014</td>
<td>Foundation for the Challenged FCC Homes IX</td>
<td>Project consists of acquisition and adaptive rehabilitation of two single family homes in Everett and Marysville with three bedrooms each to provide permanent supportive rental housing for six adults with developmental disabilities with incomes at or below 30% of the area median income.</td>
<td>Funds Budgeted. Environmental review complete. County contract with Agency to be executed in July 2015, with rehabilitation anticipated to start in August 2015.</td>
</tr>
<tr>
<td>Outcome DH-2</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
CDBG 2014 Outcome DH-2  | Parkview Services Parkview Homes XI  | Project consists of acquisition and adaptive rehabilitation of one single family home in Everett with three bedrooms to provide permanent supportive rental housing for three adults with developmental disabilities with incomes at or below  | Project open. Environmental review complete. County contract with Agency executed in June 2015 and acquisition complete. Rehabilitation anticipated to start in July 2015.

**Affordable Housing Objective HO-9:** Maintain and increase rent subsidies for persons with special needs through the Section 8 program and other programs, to the extent that funding is available, to assist approximately 365 households each year for the next five years for a total of 1,825 households (duplicated count) assisted.

The table below shows the amount and type of rent subsidies available specifically for persons with special needs. During the 2014 program year, these rent subsidies assisted 1,222 households.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Type of Rent Subsidy</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Authority of Snohomish County</td>
<td>Section 8 Non-Elderly Disabled Vouchers</td>
<td>305</td>
</tr>
<tr>
<td>Housing Authority of Snohomish County</td>
<td>Section 8 Non-Elderly Disabled Vouchers For persons exiting nursing homes and other health care facilities</td>
<td>50</td>
</tr>
<tr>
<td>Housing Authority of Snohomish County</td>
<td>Section 8 Family Unification Program Vouchers</td>
<td>50</td>
</tr>
<tr>
<td>Housing Authority of Snohomish County</td>
<td>Section 8 Veterans Affairs Supportive Housing Vouchers</td>
<td>199</td>
</tr>
<tr>
<td>Snohomish County Human Services Department</td>
<td>Sales Tax Program Rental Vouchers and North Sound Mental Health Association Rental Vouchers For persons with mental health and/or chemical dependency disorders</td>
<td>618</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,222</strong></td>
<td></td>
</tr>
</tbody>
</table>

Additional rent subsidies were provided to homeless persons with special needs through other programs. These persons are included in the emergency shelter, transitional housing, and permanent housing inventory for homeless persons categorized under Affordable Housing Strategy H-2 as well as through other programs in the community that provide housing assistance.

**Affordable Housing Objective HO-10:** Provide support to service programs necessary for people living with special needs to live independently.
During the program year, CDBG funds were provided to the following service programs to support people with special needs to living independently:

- Catholic Community Services, *Volunteer Chore Services*
- Domestic Violence Services of Snohomish County, *Domestic Violence Services*
- Full Life Care, *Adult Day Services*
- Mercy Housing Northwest, *Senior Housing Support Services*
- Village Community Services, *Aging Adults with Disabilities*

**Affordable Housing Strategy H-4:** Assist low- and moderate-income homeowners to stay in their homes and maintain the current housing stock through home repair, home rehabilitation, and home weatherization activities.

**Affordable Housing Objective HO-11:** Provide housing rehabilitation loans to 175 low- and moderate-income homeowners with incomes at or below 80% of the area median income at the rate of 35 per year.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME 2011 HOME Program Income</td>
<td>City of Everett Community Housing Improvement Program (CHIP)</td>
<td>Provide loans to low- and moderate-income homeowners in Everett and Everett UGA to rehabilitate their homes.</td>
<td>4 homes completed in 2014.</td>
</tr>
</tbody>
</table>

**Affordable Housing Objective HO-12:** Provide grants to 375 homeowners with incomes at or below 50% of the area median income, at a rate of 75 households per year to make pre- and post-weatherization repairs to guarantee the efficacy of the weatherization measures and to address health and safety issues.

There were no CDBG or ESG projects falling under this objective open during the 2014 program year.

**Affordable Housing Objective HO-13:** Provide minor home repairs for 1,625 elderly and disabled homeowners with incomes at or below 50% of the area median income at a rate of 325 homes per year by providing health- and safety-related repairs.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013</td>
<td>Senior Services of Snohomish County Minor Home Repair</td>
<td>Provide minor home health and safety repairs to homes of low-income senior and disabled homeowners in Snohomish County, outside the cities of Everett and Bothell.</td>
<td>Program ongoing. The 2013 activity is complete. The 2014 activity is open. 434 households assisted in 2014.</td>
</tr>
</tbody>
</table>
Affordable Housing Strategy H-5: Increase the incidence of homeownership by low- and moderate-income households using self-help construction, manufactured housing, homebuyer education and downpayment assistance and purchase assistance programs.

Affordable Housing Objective HO-14: Provide 50 units for purchase for first-time homebuyers with incomes at or below 80% of the area median income over five years.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME 2010</td>
<td>Habitat for Humanity Villa de Gracia</td>
<td>Acquisition of property in Marysville to construct five homes through sweat-equity program for first-time homebuyers with incomes at or below 50% of the area median income.</td>
<td>Project open. Construction and occupancy of one home completed in program year 2013. In program year 2014, construction of an additional two homes completed, with occupancy anticipated in August 2015. Construction underway on final two homes and 60% complete, with anticipated completion in December 2015.</td>
</tr>
<tr>
<td>USDA Rural Development</td>
<td>Housing Hope Self-Help Housing Program</td>
<td>Ongoing program which constructs new homes for low- and moderate-income homebuyers through sweat equity team homebuilding model. Homes are located in North and East Snohomish County.</td>
<td>At the end of the 2012 program year, construction was underway on 10 homes in Snohomish and was planned to begin on 10 homes near Snohomish in September 2013 and on 13 homes in Monroe in January 2014. Currently awaiting information from agency on 2013 and 2014 program year accomplishments</td>
</tr>
</tbody>
</table>

Affordable Housing Objective HO-15: Provide financing assistance for 70 first-time buyers with incomes at or below 80% of the area median income.
<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME 2011 CDBG 2013 CDBG and HOME Program Income Outcome DH-2</td>
<td>HomeSight Puget Sound First Time Homebuyers Assistance</td>
<td>Provide purchase assistance to low- and moderate-income first-time homebuyers in Snohomish County, outside the Cities of Everett and Bothell (and Marysville for CDBG funds).</td>
<td>Program open. Funds partially expended. 1 household assisted in 2014.</td>
</tr>
<tr>
<td>HOME 2010 (Everett Set-Aside) Outcome DH-2</td>
<td>City of Everett Negotiated Set-Aside HomeSight Downpayment Assistance</td>
<td>Provide purchase assistance to low- and moderate-income first-time homebuyers in the City of Everett and the Everett UGA.</td>
<td>Program open. Funds partially expended. 1 household assisted in 2014.</td>
</tr>
<tr>
<td>HOME 2010 Outcome DH-2</td>
<td>Housing Hope Homeownership Assistance Fund</td>
<td>Provide purchase assistance to low- and moderate income first-time homebuyers participating in Agency’s sweat-equity homeownership programs in Snohomish County, outside the Cities of Everett and Bothell.</td>
<td>Program complete. 1 household assisted in 2014.</td>
</tr>
<tr>
<td>CDBG 2013</td>
<td>Housing Hope Homeownership Assistance</td>
<td>Project will assist low- and moderate-income, first-time homebuyers participating in Housing Hope’s Rural Self-Help Program (sweat equity, new construction) serving East Snohomish County. CDBG funds will help pay for pre-development soft costs to lower the price of the homes for the homebuyers.</td>
<td>Funds budgeted. County in process of negotiating contract with Agency.</td>
</tr>
<tr>
<td>HOME 2010 (Everett Set-Aside) Outcome DH-2</td>
<td>City of Everett Negotiated Set-Aside Parkview Services Parkview Homeownership</td>
<td>Provide purchase assistance to low- and moderate income first-time homebuyers in City of Everett and Everett UGA where at least one member of the household has a disability.</td>
<td>Program open. Funds partially expended. 1 household assisted in 2014.</td>
</tr>
<tr>
<td>Fund Source/ Year Funded/ Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>--------------------------------</td>
<td>---------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>HOME 2010 HOME 2011 CDBG 2012 HOME PI Outcome DH-2</td>
<td>Parkview Services Homeownership for People with Disabilities</td>
<td>Provide purchase assistance to low- and moderate-income first-time homebuyers in Snohomish County, outside the Cities of Everett and Bothell (and Marysville for CDBG funds), where at least one member of the household has a physical or mental disability.</td>
<td>Program open. Funds partially expended. 4 households assisted in 2014.</td>
</tr>
<tr>
<td>WA State Housing Trust Fund</td>
<td>Housing Hope Homeownership Assistance Fund</td>
<td>Provides purchase assistance to low- and moderate-income first-time homebuyers participating in Agency’s sweat-equity homeownership program in Snohomish County.</td>
<td>Program ongoing. Currently awaiting information from agency on accomplishments for the 2013 and 2014 program years.</td>
</tr>
</tbody>
</table>

**Affordable Housing Objective HO-16:** Conduct homebuyer education classes for 1,000 potential homebuyers.

No CDBG or HOME funds are currently programmed to provide homebuyer education. However, HomeSight, Housing Hope, and Parkview Services provide homebuyer education and financial counseling with other funds as part of their first-time homebuyer programs for Everett and Snohomish County. In the 2014 program year, 184 potential homebuyers were provided education and counseling, for a total of 1,084 over the 2010-2014 time period, representing 108% of the five-year goal.

**Affordable Housing Strategy H-6:** Improve the processes for utilizing the grant funds administered by the County.

**Affordable Housing Objective HO-17:** Continue to enhance the financial and administrative rigor of the project review process with additional outside financial analysis.

For the 2015 application process conducted during the 2014 program year, the County continued to use enhancements made over the past few years to ensure effective evaluation of the financial feasibility of proposed projects and the project sponsor’s financial and organizational capacity to successfully develop and operate proposed projects. The County also consulted with the Washington State Department of Commerce on projects applying for funding from both Washington State and Snohomish County to determine project viability.

**Affordable Housing Objective HO-18:** Continue to align and streamline funding processes for housing capital projects with other key funders, to the extent feasible.
For the 2015 application round conducted during the 2014 program year, the County continued to use the Combined Funders Application with a local supplement for Snohomish County. This assists in providing a more streamlined application process for housing capital projects applying to multiple funders in the region. To the extent feasible, the County also continued to coordinate our local affordable housing application timeline with application timelines for the Washington State Housing Trust Fund and the Washington State Housing Finance Commission, which are other key funders of affordable housing projects. In addition, the County continued to participate in regularly schedule regional and state meetings of public funders, such as the Monitoring Coordination Task Force and the Housing Trust Fund Policy Advisory Team to discuss projects, organizational capacity, joint monitoring, and other coordination-related issues.

**Affordable Housing Objective HO-19:** Increase the predictability of housing production by providing stability and continuity in project funding.

The 2015-2019 Consolidated Plan was developed during the 2014 program year with community input and included an updated community needs assessment and market analysis. Investment of funds under the CDBG, HOME, and ESG programs for the upcoming five years will be guided by the goals included in this plan. The affordable housing production goals in the plan will provide continued funding for rental housing, homeowner home repair/rehabilitation, and homebuyer projects and programs. The plan also includes a new goal for tenant-based rental assistance. The housing goals were adjusted from the 2010-2014 Consolidated Plan based on the current needs assessment and market analysis, and the amount of funding estimated to be available. The goals are anticipated to assist in the predictability of local funding priorities during the 2015 to 2019 program year period and to provide stability and continuity for affordable housing projects and programs, subject to funding availability.

**Affordable Housing Strategy H-7:** Enhance the resources that can be used for housing production.

**Affordable Housing Objective HO-20:** Continue the CDBG float loan program as a tool to facilitate development of affordable housing in Snohomish County.

The County continued to make its CDBG float loan program available during the program year. There were no new float loans made during this time.

**Affordable Housing Objective HO-21:** Continue the Snohomish County Affordable Housing Trust Fund as a tool to facilitate development of affordable housing in Snohomish County.

The County continued administering the Snohomish County Affordable Housing Trust Fund (AHTF) program during the program year. Revenues for the program are generated by a surcharge for recording certain documents in Snohomish County. The funds are used to support affordable housing capital projects as well as operating and
maintenance funds for emergency shelters and low-income rental housing units. Accomplishments during the 2014 program year with AHTF funds may be found in Section III. A.

**Affordable Housing Objective HO-22**: Maintain and support the equitable use of Washington State Housing Trust Fund dollars for affordable housing projects in Snohomish County.

During the reporting period the County provided input to the Washington State Department of Commerce on local affordable housing projects that received local funding commitments and applied to the State for additional funding.

**Affordable Housing Objective HO-23**: Support the equitable use of low-income housing tax credits for affordable housing in Snohomish County.

In the 2013 program year, the County along with the Housing Consortium of Everett and Snohomish County supported policy changes in the Washington State Housing Finance Commission’s Tax Credit Program to keep Snohomish County in the same construction/development costs market as Seattle, to reflect the similarities in construction and development costs, to support a Preservation and Recapitalization Set-Aside within the geographic credit pools, and to support the priority for recapitalization of existing affordable housing projects under the 4% tax credit program instead of the more competitive and limited 9% tax credit program. These policy recommendations were anticipated to allow affordable housing projects in Snohomish County to compete more equitably with other projects for this financing source and were adopted by the Washington State Housing Finance Commission. In the 2014 program year, two affordable housing projects in Snohomish County were competitively awarded 9% tax credits, the first time this financing source has been awarded to local projects in several years.

**Affordable Housing Objective HO-24**: Continue coordination efforts with the Washington State Department of Commerce and the Washington State Housing Finance Commission on jointly funded affordable housing projects.

During the reporting period, the County coordinated efforts with the Washington State Department of Commerce on jointly funded affordable housing projects.

**Affordable Housing Objective HO-25**: Continue administration of CDBG-R and NSP funds.

During the reporting period, the County continued administration of NSP funds. The CDBG-R grant was closed out in program year 2012.
**Affordable Housing Objective HO-25:** Develop and implement a revolving loan fund with resources generated under a local sales tax program as a tool to facilitate development of affordable housing for persons with mental health and chemical dependency disorders.

The Snohomish County Human Services Department developed and implemented a short-term, interim revolving loan fund during the 2010 program year to facilitate the development of affordable housing for persons with mental health and chemical dependency disorders. Upon request from the affordable housing development community, 2010 and 2011 interim loan awards made under this program were converted to long-term, deferred, zero percent forgivable loans in the 2013 program year. In addition, for 2012, 2013, and 2014, the policy direction for use of these funds was revised to provide long-term, deferred, zero percent forgivable loans for housing capital projects and to increase funding for rental assistance vouchers for this population. Accomplishments for specific projects awarded funding under this program may be found under Affordable Housing Objective HO-5 above.

**Affordable Housing Strategy H-8:** Utilize the expertise of housing providers who will create a stable and well-maintained low-income housing stock to expand the subsidized housing inventory in the community.

**Affordable Housing Objective HO-27:** Use available HOME funds to support the operations of Community Housing Development Organizations (CHDOs). The County will assist three CHDOs each year for the next five years.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME 2013 HOME 2014</td>
<td>Habitat for Humanity CHDO Operating Funds</td>
<td>Provide operating funds to cover a portion of the organization’s costs incurred in developing affordable housing projects in Snohomish County.</td>
<td>The 2013 activity is complete. The 2014 activity if open.</td>
</tr>
<tr>
<td>HOME 2013 HOME 2014</td>
<td>Housing Hope Properties CHDO Operating Funds</td>
<td>Provide operating funds to cover a portion of the organization’s costs incurred in developing affordable housing projects in Snohomish County.</td>
<td>The 2013 activity is complete. The 2014 activity is open.</td>
</tr>
<tr>
<td>HOME 2013</td>
<td>Senior Services of Snohomish County CHDO Operating Funds</td>
<td>Provide operating funds to cover a portion of the organization’s costs incurred in developing affordable housing projects in Snohomish County.</td>
<td>The 2013 activity is complete.</td>
</tr>
</tbody>
</table>
Affordable Housing Objective HO-28: Review the financial strength of housing providers for long-term organizational viability so that local dollars fund long-term community assets.

The County reviews organizational capacity and financial feasibility of projects during the application process. In addition, the County reviews long-term organizational viability through ongoing financial monitoring to assist the County in assessing and addressing any potential risks to ensure preservation of our community assets.

Affordable Housing Objective HO-29: Continue to strengthen community partnerships by rewarding links between housing providers and service agencies.

Community partnerships which link housing providers and service agencies continue to be a strength in Snohomish County, particularly in regard to projects serving homeless persons and other persons with special needs. The County continues to use an application criterion for affordable housing projects to evaluate whether project proposals include the appropriate type and level of support services where relevant to the population to be served.

Affordable Housing Objective HO-30: Build and maintain local capacity to efficiently produce and maintain housing.

As indicated under Objective HO-23, the County continues to use available HOME funds to support the operations of Community Housing Development Organizations (CHDOs). CHDOs are private, non-profit, community-based organizations that develop affordable housing for our community. Providing general operating assistance for these organizations allows CHDOs to build and maintain their capacity to produce and maintain affordable housing.

Impact Capital is a Community Development Financial Institution (CDFI) based in Seattle that helps build and sustain neighborhoods in underserved communities in the Pacific Northwest through real estate financing and community support building activities. In 2007, Impact Capital established a revolving loan fund with Snohomish County AHTF funds to provide pre-development loans to agencies to develop affordable housing in Snohomish County. Impact Capital provided one loan under this fund during the 2010 program year and one loan under this fund during the 2014 program year. Over the past two years, Impact Capital has also provided additional short-term loan support for development of affordable housing and a workforce center in Snohomish County.

Affordable Housing Objective HO-31: Ensure a commitment by housing providers to maintaining low-income housing once it is constructed.

The County requires a contractual commitment by housing providers to maintain units as low-income housing for a number of years after they are acquired, rehabilitated or constructed. The specific number of years depends on the type of activity funded. For
rental housing projects, units typically must be maintained as low-income housing for a period of forty years. For homebuyer programs, units must be maintained as low-income housing for a period of five to twenty years depending on the amount of grant funds utilized. For major rehabilitation of owner-occupied single family homes, the low-income housing commitment period continues until the loan is repaid, which may be up to thirty years.

**Community Development Priority: Public Facilities**

**Public Facilities Strategy CD-1:** To provide a suitable living environment for, and expand the economic opportunities available to, persons of low- and moderate-income and to special needs populations, Snohomish County will address the public facility needs, prioritized at the municipal and community level, of low-income households and predominately low- and moderate-income neighborhoods and communities, and other HUD-eligible populations throughout the County.

**Public Facilities Objective PFO-1:** Support construction and/or rehabilitation of up to four (4) public facilities which serve to remove material or architectural barriers to the mobility or accessibility of elderly and disabled adults.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2014 Outcome SL-1</td>
<td>Edmonds Public Facilities District Restroom Barrier Removal</td>
<td>Remove existing non-compliant barriers to accessibility and install accessible features in accordance with ADA requirements, which includes removal of non-compliant toilets, stalls, urinals, and fixtures; installing of compliant toilets, stall dividers, sinks, and fixtures; installation of mechanical ventilation; and restoration or renewal of finishes.</td>
<td>Project open. Bid specifications complete with anticipated bid opening in July 2015.</td>
</tr>
<tr>
<td>CDBG 2012 Outcome SL-1</td>
<td>Snohomish County Parks and Recreation Wenberg Park ADA Access</td>
<td>Remove architectural barriers at Wenberg Park campground in Stanwood area by removing two existing older restroom facilities and replacing them with one ADA-accessible restroom facility with eight single-user, gender-neutral stalls and showers and an accessible path to and around the facility.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>-------------------------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Village Community Services</td>
<td>Complete needed elevator modernization to ensure that adults with severe disabilities have access to vocational services located on second floor of Agency’s Royal Pacific Building in Arlington.</td>
<td>Project open. Modernization completed. Awaiting release of retainage and final closeout.</td>
</tr>
<tr>
<td></td>
<td>Barrier Removal – Elevator Modernization</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Quilceda Community Services</td>
<td>Rehabilitation of cement walkway on east and west sides of building for wheelchair access; replacement of hot water tank, furnace, and toilets with energy efficient models, and reconstruction of several portions around property. Facility is located in Marysville and serves severely disabled adults and children who are primarily low- and moderate-income.</td>
<td>Project open. Construction complete. Awaiting final paperwork and closeout.</td>
</tr>
<tr>
<td></td>
<td>Willow Place Upgrades</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Work Opportunities Interior Rehabilitation</td>
<td>Rehabilitation of large, open area on ground floor of facility in Lynnwood to create new, accessible office space and meeting area for community specialists who work with citizens with disabilities who are primarily low- and moderate-income.</td>
<td>Project open. Construction underway and 75% complete.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Public Facilities Objective PFO-2: Support acquisition, construction and/or rehabilitation of up to five (5) public facilities which will principally benefit low- and moderate-income households, special needs populations, the homelessness and those at-risk of homelessness or abuse, and other HUD defined “Presumed Benefit populations” which include: abused children, battered spouses, elderly persons, severely disabled persons, homeless persons, illiterate adults, persons living with HIV/AIDS, and migrant workers.

Public Facilities Objective PFO-3: Support acquisition, construction and/or rehabilitation of up to six (6) public facilities which will principally benefit low- and moderate-income households, including but not limited to, youth centers, child care centers, health facilities, senior centers, and food banks.
<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2010</td>
<td>Boys &amp; Girls Club of Snohomish County Sultan Boys &amp; Girls Club Building Improvements</td>
<td>Construction of new club in Sultan. The facility will serve youth from families of which at least 51% are low- and moderate-income.</td>
<td>Project open. Phase I construction complete. Agency working on relocation plan, tenant notices, and construction budget for Phase II construction.</td>
</tr>
<tr>
<td>CDBG 2014</td>
<td>Boys &amp; Girls Club of Snohomish County Sultan Boys &amp; Girls Club Building Improvements</td>
<td>Construction of gym for new Boys &amp; Girls club facility in Sultan which serves youth from families of which at least 51% are low- and moderate income</td>
<td>Funds budgeted. Scope of project amended from construction of an ECEAP preschool in the Sultan Boys &amp; Girls Club facility to construction of a gym as other funds were available to construct the preschool. Agency working on relocation plan, tenant notices, and construction budget.</td>
</tr>
<tr>
<td>CDBG 2011</td>
<td>Boys &amp; Girls Club of Snohomish County Marysville B&amp;GC Building Improvements</td>
<td>Upgrade Boys &amp; Girls club facility in Marysville including upgrades to exterior roof, gutters, siding, paint, asphalt, interior HVAC, kitchen area, and gym. In addition, test for asbestos and lead paint if needed. Facility serves youth from families of which at least 51% are low- and moderate-income.</td>
<td>Project complete.</td>
</tr>
</tbody>
</table>

*Public Facilities Objective PFO-4:* Support acquisition, construction and/or rehabilitation of up to four (4) public facilities to principally benefit low- and moderate-income neighborhoods, including but not limited to, parks and recreation, health centers, fire stations and other neighborhood facilities.
<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Snohomish County Fire District 24 White Horse Station 38</td>
<td>Expand the existing building in Arlington to add an ADA bathroom, community meeting room/emergency shelter, additional room for a fire engine and aid car, and storage for Red Cross and other training supplies.</td>
<td>Project open. Architectural drawings, bid specifications, and permitting nearing completion, with anticipated bid opening in August 2015.</td>
</tr>
<tr>
<td>CDBG 2014 Outcome SL-1</td>
<td>Snohomish County Fire District 24 Fire Rescue Engine</td>
<td>Acquisition of new fire rescue engine.</td>
<td>Project open. Fire engine under construction and anticipated to be delivered in September 2015.</td>
</tr>
</tbody>
</table>

Community Development Priority: Infrastructure

**Infrastructure Strategy CD-2:** In order to provide for the health, safety and welfare of Snohomish County’s low- and moderate-income neighborhoods, Snohomish County will address the unmet basic infrastructure needs, prioritized at the municipal and community levels, of low- and moderate-income households and predominately low- and moderate-income neighborhoods and communities throughout the county.

**Infrastructure Objective IO-1:** Support construction and rehabilitation of up to thirteen (13) street and/or sidewalk improvement projects to principally benefit low- and moderate-income neighborhoods and/or which promote accessibility and mobility for the elderly and the disabled.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>City of Edmonds ADA Upgrades</td>
<td>Upgrade curb ramps along 3rd Avenue S. beginning at Main Street to as far as the funding will allow, but up to Pine Street.</td>
<td>Project open. Construction complete. Awaiting final paperwork and closeout.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>--------------------------------</td>
<td>--------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>CDBG 2010 Outcome SL-1</td>
<td>City of Lynnwood 48th Avenue West Sidewalks</td>
<td>Construct concrete curb, gutter, five-foot-wide sidewalk, and five-foot wide paved bike lanes along 48th Avenue W.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>City of Monroe Elizabeth Street Project</td>
<td>Construction of approximately 700 lineal feet of curb, gutter, planter strip, 5-foot sidewalk, ADA ramps, necessary stormwater improvements and pavement patching along one side of Elizabeth Street and associated repair, consultant, and administrative costs.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>CDBG 2014 Outcome SL-1</td>
<td>City of Monroe 179th Avenue Sidewalk &amp; Stormwater Improvements</td>
<td>Construction of approximately 320 lineal feet of curb, gutter, planter strip, 5-foot sidewalk, ADA ramps along with stormwater improvements and pavement patching.</td>
<td>Project open. Acquisition and design underway. Surveyor and geotech procured.</td>
</tr>
<tr>
<td>CDBG 2014 Outcome SL-1</td>
<td>City of Mountlake Terrace 227th Street SW Sidewalk</td>
<td>Completion of curb, gutter, sidewalks, ADA ramps, planter strips, roadway and drainage improvements on the south side of 227th Street SW.</td>
<td>Funds budgeted. Environmental review complete. County contract with City underway and anticipated to be executed in July 2015.</td>
</tr>
</tbody>
</table>

**Infrastructure Objective IO-2:** Support up to five (5) other infrastructure projects, including but not limited to, water/sewer projects, flood drain improvements, solid waste disposal, flood drain improvements and other flood mitigation needs to principally benefit low- and moderate-income households.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2011 Outcome SL-3</td>
<td>Town of Darrington 2011 Waterline Improvements</td>
<td>Replace 2,750 linear feet of undersized and obsolete waterlines and install additional fire hydrants.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Town of Darrington Water Utility Upgrades</td>
<td>Purchase and installation of new system-wide telemetry.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>CDBG 2011 Outcome SL-3</td>
<td>Town of Darrington South Water Tank Rehab and Stability</td>
<td>Rehabilitate inside and outside of water tank to include re-grouting, replacing rusted bolts, and stabilizing failed hillside.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>--------------------------------</td>
<td>---------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>CDBG 2012</td>
<td>City of Sultan Alder Avenue Sidewalks</td>
<td>Construct 500 lineal feet of sidewalk on the north side of Alder Avenue from 7th Street to 8th Street.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>CDBG 2013</td>
<td>City of Sultan Alder Avenue Water/Sewer Line</td>
<td>Construct 1,250 lineal feet of water main with 35 replacement water sewer lines and 1,000 lineal feet of sanitary sewer main with 30 replacement side sewer connections.</td>
<td>Project complete.</td>
</tr>
</tbody>
</table>

Community Development Priority: Youth Service Programs

**Youth Services Strategy CD-3:** In order to make suitable living environments more available and accessible, support programs that effectively provide for the basic living, health, safety, and well-being of homeless youth/young adults and youth from low- and moderate-income families, by providing services including, but not limited to, housing, case management, life-skills training, and safety.

**Youth Services Objective YPO-1:** Provide sexual abuse/assault prevention education and violence prevention education for 1,200 children/youth each year for the next five years for a total of 6,000 persons served.

There were no CDBG or ESG projects falling under this objective open during the 2014 program year.

**Youth Services Objective YPO-2:** Provide parenting skills training, case management and services for 70 low- and moderate-income pregnant or parenting teens each year for the next five years for a total of 350 persons served.

There were no CDBG or ESG projects falling under this objective open during the 2014 program year.

**Youth Services Objective YPO-3:** Provide transitional housing and related case management and supportive services for 25 homeless teen/young parents and their children each year for the next five years for a total of 125 households (250 persons) served.
### Youth Services Objective YPO-4:

Provide emergency and transitional housing and related case management and supportive services for 255 homeless youth/young adults each year for the next five years for a total of 1,275 persons served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2014</td>
<td>Housing Hope</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outcome SL-1</td>
<td>Teen and Young Parent Program</td>
<td>Provide affordable housing with case management services to homeless pregnant or parenting teens and young parents ages 16-24 and their children.</td>
<td>With CDBG funds served 29 homeless families (58 persons).</td>
</tr>
</tbody>
</table>

### Community Development Priority: Senior Service Programs

#### Senior Services Strategy CD-4:

In order to make suitable living environments more affordable, support service programs that effectively assist low- and moderate-income elderly persons to continue to live independently in all housing settings appropriate to their individual needs.

**Senior Services Objective SPO-1:**

Provide in-home services such as chore services, monitoring, case management, and service coordination and out-of-home services such as respite day care for 550 elderly and/or frail elderly persons each year for the next five years for a total of 2,750 persons served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2014</td>
<td>Catholic Community Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Volunteer Chore Services</td>
<td>Provide in-home volunteer chore services to low-income elderly persons and adults with disabilities to help maintain their independence and safety.</td>
<td>With CDBG funds, served 78 elderly and/or disabled adults.</td>
</tr>
<tr>
<td>Outcome SL-2</td>
<td>Mercy Housing Northwest Senior Housing Support Services</td>
<td>Provide on-site service coordination and group programming for low-income elderly persons and disabled</td>
<td>With CDBG funds, served 36 persons (33 households).</td>
</tr>
<tr>
<td>Fund Source/ Year Funded/ Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Accomplishment</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>--------------------------------</td>
<td>---------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>CDBG 2014 Outcome SL-2</td>
<td>Full Life Care Adult Day Services</td>
<td>Provide supportive services for frail elderly persons and adults with disabilities at an Adult Day Center to provide caregiver respite and enable continued independent living.</td>
<td>With CDBG funds, served 40 frail, elderly and adults with disabilities.</td>
</tr>
</tbody>
</table>

**Community Development Priority: Public Service Programs**

**Public Services Strategy CD-5:** In order to make suitable living environments more available, accessible, and affordable and decent housing more available and accessible, support service programs that effectively provide for the basic living, health, safety and well-being needs of low- and moderate-income persons, homeless persons, and persons with special needs in Snohomish County, prioritized at the municipal and community levels, that address the most urgent needs of these groups.

**Public Services Objective PSO-1:** Provide homeless prevention services to those at-risk of homelessness, services to homeless persons, and emergency shelter, transitional housing, and permanent housing coupled with case management and supportive services to homeless persons with the goal of assisting at-risk and homeless persons to stabilize and move towards self-sufficiency. Persons assisted may include individuals, families, chronically homeless persons, and persons with special needs. Assist 825 persons each year for the next five years for a total of 4,125 persons (1,500 households) served.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2014 Outcome SL-1</td>
<td>Catholic Community Services Pregnant and Parenting Women’s Housing Program</td>
<td>Provide transitional housing and case management to homeless pregnant and parenting women, who are drug or alcohol dependent in early recovery, and their children.</td>
<td>With CDBG funds, served 18 homeless families (42 persons).</td>
</tr>
<tr>
<td>ESG 2014 Outcome SL-1</td>
<td>Catholic Community Services Rapid Re-Housing</td>
<td>Provide housing-relocation and stabilization services and tenant-based rental assistance to rapidly re-house homeless families and/or individuals.</td>
<td>With ESG funds served 69 homeless families (143 persons).</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Accomplishment</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>---------------------------------</td>
<td>---------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>CDBG 2014 Outcome SL-1</td>
<td>Housing Hope Homeless Services</td>
<td>Provide affordable housing and comprehensive services to individuals and families experiencing homelessness. Provide permanent housing with case management, adult education, and employment services to previously homeless individuals with special needs.</td>
<td>With CDBG funds, served 78 homeless families (295 persons) in transitional housing. Served 35 previously homeless persons in permanent housing program.</td>
</tr>
<tr>
<td>ESG 2014 Outcome SL-1</td>
<td>Housing Hope Transitions</td>
<td>Provide operating costs for two emergency shelter facilities and related case management and supportive services for homeless households.</td>
<td>With ESG funds, served 91 individuals (29 households) with related case management and supportive services.</td>
</tr>
<tr>
<td>CDBG 2014 Outcome SL-1</td>
<td>YWCA Families in Transition</td>
<td>Provide transitional housing with case management and supportive services for homeless or chronically homeless mothers and their children.</td>
<td>With CDBG funds, served 12 homeless families (32 persons).</td>
</tr>
</tbody>
</table>

**Public Services Objective PSO-2:** Provide emergency shelter, transitional housing, and related case management and supportive services for 300 victims of domestic violence and their children each year for the next five years for a total of 1,500 persons served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2014 Outcome DH-1</td>
<td>Domestic Violence Services of Snohomish County Domestic Violence Services</td>
<td>Provide a continuum of services for victims of domestic violence and their children. Services include a 24-hour crisis hotline, community-based support programs, emergency shelter with advocacy, housing stability, and support services.</td>
<td>With CDBG funds, served 155 persons.</td>
</tr>
<tr>
<td>ESG 2014 Outcome DH-1</td>
<td>Domestic Violence Services of Snohomish County Emergency Shelter Advocacy</td>
<td>Provide advocacy, case management, housing stability, and other supportive services to victims of domestic violence and their children in a secure and confidential emergency shelter.</td>
<td>With ESG funds, served 147 families (388 individuals).</td>
</tr>
</tbody>
</table>
Public Services Objective PSO-3: Provide case management and supportive services to assist 30 persons with special needs, including but not limited to, persons with HIV/AIDS and persons with developmental and physical disabilities, to live independently in all housing settings appropriate to their need for each of the next five years for a total of 150 persons served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2014</td>
<td>Village Community Services</td>
<td>Provide enhancement of residential support services for aging adults with disabilities to help preserve their health, safety, and personal well-being while living as independently as possible in their own homes and communities.</td>
<td>With CDBG funds served 30 persons.</td>
</tr>
<tr>
<td>Outcome SL-1</td>
<td>Aging Adults with Disabilities</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Public Services Objective PSO-4: Provide information on landlord/tenant and fair housing laws, conciliation and mediation services to help resolve disputes between landlords and tenants, and fair housing counseling to individuals who believe they are experiencing discrimination in housing to assist 1,000 persons each year for the next five years for a total of 5,000 persons served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2014</td>
<td>Volunteers Of America</td>
<td>Provide fair housing education and counseling services to low-income and homeless persons.</td>
<td>With CDBG funds, served 297 persons.</td>
</tr>
<tr>
<td>Outcome DH-1</td>
<td>Fair Housing Services</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Public Services Objective PSO-5: Provide case management and supportive services for 145 low-income households each year for the next five years to assist them to move towards self-sufficiency for a total of 725 households (1,800 persons) served.

There were no CDBG or ESG projects falling under this objective open during the 2014 program year.

Public Services Objective PSO-6: Provide health services for 900 low- and moderate-income persons during the next five years.

There were no CDBG or ESG projects falling under this objective open during the 2014 program year.
B. Actions Taken to Affirmatively Further Fair Housing

The following narrative summarizes actions taken during the 2014 program year to address fair housing issues identified in the Consortium’s 2012 Analysis of Impediments to Fair Housing Choice (AI) and 2012-2016 Fair Housing Action Plan (FHAP).

1. The Snohomish County Division of Housing and Community Services held three implementation oversight team meetings for the 2012-2016 Fair Housing Action Plan during the program year. The team consists of the Human Services Director and management and program staff.

2. The Snohomish County Division of Housing and Community Service contracted with Volunteers of America (VOA) to provide fair housing education and counseling to low-income and homeless people, to develop a fair housing web page, and to provide fair housing consultation to the Division of Housing and Community Services with a current focus on consultation related to the Continuum of Care coordinated entry system.

During the 2014 program year, VOA provided fair housing education and counseling services to homeless and low- and moderate-income persons throughout the county. Seventy-four fair housing and renter certification trainings were provided to 666 households (2,239 persons), including 18 enhanced renter-certification trainings with a 1-hour component on fair housing. Trainings were held in Bothell, Everett, Lynnwood, Marysville, Monroe, Mountlake Terrace, Stanwood, and Sultan. Outreach for the trainings included flyers in English and Spanish distributed to various locations throughout the county, distribution through a community agency e-mail list maintained by the the Snohomish County Division of Housing and Community Services, and advertising in the Everett Herald and La Raza newspapers. VOA also partnered with the Washington State Human Rights Commission to provide two additional fair housing trainings in the community in Lynnwood and Snohomish with 14 attendees in total. Fair housing education, counseling, and referral services were also provided through a call-line operated by the VOA Dispute Resolution Center, with 183 calls received in 2014. Fair-housing related calls received through the North Sound 2-1-1 system are referred to the VOA’s call line. The VOA also provides fair housing information to attendees of the Project Homeless Connect event in Everett. Outreach was also conducted via a fair housing brochure developed by the VOA, which is available in English, Russian, and Spanish.

During the 2014 program year, the VOA also developed a comprehensive fair housing web page in English and Spanish with information, resources, and links regarding fair housing laws and a list of upcoming trainings.
offered. The Snohomish County Division of Housing & Community Services started development of a fair housing webpage for the County’s website that, once active, will link to the VOA’s fair housing webpage. County staff will also work with Consortium-member jurisdictions in the 2015 program year to link to the VOA’s fair housing webpage, to establish fair housing points of contact, and to make fair housing educational materials available. VOA also provided consultation on fair housing services to the Snohomish County Division of Housing and Community Services during development of the local coordinated entry system for housing and services homeless and at risk persons.

Major milestones reported by VOA for the 2014 program year included increased awareness and knowledge of fair housing in the community, provision of trainings in different locations across the county, and collaboration with community agencies in distributing fair housing information in the community. The County will contract with VOA to continue to provide these fair housing activities during the 2015 program year.

The Snohomish County Division of Housing & Community Services added a provision to its Continuum of Care contracts with community agencies requiring them to provide fair housing information to clients served and plans to add this provision to CDBG Public Services and ESG contracts with community agencies for the 2015 program year.

Snohomish County also plans to continue efforts to explore new partnerships and resources needed to expand educational efforts in future years.

(FHAP Action Item 1, Activities 1, 2, and 3; Action Item 2, Activities 1, 2, 3, 4 and 5; Action Item 5, Activity 5.)

3. Snohomish County continued to act as lead agency in implementing the Consortium’s 2010-2014 Consolidated Plan infrastructure strategy for streets and sidewalks. During the 2014 program year, two street and sidewalk projects were completed, with another three that had funds budgeted or were underway. Projects are located in neighborhoods which are principally low- and moderate-income. Most of the projects include required ADA improvements to increase accessibility. The projects are located in the following communities: Edmonds, Lynnwood, Monroe, and Mountlake Terrace. (FHAP Action Item 3, Activity 3).
4. Snohomish County, through the Public Works Department, continued to allocate a portion of the County’s six-year Transportation Improvement (TIP) funds to sidewalk/accessibility improvements in public rights of ways as part of road improvement projects funded. (FHAP Action Item 3, Activity 4).

5. During the 2014 program year, Snohomish County Division of Housing & Community Services staff worked with Consortium-funded homebuyer purchase assistance programs to finalize and implement their plans for additional targeted outreach to potential minority borrowers. Parkview Services has successfully implemented an extensive list of homebuyer education classes in Spanish by partnering with Spanish-speaking lenders and realtors. Parkview Services also mailed an informational postcard to under-served zip codes in Snohomish County. In addition, Parkview Services has provided their homebuyer education class schedule to the Housing Authority of Snohomish County to reach out to public housing tenants. HomeSight is in the process of hiring new staff who will help with the implementation of their additional targeted outreach plan in Snohomish County. HomeSight has continued to provide homebuyer education for Snohomish County residents and 58% of the participants have been households of color. (FHAP Action Item 4, Activity 2).

6. During the 2014 program year, the Snohomish County Human Services Department continued to actively participate in the Snohomish County Asset Building Coalition (SCABC), which includes a variety of public agency and private organizations, including homeownership and credit counseling agencies. The mission of SCABC is to develop a variety of resources, educational opportunities, and pathways to financial health for individuals through private and public collaboration.

   The SCABC’s 2014-2015 objectives included: 1) continued capacity building, 2) increased tax preparation assistance and access to public benefits and asset building products and services for low-to-moderate income people, 3) increased access to high quality financial education to low- and moderate-income people and provision of financial educational development training to frontline community agency staff, and 4) increased asset ownership among low-income people.

   The financial educational development trainings provided education, tools, and resources for community agency staff to help their low-income clients develop money management skills, increase financial stability, establish credit, and work toward long-term goals such as acquisition of financial assets like a home, car, education, or business.

   Another initiative, Bank On North Sound, provides an opportunity for low-to-moderate income people in the North Sound region who are un-banked
or under-banked to gain access to and utilize mainstream financial services including affordable checking, savings, credit, and financial education. In addition, nearly 200 individuals attended a Latino Financial Expo held in March 2015 in Lynnwood that offered workshops on many topics including starting a business, credit and debt counseling, homeownership, and budgeted. Agencies participating in SCABC serve a diverse clientele and targeted outreach for many products/services to the Spanish-speaking community.

(FHAP Action Item 4, Activity 3).

7. The County and Consortium members sought opportunities to increase affordable housing stock and affordable housing options during the program year. Many of these activities are discussed throughout the 2014 CAPER. A summary of notable accomplishments include: 1) completion of a 30-unit apartment complex rehabilitation in Lake Stevens for low-income households; 2) final implementation of a tenant-based rental assistance project for 5 units of permanent supportive housing for chronically homeless individuals at scattered sites in Snohomish County; 3) continuation of a local sales tax program which provides funding a) to create permanent units of rental housing for low-income persons with mental illness and/or chemical dependency with 4 units completed during the program year and another 38 units underway, and b) for rental vouchers for this population with 405 households assisted during the program year; 4) award of CDBG, HOME, and/or Snohomish County AHTF funds to three 2014 projects to create new, or maintain existing, rental housing units for low-income veterans, seniors, and persons with disabilities, 5) continued participation in an interjurisdictional housing committee which provides a forum for education on affordable housing issues, local government staff support on affordable housing issues, and an opportunity to be more creative and collaborative on approaches to affordable housing, with an interlocal agreement executed and local housing profiles for participating jurisdictions completed during the program year, and 6) several additional affordable housing projects and programs that are currently underway.

The County also completed an update to its Comprehensive Plan, which included revisions to the housing element to further encourage and support programs and policies to ensure there is an adequate supply of housing types and affordability to accommodate projected population growth and to encourage and support housing programs and policies that promote healthy living and improve occupant health and safety. The County is continuing to explore additional policies, programs, and regulations that may lead to enhanced participation of the private housing market in the production of affordable or mixed-income housing. In addition, the County led development of the 2015-2019 Consolidated Plan.
during the 2014 program and incorporated the County's and Consortium's Fair Housing Action Plan and the County's Comprehensive Plan into the development process. The affordable housing strategies in the 2015-2019 Consolidated Plan include investment of a portion of the projected grant funds for new housing units, new tenant-based rental assistance, and rental unit accessibility to help increase affordable housing stock and options in the county. The housing goals support a variety of housing options along the housing continuum and identifies the unit sizes and populations most in need of rental housing which will help guide investment of the funds.

(FHAP Action Item 5, Activity 1.)

8. The County and Consortium members sought opportunities to diversify housing stock and create more opportunities for all income levels to reside in all communities. Many of these activities are discussed throughout the 2014 CAPER and some are also discussed in Activity 1 above. This included providing funding for affordable housing unit development and rental housing vouchers to address unmet needs and supporting agencies working to secure units with landlords in the private housing market. Some activities include providing funding to projects that will create new units of affordable housing in a variety of locations in the Consortium area for persons with developmental disabilities, for small and large households (one- to three-bedroom units), for homeless veterans, and for persons with disabilities. Other activities include efforts to increase housing opportunities for households with barriers in the private market such as prior evictions, criminal history, and low-income and refinement of the County's outreach and engagement system for persons living in encampments or other places not meant for human habitation as more fully described in other sections of the CAPER. (FHAP Action Item 5, Activity 2.)

9. During the 2012 program year, the goal to develop and implement an online affordable housing locator system was completed. The affordable housing locator system continued to operate in PY 2014, with oversight now provided by the YWCA. Due to the high costs of rental housing, plans are underway to expand the site listings to include rooms for rent and advertisements for persons looking for a roommate to share the cost of housing. (FHAP Action Item 5, Activity 3.)

10. Activities by Snohomish County and the Continuum of Care to develop and implement a coordinated entry system continued in the 2014 program year. The system is a decentralized coordinated entry system for access to housing and services that has streamlined referrals to housing programs and ensures that those who are most vulnerable and have the highest service needs are prioritized and matched with appropriate...
interventions. Fair housing issues were considered in system design and operation. This year, more coordination with shelters occurred as common assessment tools and processes have been implemented. This helps ensure equitable and efficient access to housing and services by shelter residents. In addition, Housing Navigators for the coordinated-entry system provide all persons entering the coordinated entry system with the fair housing brochure developed by the VOA; this brochure is available in English, Spanish, and Russian. (FHAP Action Item 5, Activity 4.)

11. The Developmental Disabilities Division within the Snohomish County Human Services Department engaged in the following educational outreach activities on affordable housing for persons with developmental disabilities and their families during the 2014 program year: 1) Helped sponsor and coordinate the Annual Transitions fair in March 2015. The fair provides information and resources for people with developmental disabilities and their family members. The fair included a workshop on housing options in Snohomish County conducted by representatives of the Housing Authority of Snohomish County and Partners 4 Housing, an organization that works with families to find creative solutions and housing options for persons with developmental disabilities. Kim Toskey of Guild Mortgage Company, Parkview Services, Partners 4 Housing, and Volunteers of America Dispute Resolution Center had resource tables at the fair. Approximately 375 people attended the fair, including 37 who attended the housing workshop. 2) Continued to maintain an on-line and printed resource book with housing and community resources for persons with developmental disabilities; over 1,800 of these books were distributed in the past year. In addition, the ARC of Snohomish County, a non-profit organization which advocates for the rights of persons with developmental disabilities, assisted 333 individuals with developmental disabilities to address housing issues and homelessness. The Arc provided training to 27 individuals on housing options and homeownership and 3 individuals on fair housing. (FHAP Action Item 5, Activity 4.)

12. Snohomish County continued to act as lead agency implementing the Consortium’s 2010-2014 Consolidated Plan strategy to provide minor home repairs to low-income seniors and adults with disabilities through the county. During the 2014 program year, minor home repairs were provided by one program to 434 homeowners, including 386 elderly persons and 48 persons with disabilities. (FHAP Action Item 5, Activity 8.)

13. Due to a recovering economy, Community Transit (CT) was able to expand bus service starting June 2015. The service expansion includes an additional 27,000 hours of service including 18,000 hours to provide Sunday/holiday service and 9,000 for additional weekday and Saturday trips. The expansion represents about 17 percent of the 160,000 hours
previously cut. Select local routes in Snohomish County received additional trips on weekdays to improve frequency and span of service and on Saturdays to improve span of service. Select weekday commuter routes received additional trips during the morning and afternoon peak hours. Under the previous cuts, all Sunday/holiday service was cut, so the Sunday/holiday service returns CT to a 7-day-a-week, 365-day-a-year transit schedule. The new basic Sunday/holiday service is about 65 percent of the previous Sunday/holiday service and covers roughly the same geographical area, with some route changes. As DART paratransit services for people with disabilities operates at the same time and within three-quarters of a mile of the local (non-commuter) bus routes, this service expansion also includes expansion of DART paratransit services. Route changes were made along Highway 2 in East Snohomish County and on Route 280 between Granite Falls and Boeing to better serve work centers, provide more coverage in Monroe, improve reliability, and reduce transfers. A Title VI Analysis by CT indicated that these service changes would have a positive, rather than a disparate or disproportionate, impact to minority and low-income populations and that minority and low-income areas would likely benefit from the service changes at substantially higher rates than areas with lower minority and low-income populations. (FHAP Action Item 7, Activity 1).

14. The Snohomish County Human Services Department (HSD) continued to be an active participant and sponsor of SNOTRAC, a county-wide special needs transportation coalition, during the 2014 program year. Composed of human service agencies, transit agencies, tribes, people with special transportation needs, and others, SNOTRAC worked to develop and improve coordinated transportation options that serve all people, including their attendants, who because of physical or mental disability, income status, or age, are unable to transport themselves or purchase transportation.

Within HSD, the Long-Term Care and Aging, Case Management, Developmental Disabilities, and Community Mental Health programs provided funding for coalition for the 2014 program year so SNOTRAC would meet its local match requirements and maintain eligibility for coordinated transportation funds. SNOTRAC also received additional funding which allowed it to hire a Mobility Manager starting January 2015. The Mobility Manager is a key staff position which had been vacant for over a year. The Mobility Manager coordinates local SNOTRAC activities, represents SNOTRAC in retaionl planning activities, and assists the coalition in identifying and implementing projects to improve transportation services.
SNOTRAC and HSD staff, including the HSD Director, worked with a consultant over a six-month period to review its governance structure and revise its five-year strategic plan. SNOTRAC will prioritize its major goals and activities for the next five years and test a core team style of governance in the fall of 2015.

SNOTRAC continued to operate its Pay Your Pal (PYP) program for clients with a disability living in rural Snohomish County who needed transportation to medical appointments, work, and/or school/training when no other transportation is available. Clients recruit their own safe and reliable volunteer driver with a valid driver’s license and an insured vehicle. Volunteers are then reimbursed at a set mileage rate. PYP is a cost-effective and accessible transportation option since a PYP ride is one-third the cost of a paratransit ride and not all rural areas of Snohomish County are served by paratransit. During the past program year, PYP served 24 clients, providing 2,556 rides covering 31,010 miles.

SNOTRAC also operated the "Ride Around the Sound" (RAS) program for six senior centers and/or senior housing facilities in Snohomish County. SNOTRAC staff instructed groups of seniors in all aspects of planning and using public transit as they travel from one location to another. During the past program year, SNOTRAC conducted 25 RAS trips with 247 participants. In addition, SNOTRAC delivered 62 presentations about local transportation options to a wide variety of community groups, which were attended by 1,060 people.

(FHAP Action Item 7, Activity 2.)

15. The Snohomish County Division of Housing & Community Services successfully completed the action item last year to evaluate the subcontracting process for housing and social services programs and implement efforts to streamline the contracting process was completed last year. The Division continues to work on further refinements to the subcontracting process to implement further efficiencies, where possible. (FHAP Action Item 8, Activity 1.)

C. Affordable Housing

Snohomish County and the Snohomish County Consortium continued efforts to address the affordable housing needs in our community through investment of CDBG, HOME, ESG and other federal and local funds for this purpose. The following table provides a summary of accomplishments achieved during the 2014 program year with CDBG, HOME, and ESG funds for activities that provided rapid re-housing rental assistance, production and rehabilitation of rental housing units, homeowner home rehabilitation, and homebuyer assistance.
CDBG, HOME, and ESG
PY 2014 Affordable Housing Accomplishments

<table>
<thead>
<tr>
<th>Number of Households Supported</th>
<th>By Population Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
<td>35</td>
</tr>
<tr>
<td>Non-Homeless</td>
<td>3</td>
</tr>
<tr>
<td>Non-Homeless Special Needs</td>
<td>443</td>
</tr>
<tr>
<td>Total Units</td>
<td>481</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Households Supported</th>
<th>By Program Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
<td>35</td>
</tr>
<tr>
<td>Production of New Units</td>
<td>1</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
<td>7</td>
</tr>
<tr>
<td>Rehabilitation of Existing Units</td>
<td>438</td>
</tr>
<tr>
<td>Total Units</td>
<td>481</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Households Supported</th>
<th>By Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 30% of Area Median Income</td>
<td>313</td>
</tr>
<tr>
<td>31 to 50% of Area Median Income</td>
<td>161</td>
</tr>
<tr>
<td>51 to 80% of Area Median Income</td>
<td>7</td>
</tr>
<tr>
<td>Total Units</td>
<td>481</td>
</tr>
</tbody>
</table>

Additional affordable housing accomplishments were achieved with other funds during the reporting period. In addition, several other affordable housing projects were underway during the reporting period. For additional information on accomplishments and evaluation of progress towards goals, see Section III. A. and III. H.

D. Continuum of Care for Homeless Persons

The narrative below highlights accomplishments and evaluates progress in meeting specific objectives for reducing and ending homelessness during the program year.

1. Reaching out to homeless persons (especially unsheltered homeless persons) and assessing their individual needs.

   The County has engaged in a number of activities to improve outreach to homeless persons.
The County has refined its outreach and encampment system aimed at engagement of persons living in encampments or other places not meant for human habitation, particularly those who are chronically homeless, with its partner agencies: the Compass Health PATH Program, Volunteers of America and Catholic Community Services. These agencies conduct coordinated entry intake and assessment for this population to ensure access to homeless housing and services. Protocols implemented in the 2013 program year for encampment reporting and tracking have been continued: a single number to call (2-1-1) for reporting encampments/locations and services reporting and tracking in HMIS. All persons reported as living in encampments or places not meant for habitation are assessed with common tools and entered into the coordinated entry HMIS. Recent system enhancements also include the addition of two behavioral health navigators to increase outreach and engagement of homeless persons with current, problematic mental health and/or substance abuse barriers. The County’s Human Services Department is also adding one staff person to be imbedded in the Snohomish County Sheriff’s department as well as one with local law enforcement and an after-hours navigator to provide assistance and flexible funding to help first responders meet the needs of homeless persons in crisis situations. These additions result in increased expertise and system capacity to engage homeless persons as well as the availability of more services that are tailored to the unique needs of individual households.

The annual Project Homeless Connect event provided services and some housing resources to approximately 1,300 persons. The event was attended by 258 staff from 84 programs as well as 268 volunteers. Many people were homeless and looking for housing and other services. Coordinated entry navigators were on-site to conduct coordinated entry assessment to imminently and literally homeless persons at the event. Navigators assisted all persons with action planning and connection with on-site and off-site resources.

The County continues to issue and distribute information to a large e-mail distribution list that includes agency staff serving the homeless and other vulnerable populations. This provides a useful vehicle for agency staff and outreach workers to stay informed of community resources or other
opportunities that might assist in their work with connecting homeless persons with housing and services.

Standardized assessment of needs occurs through the outreach and engagement team referenced above as well as homeless housing navigators, some who specialize in areas like behavioral health, domestic violence, veteran’s services and youth services via the coordinated entry system. Youth outreach workers engage and assess homeless youth throughout the county and a pilot project will begin this year focusing on outreach to pregnant and parenting teens. The Veterans Homeless Committee and Veteran’s navigators provide assessment and outreach to homeless veterans. Domestic Violence Services of Snohomish County provides coordinated entry assessment and navigation to families experiencing domestic violence. Mental health navigators and outreach and encampment team staff work to engage the chronically homeless with coordinated entry assessment and services. Assessment allows referral and connection to tailored services based upon need and leads to individualized action plans that include housing stability, services tailored and specific to the identified needs, and more specialized assessments (mental health, chemical dependency, etc.) as needed. Coordinated entry intake and assessment is available 24 hours, 7 days per week, through the 2-1-1 information and referral hotline.

2. **Addressing the emergency shelter and transitional housing needs of homeless persons.**

The county has developed a decentralized coordinated entry system for access to housing and services that has streamlined referrals to housing programs and ensures that those who are most vulnerable and have the highest service needs are prioritized and matched with appropriate interventions. This year, more coordination with shelters occurred as a common assessment tools and processes have been implemented. This helps ensure equitable and efficient access to housing and services by shelter residents.

The inventory of emergency shelter includes facilities for families, single men, and single women as well as emergency motel vouchers, cold weather shelters and emergency shelter and services for households experiencing domestic violence. Shelter providers have identified permanent housing as the appropriate intervention for the vast majority of homeless households, so individuals and families applying to shelter are
connected with the coordinated entry system so that they can be placed in permanent housing as quickly as possible.

The County and Continuum of Care continues to work with shelter providers to strategize about how to decrease shelter stays and increase exits to permanent housing as well as assess and meet the various service needs of shelter residents. One key strategy has been to fund shelter diversion activities and rental assistance at the shelter door. The CoC has increased the availability of funding and capacity building targeted to expand rapid re-housing assistance for families in shelters and to expand housing search and stability services to help those who are at imminent risk to retain their current housing or find other housing solutions outside the homeless housing system. A second key strategy that has been prioritized and promoted by the CoC is a housing-first policy for all funded rental assistance projects. Providers are expected to house all eligible households as quickly as possible and without program prerequisites or service requirements.

The County is committed to maximizing rental assistance and housing opportunities for households with barriers to rental housing in the private market such as prior evictions, criminal history and low income. The County continues to support the housing search locator system, Housing Search NW. Due to the high cost of rental housing, plans are underway to expand the site listings to include rooms for rent and advertisements for persons looking for a roommate to share the cost of housing. Other efforts include housing search and negotiation to assist persons with evictions, criminal histories or those owing landlords past rent, which are some of the biggest barriers to housing, outside the limited supply of affordable housing options in our county in comparison to the need. A landlord engagement specialist is being funded to manage the housing locator system and develop the inventory of landlords who will rent to people with barriers. A housing retention specialist is also being funded, to assist landlords who are struggling with a tenant as a way to incentivize landlords to partner with the homeless housing system.

The County’s outreach and engagement activity update is described in the outreach section.
3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness; facilitation access for homeless individuals and families to affordable housing units; and preventing individuals and families who were recently homeless from becoming homeless again.

The County continues to maintain a number of dedicated chronically homeless units, despite funding cuts and was successful in being awarded funding in the last Continuum of Care competitive funding round. Currently, all permanent supportive housing units as well as all Shelter Plus Care units are either dedicated or prioritized for the chronically homeless.

Chronically homeless individuals and families are connected to the coordinated entry system through the outreach and encampment team and work with staff who are experienced in assertively engaging with the chronically homeless in order to assist with movement into housing as quickly as possible. Those with the longest histories of homelessness and highest service needs, including those who are high utilizers of emergency services and the medically fragile, are prioritized within the chronically homeless population for permanent supportive housing and shelter plus care. All programs serving the chronically homeless employ a housing first approach to reduce barriers to housing. Once housed, these individuals are provided with ongoing supports to maintain housing stability, but services are always client-centered and voluntary. Rapid rehousing may be an option for some of these persons and may also be used as a bridge with short-term assistance until a long term rent assisted unit is available.

The County Veteran’s Services program is a partner in our local Continuum of Care Homeless Veterans Committee partnership. Homeless veterans are served through the veteran’s partnership including coordinated entry housing and prevention navigation, employment, and other mainstream supportive services. The coordinated entry system connects veterans with the homeless housing intervention that is appropriate to meet their needs as quickly as possible. Rapid rehousing
resources are available for use within the veteran’s system through the Homeless Prevention and Rapid Rehousing project (HPRP) and Supportive Services for Veteran Families (SSVF). Chronically homeless veterans may also be served with HUD’s Section 8 Veterans Affairs Supportive Housing (VASH) vouchers or mainstream permanent housing projects.

The County continues to support agencies serving homeless youth through funding for transitional housing for unaccompanied youth (18 years of age and under) and young adults (18 through 24 years of age). The County also continues to support youth outreach activities to enhance services to homeless youth throughout the county. Coordinated entry for homeless and imminently homeless youth is done through Cocoon House. Cocoon House has a successful street outreach program and operates drop-in centers and emergency shelters for homeless unaccompanied youth and young adults. Youth served in these programs are either reconnected with their families or housed and then connected with life skills and other pre-employment activities such as GED completion, adult basic education and connections to internship, apprenticeship and other job skills programs. Various services are available to help youth increase their life skills and resiliency toward increased self-sufficiency.

Housing navigators located throughout the county work with literally homeless individuals and families to connect them with the most appropriate housing program to meet their assessed needs. Navigators can also assist directly with funding and services to divert households from becoming homeless or quickly stabilize and rehouse homeless households through the use of a flexible fund, which reduces the amount of time that many individuals and families have to remain homeless. Navigators, rapid rehousing providers and the landlord engagement specialist work together and with a wide range of landlords to find the most affordable housing available.

The County and CoC continue to look at evaluating progress in moving people from homelessness to permanent housing and shortening the duration of homelessness. The County is using HMIS data in conjunction with utilizing data visualization and presentation tools to help the County and CoC evaluate progress and identify benchmarks in conjunction with the CoC governing body, the Partnership to End Homelessness.
4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funding institutions and systems of care (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs or institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education or youth needs.

The County’s discharge planning policies to prevent homelessness are developed through the funding and contracting process. Currently, the County has protocols to assist persons discharging from the County Jail that have serious mental illness. The County’s mental health unit and jail work in close collaboration to assist persons with serious mental illness as part of discharge planning. The County’s Alcohol and Other Drug unit and Mental Health unit collaborate on systems process to improve discharge planning, though other laws and funding requirements can present challenges to preventing homelessness. As noted below, projects are funded by the County to facilitate discharge planning and specific processes are identified in the funding notice and award agreement.

The County continues to refine connections between housing services providers and systems of care via coordinated entry to ensure that vulnerable individuals who are exiting jails, substance abuse treatment facilities, mental health facilities, hospitals and foster care are connected with the housing and services necessary to meet their needs. The County is funding two full-time behavioral health navigators to bridge the gap between institutional discharge and the coordinated entry system of housing and services by working directly with institutions to serve individuals with problematic mental health and substance abuse issues who are exiting into homelessness. Coordinated entry navigators also collaborate directly with hospital discharge staff and community health case workers to connect vulnerable and medically fragile individuals to housing as quickly as possible.

The county directly supports agencies who provide homeless prevention, housing, and other supportive services to unaccompanied youth. Cocoon House serves as a coordinated entry site for unaccompanied youth and young individuals under the age of twenty five. This agency provides family reconciliation services where appropriate and also provides
emergency shelter when reconciliation is not possible. The FUP (Family Unification Project) program combines Section 8 rental assistance combined with case management for youth aging out of foster care.

Homeless prevention navigators work with those who are imminently homeless, including those with low income, to help them find ways to resolve their housing crisis and avoid becoming homelessness through increasing income, resolving conflicts with landlords or family members, and connecting with civil legal services to prevent eviction, when necessary. Prevention navigators have access to a flexible fund that they can use to pay rents, program fees, etc. in order to stabilize housing or obtain housing. Prevention navigators also connect those at risk of homelessness to the supports that they need to improve housing stability for the long-term, including education, life skills, financial counseling and credit repair and affordable health care. Access to homeless prevention navigators is available through multiple access points throughout the county including a 24 hour referral and information line.

The County continues to fund the targeted homeless prevention program and continues to look at data to determine the best approach for assistance that will have the most impact in preventing homelessness. The County used state and local funding under the Consolidated Homeless Grant and Ending Homelessness Grant programs for prevention activities, including short-term rent assistance, legal eviction prevention and dispute resolution services to help mediate and prevent evictions. County staff directly coordinates and staffs a “Homeless Prevention Team” meeting monthly, which is focused on coordination and collaboration between providers who offer rental assistance, legal services, dispute resolution services and homeless prevention navigation to imminently homeless individuals and families.

5. ESG and Continuum of Care Performance Measures

The County continues to monitor progress toward achieving established ESG and Continuum of Care performance benchmarks and to develop new benchmarks which are currently undergoing an approval process. Benchmarks are identified on an individual project and system-wide basis. There are some areas in which the overall objective has been difficult to achieve. In those cases, the County collects information on the barriers to
success, and works with the Continuum of Care to develop solutions for moving toward better outcomes.

The following outputs and outcomes were tracked throughout the 2014 program year for emergency shelters. This information was reported out of HMIS. The benchmarks developed apply to the 2013 and 2014 program years.

a. Reduce the average length of stay in emergency shelters. Over the next two program years, our benchmarks include reducing the average length of stay by 10% each year.

- For the ESG funded emergency shelters, the average length of stay was 62 days in 2013 and 35 days in 2014, resulting in a 43.5% decrease. This is due in part to a change in the projects which were selected for funding.

- For the entire Continuum of Care, the length of stay in emergency shelter was 60 days in 2013 and 63 days in 2014, resulting in a .5% increase.

b. Maintain unit/bed utilization for shelters, transitional housing, and permanent housing at or above the following percentages:

- Emergency shelter facilities will maintain at or above 90% bed/unit utilization for the next two years.
  - Overall ESG-funded shelter facilities had a unit utilization rate of 98.9% in 2014.
  - For the ESG-funded emergency shelters, bed utilization for “households without children” was reported as 44% in 2013. Since then HUD has separated unaccompanied minors into their own category of “households with only children.” No projects which serve households with only children were selected for ESG funding in the 2014 program year, however, system wide, the utilization rate for households with only children was 56%.
For the entire Continuum of Care, shelter bed utilization for households without children was 87% in 2012, 83% in 2013, and 87% in 2014, and the shelter unit utilization for families with children was 92% in 2012, 83% in 2013, and 99% in 2014. This increase in utilization is largely attributed to a project designed to temporarily shelter persons discharging from institutions until more suitable housing can be obtained.

- Transitional housing facilities will maintain at or above 90% bed/unit utilization for the next two years.

For the entire Continuum of Care, transitional housing bed utilization for households without children was 94% in 2012 and 2013. In 2014, there was a 3% increase to 97%. For families with children, unit utilization was 95% in 2012 and 2013. There was a decrease in utilization of 7% to 88% in 2014. This is a small part of the inventory at 25 units. This decrease is primarily attributable to a single project which served more households without children than anticipated, resulting in a utilization rate that appears low although the units were not vacant.

- Permanent Supportive Housing programs facilities will maintain at or above 90% bed/unit utilization for the next two years.

For the entire Continuum of Care, permanent supportive housing bed utilization for households without children was 96% in 2014, in 2012 and 2013 it was 97%. Units for families with children had a utilization rate of 103% in 2014, and 96% in 2012 and 2013.

E. Other Actions in Consolidated and Annual Action Plans

The following narrative sections include a required summary of progress made on other actions taken in several areas.

1. Reducing Barriers to Affordable Housing

This narrative section reports on efforts made to reduce public policy barriers to affordable housing in the Consortium area. Barriers may exist when the cost of housing or the incentives to develop, maintain or improve affordable housing are negatively affected by public policies of the
jurisdiction. Public policies include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, and policies that affect return on residential investment. It should be noted, however, that the County and Consortium members have little or no control over many of the primary factors that drive the cost of housing and impact property values and the overall health of the home building industry, such as interest rates, and private banking/lending industry practices.

a. Funding in Support of Affordable Housing

During the reporting period, Snohomish County and Consortium members continued their commitment to affordable housing and to overcoming cost barriers to developing and maintaining affordable housing through continued administration of existing federal, state, and local resources for this purpose. In addition, in the past several years, Snohomish County has sought new opportunities for federal and state funding that became available and implemented new local funding to assist with these efforts. Accomplishments with these funds are discussed throughout this report.

b. Comprehensive Planning

The County and local jurisdictions in the Consortium have included affordable housing in their comprehensive planning processes. The Washington State Growth Management Act (GMA) and Countywide Planning Policies (CPPs) require jurisdictions to plan for a broad range of housing types and residential densities and to make adequate provisions for existing and projected housing need for all economic segments of the population, including low-income households. The CPPs provide a framework for regional consistency and are developed by the County in coordination with the cities. All comprehensive plans of the County and its cities must be consistent with the CPPs.

Snohomish County Tomorrow (SCT) provides a form for city/county collaboration on common growth management issues. A steering committee of the SCT may authorize studies and recommend policies that apply to the cities and the unincorporated areas of the county. Pursuant to the CPPs, through SCT, the cities and the County completed an updated Housing Characteristics and Needs in Snohomish County report in January 2014.
The report includes information on population growth and housing demand, on the characteristics of the existing supply of housing units, and on the availability of affordable housing and rental assistance vouchers. It also projects the total number of housing units needed to accommodate the 2035 population projections for each local jurisdiction, and estimates the percentage of affordable housing units necessary to meet the needs of the projected population, by income ranges and for special needs populations. In addition, the report provides information on the land supply available for residential growth and housing capacity for that land. Finally, the report compiles information on the various strategies used by local jurisdictions to promote affordable housing and provides a list of tools and resources available that may be used to help address affordable housing needs. The report found that while the number of overall strategies used by jurisdictions did not expand appreciably since 2007, the frequency of use increased significantly for many individual strategies and categories.

The report was completed within a timeframe so that the information was available for consideration during development of city and County comprehensive plan updates in 2015 and during development of the Consortium’s 2015-2019 Consolidated Plan. Snohomish County adopted updates to its Comprehensive Plan in June 2015, including changes and additions to some objectives and policies in the Housing Element intended to further support and address affordable housing goals.

c. County Development Regulations and Processes

During the reporting period, the County continued to review and revise its land use and development controls. The update of the Unified Development Code is an ongoing effort for the County’s Planning and Development Services. This effort includes revisions intended to improve the Unified Development Code’s clarity, consistency, simplicity, and flexibility, in part to reduce the cost of compliance for developers and builders and to implement the Generally Policy Plan policies.

d. Contingent Loan Guarantee Policy

Snohomish County continues to have a policy in place whereby it can provided up to $40 million in contingency loan guarantees to non-profit organizations and public housing authorities to support affordable
housing projects. This credit enhancement can assist agencies to secure loans for these types of projects and to reduce interest rates.

e. Property Tax Exemptions.

The Snohomish County Assessor’s Office administers a number of programs that help reduce property taxes for property owners with limited income. This includes a property tax exemption program for senior citizens and disabled persons with limited incomes and tax deferment programs for senior citizens, disabled persons, and other homeowners with limited incomes. Property tax exemptions are also available through the Washington State Department of Revenue for some types of affordable housing projects.

f. Interjurisdictional Affordable Housing Committee

The Alliance for Housing Affordability (AHA) was established in 2013 through an interlocal agreement. AHA was formed as an interjurisdictional venue to provide education, technical support, and an opportunity for participating jurisdictions to work collaboratively to find creative solutions to meet affordable housing needs throughout the county, complementing existing efforts to address these needs. AHA members currently include Snohomish County, 13 cities within Snohomish County, and the Housing Authority of Snohomish County. During the 2014 program year, housing profiles were completed for all 13 member cities and Snohomish County, and are intended to provide information and education on housing needs in each jurisdictions and to provide a foundation for the work of AHA going forward. In addition, over the past year, AHA staff directly supported the housing element update process in several member cities, developed a website, and conducted education and outreach to planning commissions and city councils.

g. Puget Sound Regional Council

The County is a member of the Puget Sound Regional Council. The PSRC is a four-county council that engages in planning for regional transportation, growth management, and economic development. The PSRC was awarded a $5 million Sustainable Communities Regional Planning Grant from HUD three years ago. The planning grant provided support for Growing Transit Communities: A Corridor Action Strategy for Puget Sound. The program supported neighborhood planning for more sustainable communities around new transit centers that are expected in the region in the next 20 years. The purpose of the program is to put jobs and opportunity close to where people live, while sustaining a healthy environment and economy. Snohomish
County staff participated in affordable housing and fair housing workgroups. Recommendations for these and equitable strategies were made in the 2013 program year. Snohomish County staff continued to participate in planning activities during the 2014 program year.

2. Fostering and Maintaining Affordable Housing

This narrative section reports on efforts made to preserve existing affordable housing. This includes efforts to maintain the existing affordable housing stock in decent and safe condition and to prevent the loss of affordable housing units. CDBG, HOME, and/or AHTF funds are being used or have been awarded to the activities listed below to preserve the existing affordable housing stock.

- A project is underway to rehabilitate an existing 45-unit apartment complex in Lake Stevens serving low-income seniors and disabled adults to prevent the possible loss of these affordable rental units in the community.
- A project is underway to rehabilitate an existing 40 units apartment complex in Mountlake Terrace to maintain the units in good condition for low-income seniors, persons with disabilities, and veterans.
- Funds were awarded to a project to acquire and rehabilitate two existing apartment complexes with 88 units in Lake Stevens in order to maintain these units in good condition for low-income seniors and persons with disabilities.
- Funds were awarded to a project to rehabilitate an existing apartment complex in Snohomish in order to maintain these units in good condition for low-income seniors and persons with disabilities.
- Two programs provided home repair and home rehabilitation to 438 low- and moderate income homeowners. These activities assist homeowners to remain in their homes and also help to maintain the current housing stock.
- Seven emergency shelters and six rental housing projects serving extremely low-income persons were provided funding to assist with building operating and maintenance costs.
3. **Institutional Structure and Coordination**

This narrative section reports on actions taken to develop and maintain the institutional structure and coordination through which the Consolidated Plan is carried out.

Key strengths in the Consortium’s institutional structure continue to be the existence of a broad range of project sponsors for affordable housing and non-housing community development projects (public facilities, infrastructure improvements, public services), two public housing authorities, ongoing local government and resident input through the Consortium’s Technical Advisory Committee and Policy Advisory Board, local community planning processes particularly around housing and homelessness, and the collaborative partnerships between the County, local governments, Everett/Snohomish County Continuum of Care, public agencies, private non-profit organizations, and faith-based organizations to address local housing and non-housing community development needs for low- and moderate-income persons.

While the local capacity to develop affordable housing continues to be strong, areas that could be strengthened include increasing development and operational capacity for housing for persons with special needs such as elderly persons and persons with disabilities. Two projects were funded in the 2014 funding round to develop three units with nine beds of permanent rental housing for persons with developmental disabilities in the community. The County will continue to collaborate with the housing development community to address the community’s capacity to develop, own, and operate affordable housing for elderly persons, persons with disabilities, and other persons with special needs.

County staff in the Housing and Community Services Division (H&CS) of the Snohomish County Human Services Department continued to attend local and regional meetings in order to maintain and increase the coordination of activities between the County and other entities working to create suitable living environments, to provide decent affordable housing, and to create economic opportunities for low-income persons in our community. This includes, but is not limited to, meetings of the Housing Consortium of Everett and Snohomish County, the Continuum of Care, the Investing in Families Initiative, the Alliance for Housing Affordability, the Growing Transit Community program, the Monitoring Coordination Task Force, the Housing Trust Fund Policy Advisory Team.

H&CS staff provided workshops and technical assistance to potential applicants for housing and community development funds regarding project eligibility, program regulations, and application requirements. H&CS staff also provided technical assistance to project sponsors who
were awarded project funding in order to ensure compliance with program requirements and regulations.

The Consortium continued to allocate a portion of its HOME funds to provide operating support to Community Housing Development Organizations (CHDOs) in order to build and maintain local capacity to efficiently produce and maintain affordable housing. Impact Capital continued to operate a revolving loan fund with AHTF funds which provides pre-development loans to develop affordable housing in Snohomish County.

In regard to the Continuum of Care, the most significant gap in the Continuum of Care delivery system is the lack of capacity and resources in relation to the growing needs in the community. Snohomish County and the Continuum of Care continue to be engaged in systems change efforts. This includes increased coordination between systems, especially mainstream systems, targeted funding strategies, and the continued development and implementation of a coordinated entry system. These efforts are intended to provide a consistent process for people to access the homeless system or to be diverted and to utilize the limited resources more effectively by targeting resources more effectively.

4. Enhancing Coordination Between Public and Private Housing and Social Service Agencies

Local coordination efforts that link housing and services providers are ongoing and continue to be strong in Snohomish County, particularly in regard to projects serving people experiencing homelessness and people with special needs. Coordination is achieved through participation in various community partnerships and collaborative efforts, such as the Housing Consortium of Everett and Snohomish County, the Continuum of Care, the Gates Foundation, Investing in Futures Initiative, the Partnership to End Homelessness which has a standing committee dedicated to increasing coordination between housing, health and Homeless School Liaison meetings. These partnerships and collaborations provide ongoing opportunities for public and private agencies to coordinate and align efforts around housing, homelessness, direct services, and enhancing systems coordination.

One of the collaborative efforts implemented over the past few years is an on-line housing locator system that allows services providers to connect their homeless and/or low-income clients to housing opportunities in the private market. Many service providers, some of which receive funding through the County, work closely with landlords through the implementation of various housing and service programs. These providers often assist clients in obtaining rental units and in working with landlords to
resolve issues that arise so that clients may remain in the units and achieve stability. A local service provider also operates a renter certification program, which receives funding through the County. The program provides education and assistance to help people with problematic rental histories access the private rental market by connecting with mainstream services to address barriers and conducts outreach to social service programs and landlords. In addition, coordinated entry housing navigators are being funded through the County to work with homeless individuals and families to connect them with housing and have access to a flexible fund so that they can pay deposits, rents, and other costs associated with getting homeless individuals and families into housing with private landlords and connected with services to avoid the homeless housing system when possible.

Two newly implemented projects in 2015 focus on assisting homeless households with high barriers to obtaining and maintain housing in the private rental market. A landlord engagement specialist who specializes in recruiting landlords to work with homeless households with barriers to obtaining housing in the private rental market is being funded under one project. An additional project funds a housing retention specialist to work with service providers. It is anticipated that these services will increase housing retention and stabilization for formerly homeless individuals and families who are placed in the private rental market.

An additional project, which is being undertaken in 2015 by the Systems Coordination Committee of the Partnership to End Homelessness Governance Board, is to develop a services crosswalk from a life domains matrix that is used by housing agencies to assess their clients' level of self-sufficiency in multiple areas such as mental health, employment, healthcare, etc. This crosswalk will ensure that housing agencies are connecting their clients to the services that are appropriate to meet their needs.

As part of its affordable housing application process, the County continues to include a review of whether the appropriate type and level of supportive services will be available where this is relevant to the population served. This helps ensure that housing providers will coordinate with service providers to the extent necessary to connect tenants with the services they will need to maintain housing.

5. Reducing the Number of Persons Living Below the Poverty Level

This narrative section reports on efforts to reduce the number of poverty-level families.
Poverty results from multiple factors. These factors include a person's ability to work, a person's existing education and skill level, the availability of educational and training opportunities, and the availability of employment opportunities including living wage jobs. Other factors include the availability of assistance for those who are unable to work and for those who are working but not earning enough to attain self-sufficiency above a poverty level. Personal circumstances and challenges may also affect an individual's ability to achieve self-sufficiency.

During the program year, Snohomish County continued efforts in relevant areas where it can have an influence on reducing the number of persons below the poverty level. Some highlighted actions in this area are listed below.

a. Snohomish County Human Services Department

The Snohomish County Human Services Department administers several programs aimed at reducing the number of persons living below the poverty level. While budget cuts in recent years have impacted funding for some of these programs, the County continues to provide services within the level of funding available and continues to seek new resources.

The Housing & Community Services Division within the Human Services Department administers CDBG, HOME, ESG, and other federal, state, and local funds which help low-income and homeless persons progress towards self-sufficiency. Many of the service projects funded provide case management, employment and training support, and other supportive services that assist low-income and homeless persons obtain the skills, income, and other resources necessary to move towards self-sufficiency. In addition, affordable housing capital projects funded incorporate supportive services, where applicable, to promote the self-sufficiency of its residents. These projects help to create a more stable housing environment which assists residents to move towards self-sufficiency.

The Snohomish County Human Services Department is the designated Community Action Agency (CAA) for Snohomish County. The Community Action Partnership resides within the Housing & Community Services Division and as such, supports various programs that help to mitigate the effects of poverty to help individuals and families improve their economic situation and works toward self-sufficiency. The following is a list of these programs:
- The Community Services Block Grant (CSBG) provides federal grants funds for services to assist very low-income persons to achieve stability and move toward self-sufficiency.

- The Early Childhood Education and Assistance Program (ECEAP) supports low-income preschool children in Snohomish County to succeed in the public education system by addressing the educational, health, and social needs of the children, while placing special emphasis on participation and support to the family.

- North Snohomish County Early Head Start (NSC-EHS) helps families with children from birth to three years old and pregnant women who have limited incomes. The program partners with families to promote the growth and development of infants and toddlers.

- Veterans Assistance conducts outreach, provides emergency financial assistance to veterans, helps veterans apply for VA benefits, and arranges for alcohol/drug assessment and treatment at the VA Medical Center.

- Energy Assistance gives grants to low-income households to help them pay their heating bills and also repairs heating systems.

- Weatherization performs home weatherization improvements, completes safety checks for home ventilation and heating systems, and provides energy conservation education to low-income homeowners and renters.

b. Workforce Development Snohomish County

Snohomish County participates on the Workforce Development Snohomish County (WDSC). The WSDC manages federal funds received under the Workforce Development Act for various employment and training programs. These programs assist employees to make career transitions and help create a sustainable workforce for employers. The WDSC’s current strategic plan includes the following goals:
- A workforce development system that is globally competitive;
- Meeting industry needs by filling jobs with qualified candidates;
- Assisting job candidates to obtain and retain employment; and
- Assisting businesses and job candidates to continuously enhance their productivity and prosperity.

The WDSC oversees the operation of WorkSource centers in Snohomish County. The centers provide employment and training services and access to a database of existing employment opportunities. The WDSC leads and partners with other organizations in the community on a number of initiatives to achieve its strategic goals. The Rapid Response Initiative assists people who are facing layoff so they can find employment and enroll in education and training. The Investing in Families Initiative of the Gates Foundation is a community-wide strategic planning process to transform systems and reduce family homelessness in Snohomish County. The overall goal is to find ways to make these systems more efficient and effective at moving low-income people towards self-sufficiency.

The WDSC also partners with organizations in the community to implement funding received under the American Recovery and Reinvestment Act for workforce development programs such as a grant that provides training for Snohomish County workers in energy efficiency careers.

c. Financial Asset Development Coalition

Snohomish County, in partnership with the United Way of Snohomish County, the Workforce Development Snohomish County, and other community partners, through the Snohomish County Asset Building Coalition, continued activities toward creating self-sufficiency in our community. The five objectives of the Coalition include capacity building, income tax and Earned Income Tax Credit, financial education, public policy, and asset ownership. The coalition provides professional development training to frontline human services staff working with low-income people on asset development, provides assistance to low-income people in completing tax forms and collecting the Earned Income Tax Credit, and provides assistance in increasing asset ownership among low-income families through Individual Development Accounts. During the past year, the Coalition, in partnership with many non-profit, government and public agencies, helped organize two Financial Fitness events targeted to the Latino community in Snohomish County to provide free workshops and educational session in Spanish regarding homeownership and
foreclosure, saving and paying for education, small business development, credit counseling and debt and budgeting.

d. Section 3 Opportunities

The HUD Section 3 program requires that grant recipients of CDBG and HOME funds, to the greatest extent possible, provide job training, employment, and contracting opportunities for low-income residents in connection with construction projects and activities in their neighborhoods. The number of Section 3 businesses that received CDBG funding in construction contracts and the amount of CDBG funding they received during the 2014 program year is currently not available; HUD has postponed the reporting deadlines for this information as the federal reporting system was not operational during the year. Section 3 businesses are businesses which are 51% or more owned by low-income persons or businesses in which at least 30% of its full-time employees are low-income persons.

6. Addressing Obstacles to MeetingUnderserved Needs

This narrative section reports on efforts made to address obstacles to meeting underserved needs in the community.

The main obstacle to meeting underserved needs is the limited funding available to address all of the needs in the community. This has become an even greater obstacle in the past few years due to reductions in several federal, state, and local sources of funding.

Snohomish County has continued to seek additional sources of funding to help meet community needs as opportunities have become available. This has included new federal funding made available under the Continuum of Care and the Washington State ESG programs and state funding under the new Consolidated Homeless Grant (CHG) and Housing and Essential Needs (HEN) programs. Systems Innovation Grants through the Bill and Melinda Gates Foundation Ending Family Homelessness Initiative have also provided new funding.

New resources that were implemented in the past few years to help meet additional needs in the community were continued in the 2014 program year. Snohomish County continued its local sales tax program to provide additional services and housing for persons with mental illness and chemical dependency. The Housing Authority of Snohomish County continued to administer new rental housing vouchers that were awarded and brought on-line in the past few years for veterans and for families with children in, or at risk of being placed in foster care and for young adults exiting foster care. The Housing Authority of Snohomish County also
applied for, and received an awards of additional new rental housing vouchers for veterans during the program year.

Additional information on actions taken to address underserved needs is included in the narrative sections throughout this report.

7. Housing Consortium of Everett and Snohomish County

The Housing Consortium of Everett and Snohomish County (HCESC) continued its work in support of affordable housing during the program year. Its mission is to provide strategic leadership in crafting affordable housing policy and programs in Snohomish County. The HCESC has over 50 members. Members include affordable housing providers, service providers, banks, realtors and builders associations, local government, organizations that provide funding for affordable housing development, and other interested persons.

During the program year, the HCESC met monthly and hosted a series of three-breakfast forums on local affordable housing issues. The HCESC also hosted its eighth Affordable Housing Conference in June 2015. The conference was targeted to elected officials and staff of cities and counties, staff and board members of non-profit organizations interested in developing affordable housing, and interested citizens. Other efforts included education and advocacy with state legislators to on behalf of affordable housing funding and policies.

8. Ensuring Compliance with Program and Comprehensive Planning Requirements

Program staff conducted on-site monitoring reviews of selected activities to determine whether the projects were being carried out in accordance with program regulations and Consolidated Plan objectives. In addition, program staff used tools such as quarterly and annual reports to assess the progress of projects and compliance with program regulations.

9. Lead Based Paint

Program staff provided resources information and technical assistance to sub-grantees for lead-based paint identification, awareness, and abatement.
10. **Energy Efficiency**

Energy efficiency improvement needs continued to be supported through the homeowner housing rehabilitation and repair programs supported with CDBG and HOME funds as well as through weatherization programs funded with other resources.

F. **Public Housing**

This section summarizes key actions taken in the 2014 program year to address the needs of public housing and other assisted housing by the Housing Authority of Snohomish County (HASCO) and to encourage public housing residents to become more involved in management and to participate in homeownership.

HASCO is a Public Housing Agency that was established in 1971 to provide affordable housing, enhance quality of life, and build safer and strong communities.

1. **Actions Taken to Address the Needs of Public Housing and Assisted Housing Residents**

   a. Consolidated Plan/Action Plan Goals

   HASCO undertook the following activities towards the Consortium’s 2010-2014 Consolidated Plan and 2014 Action Plan goals. These activities are listed below; additional information is located in Section III. A.

   i. Consolidated Plan Strategy H-1, Objective HO-1

   - HASCO, Glenwood Apartments project
   - HASCO, Woodlake Manor project
   - HASCO, Tall Firs project

   ii. Consolidated Plan Strategy H-1, Objective HO-2

   - HASCO, Administration of Section 8 rent subsidies.
iii. Consolidated Plan Strategy H-3, Objective HO-9

- HASCO, Administration of Section 8 vouchers for:
  - Non-elderly disabled persons
  - Non-elderly disabled persons exiting institutions
  - Veterans (received 12 additional vouchers in the 2014 program year)
  - Family unification

iv. Consolidated Plan Strategy H-5, HO-15

- HASCO, Section 8 homeownership program.

b. Continued Operation and Maintenance of Assisted Housing

In addition to administering the Section 8 voucher programs, which served an average of 3,227 households each month during the 2014 program year, HASCO continued to operate and maintain 210 public housing rental units, 268 USDA Rural Development units, and 1,734 other affordable housing rental units throughout Snohomish County, of which 194 have Section 8 housing assistance payment contracts. HASCO also owns two group homes totaling 28 beds.

In the 2014 program year, HASCO also continued to commit 267 project-based rental assistance vouchers for housing units for families with children. HASCO also continued to commit an additional 196 project-based rental assistance vouchers for housing units for seniors and persons with disabilities.

In the 2014 calendar year, HASCO received approval from HUD to remove the 2010 Public Housing units from the Public Housing program and convert them into affordable housing for low-income households. This conversion will allow HASCO to address the major capital needs of the units through cash flow from increased rental revenue at the site.

c. Promotion of self-sufficiency and asset development of assisted households.

HASCO continues to provide an average of 10 program referrals per month and provides a range of programs on-site each year including dental van, nutrition classes, free summer lunch for children, CampFire, computer lab, literacy events, and holiday parties.
HASCO continued to offer the Housing Social Services program at the senior/disabled properties in 2014, with a roving service coordinator provided at HASCO’s smaller properties. HASCO also continued to provide the program’s services as needed to voucher holders and public housing residents on a referral basis.

HASCO also participates in the Individual Development Account (IDA) program, but no program openings were available in the past year for which their clients would qualify. In past years, HASCO clients have been able to participate in the program to save money and receive matching funds to purchase cars and for higher education such as college or vocational training.

d. Additional Activities

ii. In partnership with HomeSight, HASCO continued to implement the Manufactured Home Replacement Program at the Alpine Ridge South and Alpine Ridge East communities in Lynnwood. During the 2014 calendar year, HASCO replaced five homes at Alpine Ridge with new energy efficient manufactured homes. HASCO sold those five homes and also re-sold three existing homes.

iii. HASCO previously implemented a smoke-free policy for its subsidized housing portfolio.

iv. HASCO continued to successfully use a roving property manager for its Public Housing, Section 8, and USDA Rural Development complexes and to maintain good working relationships with local law enforcement agencies to maintain the low level of criminal activity at these sites.

v. HASCO continued to participate in and support various local groups regarding housing issues such as the Partnership to End Homelessness Board, Veterans Homelessness Committee, Puget Sound Revolving Loan Fund, the Housing Consortium of Everett and Snohomish County, Tri-County Change Network, and Alliance for Housing Affordability.

2. Actions Taken to Encourage Public Housing Residents to Become More Involved in Management and Participate in Homeownership

a. Participation in Management

HASCO continued to provide opportunities for residents to become involved in activities and management. The HASCO Board of Commissioners continued to have a resident commissioner position,
which was vacated during the 2014 program year and is currently in
the process of being filled. Residents also served on the Resident
Advisory Board to assist in development of the 2015-2019 Public
Housing Agency 5-Year and Annual Plan. During the year, HASCO
distributed a newsletter for public housing residents as well as a
holiday newsletter for Section 8 program participants and public
housing residents. The newsletters are designed to inform residents of
activities at HASCO and to provide information on ways residents can
become involved in housing authority activities, such as its resident
commisioner position or serving on the Resident Advisory Board.

b. Participation in Homeownership

HASCO continued to provide clients and assisted residents with
opportunities to become involved in homeownership activities.
HASCO continued its Section 8 homeownership program in
partnership with HomeSight. The program had 15 Section households
enrolled during the 2014 program year, with two or three families
closing on a home purchase and an additional four that were approved
for a loan and looking for a home.

3. Actions Taken to Provide Assistance to Troubled Public Housing
   Agencies.

Not applicable. HASCO has most recently been designated by HUD as a
high performer for both Section 8 and Public Housing.

G. Leveraging Resources

This narrative section describes progress made in obtaining other public and
private resources to address needs identified in the 2010-2014 Consolidated
Plan. It also discusses how federal formula funds under the CDBG, HOME,
and ESG programs helped leverage other public and private resources.

CDBG, HOME, and ESG funds awarded to housing and community
development projects leverage a significant amount of other public and
private resources as well as in-kind contributions made by project sponsors.
Extent of leveraging is one factor used in ranking and selecting proposed
housing and service projects. In addition, the award of federal and local
funds administered by Snohomish County assists local affordable housing
development projects to be more competitive when applying for other funds
by demonstrating local support and project readiness. Matching funds are
required by the HOME and ESG program and are addressed in the specific
narratives for those programs.
CDBG projects reported contributing funds of $3,308,054 from other federal, state, local, and other resources. This included public facility and infrastructure projects completed during the year and homeowner home repair/rehabilitation and public service projects providing assistance during the program year. ESG projects providing assistance during the program year reported contributing funds of $1,332,466 from other federal, state, local, and other resources. HOME projects completed during the program year reported contributing funds of $1,685,236 from other federal, state, and local resources.

Direct federal sponsorship and investment enhances local resources by providing temporary bridge capital or complete permanent financing for affordable housing projects. Two affordable housing projects that were either underway or had funds budgeted during the program year will combine HOME funds with continued investment under the USDA program to preserve affordable housing for seniors and persons with disabilities. A local homebuilding program accesses resources under the Rural Self-Help Homeowner Program from USDA to assist with unit development and uses both state and HOME funding to provide purchase assistance for participating homebuyers. Projects providing housing and services for homeless persons continue to access significant federal funding under the Continuum of Care program.

State and local initiatives provide additional sources of leveraged funds, particularly for housing projects. The State of Washington Housing Trust Fund (HTF) administered by the Washington State Department of Commerce is available to local affordable housing projects through a competitive selection process. In addition the Low-Income Tax Credit Program administered by the Washington State Housing Finance Commission (WSHFC) also provides private equity investment in projects through its 4% and 9% tax credit programs. Three projects that were either underway or had funds budgeted during the program year received funding through the HTF or WSHFC Low-Income Tax Credit Program.

State initiatives for local projects providing shelter, housing, and/or supportive services for homeless and at risk persons included the Consolidated Homeless Grant (CHG) and the Housing and Essential Needs Program (HEN). The locally funded Snohomish County Ending Homelessness Program (EHP) also supports this purpose. In addition two local Snohomish County funding programs provide resources for affordable housing. This includes the Affordable Housing Trust Fund (AHTF), which generates approximately $600,000 annually, and the Sales Tax Program for persons with mental health and chemical dependency disorders, which provides approximately $675,000 annually in support for affordable housing development.
H. Self-Evaluation

The narrative in this section provides an evaluation of accomplishments made during the 2014 program year and cumulatively during the 2010-2014 programs years. It includes information on the status of certain aspects of the grant programs and provides a comparison of proposed versus actual accomplishments under each of the 2010-2014 Consolidated Plan priorities, strategies, and objectives.

1. Timely Use of Grant Funds

   a. **CDBG** – Under HUD requirements, the County can have no more than 1.5 times the grant amount remaining unexpended in its CDBG line of credit 60 days prior to the end of the program year. The County met the CDBG expenditure requirement in the 2014 program year.

   b. **ESG** – ESG funds are required to be obligated within 180 days, and expended within two years, of the date the funds are made available. The County met the 2014 obligation deadline for 2014 funds. The County met the 2014 expenditure deadline for all but $1,000.15 of 2012 ESG funds. This minor unexpended balance was due to a project cost under run and the funds were not able to be re-allocated and expended by the required deadline.

   c. **HOME** - Under HUD requirements, HOME funds must be committed within two years of the grant date and expended within five years of the grant date. The County successfully met both the commitment and expenditure deadlines for HOME funds in the 2014 program year.

2. CDBG Funding Caps

   The CDBG program establishes funding caps for public service activities and grant planning and administrative caps. No more than 15% of the CDBG grant plus 15% of prior year program income may be obligated for public services. No more than 20% of the CDBG grant plus 20% of the current year program income may be obligated for grant planning and administration.

   The County met the 2014 funding cap for public services, with a total of 9.45% obligated for these activities. The County also met the 2014 funding cap for grant planning and administration, with a total of 11.72% obligated for these activities.
3. **Accomplishment Summary Tables and Evaluation**

The Consortium has successfully completed the fifth year of its 2010-2014 Consolidated Plan. Overall, during this fifth year, the Consortium continued to make good progress towards reaching its annual and five-year 2010-2014 Consolidated Plan goals for affordable housing, public facilities, infrastructure and services using CDBG, HOME, and ESG funds, as well as other federal, state, and local funds. At the end of this five-year period, about half of all the five-year goals were met or exceeded, with significant accomplishments achieved towards most of the other goals. Projects funded helped to make decent and safe housing affordable, accessible, and available in our community for low- and moderate-income households. Projects funded also helped to create more suitable living environments and sustainable communities through community development activities which benefited low- and moderate-income individuals and neighborhoods.

While overall accomplishments were significant and had meaningful impact on the lives of Consortium residents, accomplishments in some goal categories were below the projected five-year projections developed in 2010. In large part this was due to reduced funding available under the federal formula grant programs and other sources. Over the past four years, the CDBG and HOME programs were cut 29%, resulting in a cumulative decrease of $6 million in grant funds to the Consortium for the 2011-2014 program years. The ESG program was also cut 24% in the 2013 and 2014 years, which reduced the grant funding received by another $116,231. There have also been reductions in other federal, state, and local resources. The Consortium continued to see the effects of these reductions this year on some of its five-year goals in the 2010-2014 Consolidated Plan.

During this time, the County implemented a new local funding resource and also sought funding from other resources, where opportunities were made available, to help meet the five-year goals. These efforts assisted the Consortium in making additional progress towards some of its five-year goals, but were only able to partially offset the impact of the funding cuts.

Accomplishment summary tables are provided below for each of the five-year 2010-2014 Consolidated Plan priorities for affordable housing, public facilities, infrastructure, and service programs. The tables provide summary information on annual and cumulative accomplishments as well as a comparison between the proposed five-year goals and the actual accomplishment achieved towards these goals through the end of the 2014 program year. Narrative evaluation of the accomplishments is also included. The 2014 program year is the fifth and final year under the
2010-2014 Consolidated Plan. The cumulative benchmark goal for the fourth year is 100% of the five-year goal.

**Consolidated Plan Priority: Affordable Housing**

The 2010-2014 Consolidated Plan includes affordable housing objectives in three main categories: affordable rental housing, homeowner housing rehabilitation, and first-time homebuyer assistance.

As shown in the accomplishment summary table below for affordable rental housing, the five-year goals were exceeded for three areas: Section 8 rent subsidies (H-1, HO-2), new homeless housing rent subsidies and units (H-2, HO-5), and rent subsidies for non-homeless persons with special needs (H-3, HO-9).

### Affordable Rental Housing

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Affordable Housing</th>
<th>5-Year Goal # of Units</th>
<th>PY 2010 - 2013 # of Units Completed</th>
<th>PY 2014 # of Units Completed</th>
<th>Total # of Units Open or Funds Budgeted</th>
<th>Total # of Units</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-1 HO-1 New &amp; Maintained Rental Housing</td>
<td>760 total</td>
<td>145</td>
<td>0</td>
<td>268</td>
<td>413</td>
<td>54%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>570 of total ≤ 50% AMI</td>
<td>122</td>
<td>0</td>
<td>245</td>
<td>367</td>
<td>64%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>190 of total ≤ 80% AMI</td>
<td>23</td>
<td>0</td>
<td>23</td>
<td>46</td>
<td>24%</td>
<td></td>
</tr>
<tr>
<td>H-1 HO-2 Section 8 Rent Subsidies Households Per Year</td>
<td>3,000 per year</td>
<td>3,244 per year avg</td>
<td>3,227</td>
<td>N/A</td>
<td>3,241 per year avg</td>
<td>108%</td>
<td></td>
</tr>
<tr>
<td>H-2 HO-5 New Homeless Housing</td>
<td>150</td>
<td>107</td>
<td>9</td>
<td>108</td>
<td>224</td>
<td>149%</td>
<td></td>
</tr>
<tr>
<td>H-3 HO-8 New Non-Homeless Special Needs Rental Housing</td>
<td>228</td>
<td>21</td>
<td>0</td>
<td>3</td>
<td>24</td>
<td>11%</td>
<td></td>
</tr>
<tr>
<td>H-3 HO-9 Maintained &amp; Increased Special Needs Rent Subsidies – Households Per Year</td>
<td>365 per year</td>
<td>878 per year avg</td>
<td>1,222</td>
<td>N/A</td>
<td>947 per year avg</td>
<td>259%</td>
<td></td>
</tr>
</tbody>
</table>

Significant progress was also made under the goal for new and maintained rental housing (H-1, HO-1), with 268 rental units underway or with funds budgeted in 2014, increasing the total units assisted over the 2010-2014 time period to 413. Although overall accomplishments in this category are 54% of the five-year goal, this is an increase from 31% at the
end of last year, and represents a significant achievement given the decline in many federal, state, and local financing resources over the past several years that support these types of projects.

Some progress was also made towards the goal for new capital units of non-homeless special needs rental housing (H-3, HO-8), with two new projects funded in the 2014 program year that will create three units (nine beds) for persons with developmental disabilities. This increased the cumulative accomplishments under this category to 11%, although still well below the five-year goal. In general, development of new units for low-income, non-homeless persons with special needs has become more challenging in recent years. In the past three years, no funding has been made available under the HUD 202 or HUD 811 federal programs to provide capital funding in support of the development of new rental units for low-income seniors and persons with disabilities, resources that have been accessed by local projects in the past. In addition, a local private, non-profit organization with a long history of developing, owning, and operating affordable rental housing for seniors in our community decided last year not to continue these activities in the future.

However, while the Consortium was only able to achieve modest success overall towards the objective to create new rental units for persons with special needs, it greatly exceeded the annual and five-year goals for new and maintained rent subsidies for this population (H-3, HO-9), with cumulative accomplishments in this category at 259% of the five-year goal. Resources to maintain and expand the supply of rent subsidies to meet the critical housing needs of persons with special needs were made possible through the continuation of existing, and the award of new, Section 8 vouchers specifically designated for subpopulations of persons with special needs by HUD to HASCO and new rent subsidies provided under the County’s sales tax program and the North Sound Mental Health Administration for persons with mental health and/or chemical dependency disorders. In addition, many of the units and rent subsidies brought on-line under the homeless housing objective (H-2, HO-5) serve homeless persons with special needs.

As shown in the accomplishment summary table below, additional accomplishments were achieved in 2014 in two of the three categories of homeowner housing rehabilitation.
Homeowner Housing Rehabilitation

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Housing</th>
<th>5-Year Goal # of Households To Assist</th>
<th>PY 2010 - 2013 # of Households Assisted</th>
<th>PY 2014 # of Households Assisted</th>
<th>Total # of Households Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-4 HO-11</td>
<td>Homeowner Rehabilitation</td>
<td>175</td>
<td>60</td>
<td>4</td>
<td>64</td>
<td>43%</td>
</tr>
<tr>
<td>H-4 HO-12</td>
<td>Homeowner Weatherization</td>
<td>375</td>
<td>103</td>
<td>0</td>
<td>103</td>
<td>27%</td>
</tr>
<tr>
<td>H-4 HO-13</td>
<td>Homeowner Minor Home Repair</td>
<td>1,625</td>
<td>1,478</td>
<td>434</td>
<td>1,912</td>
<td>118%</td>
</tr>
</tbody>
</table>

Under the homeowner rehabilitation objective (H-4, HO-11) in the table above, 11% of the annual goal was met and 43% of the five-year goal was met, showing continued progress toward this goal during 2014, but with accomplishments well below the five-year goal. Lower than anticipated accomplishments were achieved under this objective due to the discontinuation of a long-standing homeowner home rehabilitation program in the community at the end of the 2011 program year. The program served residents county-wide, outside the City of Everett. A program serving Everett residents continues to successfully operate and has expanded its service area to include the Everett Urban Growth Area.

No applications were received under the homeowner weatherization objective (H-4, HO-12) for 2014. Under the objective for minor home repairs (H-4, HO-13), 134% of the annual goal was met and the five-year goal was exceeded at 118%. Additional funding was provided to the project sponsor for this program during the 2014 program year to help reduce a backlog of health and safety repair work orders. In addition, the program continued its limited expansion of the type of repairs provided in order to help alleviate the critical gap in services created when the homeowner home rehabilitation program referenced above was discontinued.

As shown in the accomplishment summary table below, the Consortium has exceeded its five-year goals to provide assistance to low-income, first-time homebuyers, with 152% of the goal met for the development of new homes through sweat equity/self-help construction programs and 161% of the goal met for home purchase assistance.
First-Time Homebuyer Assistance

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Housing</th>
<th>5-Year Goal # of Units</th>
<th>PY 2010 - 2013 # of Units Completed</th>
<th>PY 2014 # of Units Completed</th>
<th>PY 2014 # of Units Open or Funds Budgeted</th>
<th>Total # of Units</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-5 HO-14</td>
<td>Homeownership Units</td>
<td>50 units</td>
<td>38</td>
<td>0</td>
<td>38</td>
<td>76</td>
<td>152%</td>
</tr>
<tr>
<td>H-5 HO-15</td>
<td>Homeownership Purchase Assistance</td>
<td>70 households</td>
<td>80</td>
<td>8</td>
<td>25</td>
<td>167</td>
<td>161%</td>
</tr>
</tbody>
</table>

Consolidated Plan Priority: Public Facilities

As shown in the accomplishment summary table below, the first public facility objective listed to remove facility barriers for accessibility (CD-1, PFO-1) was fully met at 100%, with one new project funded in 2014, and the second public facility objective for facilities serving homeless and persons with special needs (CD-2, PFO-2) was exceeded in previous years, and remained at 120%.

Public Facilities

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Facility</th>
<th>5-Year Goal # of Projects To Fund</th>
<th>PY 2010 - 2013 # of Projects Funded</th>
<th>PY 2014 # of Projects Funded</th>
<th>Total # of Projects Funded</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-1 PFO-1</td>
<td>Barrier Removal to Facilities for Accessibility</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td>4</td>
<td>100%</td>
</tr>
<tr>
<td>CD-2 PFO-2</td>
<td>Facilities for Low- and Moderate-Income, Special Needs, and Homeless Persons</td>
<td>5</td>
<td>6</td>
<td>0</td>
<td>6</td>
<td>120%</td>
</tr>
<tr>
<td>CD-1 PFO-3</td>
<td>Facilities for Low- and Moderate-Income, Youth Centers, Child Care Centers, Health Facilities, Senior Centers, and Food Banks</td>
<td>6</td>
<td>3</td>
<td>1</td>
<td>4</td>
<td>67%</td>
</tr>
<tr>
<td>CD-1 PFO-4</td>
<td>Neighborhood Facilities in Low-Income Areas, Parks and Recreation, HealthCenters, Fire Stations, and Other Facilities</td>
<td>4</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>50%</td>
</tr>
</tbody>
</table>

Accomplishments under the third public facility objective listed above (CD-1, PFO-3) increased to 67%, with one new project funded in 2014. Accomplishments under the fourth public facility objective (CD-1, PFO-4) remained at 50%, with no new projects funded in 2014. Bonus points were provided in the 2014 application round for projects in categories where the five-year goal had not yet been met, which resulted in increased accomplishments under two of the four public facility objectives.
A total of twelve public facility projects were active during the program year, including three that were completed and another nine that were underway or had funds budgeted.

**Consolidated Plan Priority: Infrastructure**

As shown in the accomplishment summary table below, 92% of the five-year infrastructure goal for streets and sidewalks (CD-2, IO-1) was met, with two new projects funded in 2014. The five-year infrastructure goal for water and sewer projects was exceeded in previous years, and remained at 180%. Bonus points were provided in the 2014 application round for projects in categories where the five-year goal had not yet been met, which resulted in increased accomplishments under the first infrastructure objective.

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Infrastructure</th>
<th>5-Year Goal</th>
<th>PY 2010 - 2013 # of Projects Funded</th>
<th>PY 2014 # of Projects Funded</th>
<th>Total # of Projects Funded</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-2 IO-1</td>
<td>Streets and Sidewalks in Low- and Moderate-Income Neighborhoods</td>
<td>13</td>
<td>10</td>
<td>2</td>
<td>12</td>
<td>92%</td>
</tr>
<tr>
<td>CD-2 IO-2</td>
<td>Water/Sewer Projects, Flood Drain Improvements and Flood Mitigation, and Solid Waste Disposal in Low- and Moderate Income Neighborhoods</td>
<td>5</td>
<td>9</td>
<td>0</td>
<td>9</td>
<td>180%</td>
</tr>
</tbody>
</table>

A total of 10 infrastructure projects were active during the program year, including seven that were completed and another three that were underway or had funds budgeted.

**Consolidated Plan Priorities:  Youth, Senior, and Public Service Programs**

As shown in the three accomplishments summary tables below, CDBG and ESG funds were used to fund projects under all three service program priorities, including programs for youth, seniors, and other public services.
# Youth Service Programs

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010 - 2013 # of Persons Assisted</th>
<th>PY 2014 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-3 YPO-1</td>
<td>Child Sexual Abuse/Assault Prevention</td>
<td>6,000</td>
<td>3,982</td>
<td>0</td>
<td>3,982</td>
<td>66%</td>
</tr>
<tr>
<td>CD-3 YPO-2</td>
<td>Pregnant &amp; Parenting Teens – Support Services</td>
<td>350</td>
<td>83</td>
<td>0</td>
<td>83</td>
<td>24%</td>
</tr>
<tr>
<td>CD-3 YPO-3</td>
<td>Pregnant &amp; Parenting Teens &amp; Young Parents – Housing with Support Services</td>
<td>250</td>
<td>259</td>
<td>58</td>
<td>317</td>
<td>127%</td>
</tr>
<tr>
<td>CD-3 YPO-4</td>
<td>Homeless Youth &amp; Young Adults – Housing with Support Services</td>
<td>1,275</td>
<td>902</td>
<td>141</td>
<td>1,043</td>
<td>82%</td>
</tr>
</tbody>
</table>

# Senior Service Programs

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010 - 2013 # of Persons Assisted</th>
<th>PY 2014 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-4 SPO-1</td>
<td>In-Home &amp; Out-of-Home Support Services to Live Independently</td>
<td>2,750</td>
<td>1,749</td>
<td>114</td>
<td>1,903</td>
<td>69%</td>
</tr>
</tbody>
</table>

# Public Service Programs

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010-2013 # of Persons Assisted</th>
<th>PY 2014 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-5 PSO-1</td>
<td>Homeless Prevention Services &amp; Homeless Housing with Support Services</td>
<td>4,125</td>
<td>3,874</td>
<td>603</td>
<td>4,477</td>
<td>109%</td>
</tr>
<tr>
<td>CD-5 PSO-2</td>
<td>Victims of Domestic Violence - Housing with Support Services</td>
<td>1,500</td>
<td>840</td>
<td>543</td>
<td>1,383</td>
<td>92%</td>
</tr>
<tr>
<td>CD-5 PSO-3</td>
<td>Persons with Special Needs – Support Services to Live Independently</td>
<td>150</td>
<td>127</td>
<td>30</td>
<td>157</td>
<td>105%</td>
</tr>
</tbody>
</table>
As reflected in these tables, the Consortium substantially met, met, or exceeded its five-year goals for four of the eleven service objectives under these three priorities (CD-3, YPO-3; CD-5, PSO-1; CD-5, PSO-2; and CD-5 PSO-3). Measurable progress was made in 2014 under an additional three services objectives (CD-3, YPO-4; CD-4, SPO-1, and CD-5, PSO-4). No additional accomplishments were achieved in 2014 under the remaining four services objectives (CD-3, YPO-1; CD-3, YPO-2, CD-5, PSO-5, and CD-5 PSO-6), as no 2014 applications were received for projects under these categories.

Overall, some progress was made towards each of the service objectives during the 2010-2014 time period, with 90% or more of the five-year goals achieved in four of the eleven categories, 60% to 90% achieved in an additional four categories, and less than 60% achieved in only three categories. This represents a major accomplishment given the significant cuts to the CDBG and ESG programs during this time period. The cuts resulted in fewer service projects receiving funding awards and some service projects receiving only partial funding, which led to reduced accomplishments under some of the objectives.

4. **Summary of HUD Outcomes for CDBG, HOME, and ESG**

a. **CDBG Outcomes**

The following is a summary of HUD Outcomes for CDBG activities based on information in the CDBG Performance Measures Report located in Appendix G.
### CDBG Homeowner Housing Rehabilitation

<table>
<thead>
<tr>
<th>Provide Decent Housing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability/Accessibility</strong></td>
<td>434</td>
</tr>
<tr>
<td>Total units rehabilitated</td>
<td>434</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>434</td>
</tr>
</tbody>
</table>

### CDBG Homebuyer Assistance

<table>
<thead>
<tr>
<th>Provide Decent Housing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Affordability</strong></td>
<td>1</td>
</tr>
<tr>
<td>Total households assisted</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1</td>
</tr>
</tbody>
</table>

### CDBG Public Facility & Infrastructure Projects

<table>
<thead>
<tr>
<th>Create Suitable Living Environment</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability/Accessibility</strong></td>
<td>3,468</td>
</tr>
<tr>
<td>Persons with improved access</td>
<td>1,540</td>
</tr>
<tr>
<td>Persons with access that is no longer substandard</td>
<td>1,929</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>3,468</td>
</tr>
</tbody>
</table>

### CDBG Youth, Senior, and Public Service Projects

<table>
<thead>
<tr>
<th>Create Suitable Living Environment</th>
<th>Provide Decent Housing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability/Accessibility</strong></td>
<td><strong>Affordability</strong></td>
<td><strong>Availability/Accessibility</strong></td>
</tr>
<tr>
<td>Persons with improved access</td>
<td>1,385</td>
<td>230</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>1,385</td>
<td>230</td>
</tr>
</tbody>
</table>

### b. HOME Outcomes

The following is a summary of HUD Outcomes for HOME activities based on information in the HOME Housing Performance Report located in Appendix G.

### HOME Rental, Homebuyer, and Homeowner Rehabilitation

<table>
<thead>
<tr>
<th>Provide Decent Housing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Availability/Accessibility</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong>Affordability</strong></td>
<td>18</td>
</tr>
<tr>
<td>Total number of units</td>
<td>18</td>
</tr>
</tbody>
</table>
c. ESG Outcomes

The following is a summary of HUD Outcomes for ESG activities based on information in the Homeless Management Information System (HMIS).

<table>
<thead>
<tr>
<th>ESG Youth and Public Service Projects</th>
<th>Create Suitable Living Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Persons with improved access</td>
<td>670</td>
</tr>
<tr>
<td>Total</td>
<td>670</td>
</tr>
</tbody>
</table>

5. Summary of Adjustments or Improvements to Strategies and Activities

The 2014 program year was the final year under the 2010-2014 Consolidated Plan. In an effort to help maximize accomplishments, to the extent feasible, under any affordable housing, public facility, and infrastructure objective which was not projected to have met its five-year goal by the end of the 2013 program year, bonus points were made available to projects applying under these objectives in the competitive funding round for 2014 projects. This effort was successful in funding additional projects under these objectives, which increased accomplishments in these areas in this final year of the 2010-2014 Consolidated Plan.

During the 2014 program year, the County led the development of the Consortium’s 2015-2019 Consolidated Plan. Analysis of accomplishments achieved under the 2010-2014 Consolidated Plan, revised funding projections, along with an updated needs assessment, market analysis, and input provided through the citizen participation and consultation process, helped inform the development of new goals for the upcoming five-year period.

IV. CDBG PROGRAM NARRATIVE

A. Assessment of Relationship of CDBG Funds to Goals and Objectives

The Consolidated Plan identifies the following seven priority activities for use of CDBG, HOME and ESG funds: 1) affordable housing projects; 2) public facility projects; 3) infrastructure projects; 4) youth service programs; 5) senior service programs; 6) public service programs; and 7) grant planning and administration costs. CDBG funds were provided to support activities under all of these priorities.

During the 2014 program year, a total of $3,265,374.69 in CDBG funds was drawn down. Draw down amounts by Consolidated Plan priorities were as follows: $768,774.73 for affordable housing, $820,888.73 for public facilities,
$764,467.38 for infrastructure, $60,949.83 for youth services, $37,040.30 for senior services, $299,386.68 for public services, and $513,867.04 for grant planning and administration.

Under the affordable housing priority, there are eight strategies in total. Six of these strategies have objectives related to funding specific project activities with the overall goals of making decent housing more affordable and available/accessible in our community. CDBG funds were allocated in support of activities under three of these strategies. The strategies include:

- H-4: Home rehabilitation for existing homeowners
- H-5: Homeownership assistance
- H-3: New rental housing for persons with special needs

Refer to Section III. A., Assessment of Five-Year Goals and Objectives, to see specific activities undertaken and accomplished achieved with CDBG funds under specific priorities, strategies and objectives identified in the 2010-2014 Consolidated Plan. Refer to Section III. H., Self-Evaluation, to see summary accomplishments tables under each priority, strategy, and objective identified in the 2010-2014 Consolidated Plan. Refer to Section III. C. for a summary of affordable housing accomplishments made over the past year with CDBG, HOME, and ESG funds.

B. Changes in Program Objectives

No changes in the CDBG program objectives in the 2010-2014 Consolidated Plan were made during the program year. However, the significant funding cuts made to the program over the past several years resulted in fewer projects being funded in some categories as well as a reduction in the scope of some projects. This, in turn, resulted in reduced accomplishments under some of the objectives. For the 2014 competitive funding round which was conducted during the 2013 program year, bonus points were made available to project applications submitted under the affordable housing, public facility, and infrastructure objectives where the five-year 2010-2014 Consolidated Plan goals were not projected to be met by the end of the 2013 program. This effort was successful in funding additional projects under these objectives, to the extent feasible with the available funding, by the end of the five-year period.

During the 2014 program year, the County led the development of the Consortium’s 2015-2019 Consolidated Plan. Analysis of accomplishments achieved under the 2010-2014 Consolidated Plan, revised funding projections, along with an updated needs assessment, market analysis, and input provided through the citizen participation and consultation process, helped inform the development of new goals for the upcoming five-year period.
C. Assessment of Efforts in Carrying Out Planned Actions

As described throughout this report, Snohomish County undertook several actions during the 2014 program year as outlined in the 2010-2014 Consolidated Plan and 2014 Action Plan in support of affordable housing and community development initiatives benefitting the Consortium, including pursuing all resources indicated. Snohomish County did not hinder implementation of the Consolidated Plan by action or willful inaction. During this time, Snohomish County continued administration of the CDBG, HOME, and ESG programs as well as several other federal, state, and local funds and programs for affordable housing, homelessness, and community development activities.

In addition, Snohomish County provided requested certifications of consistency with the 2010-2014 Consolidated Plan for 19 projects applying for Continuum of Care funding, for an amendment to the Housing Authority of Snohomish County’s (HASCO’s) 2010-2014 Public Housing Agency Plan, for HASCO’s 2015-2019 Public Housing Agency Plan and 2015 Annual Plan, and for eight affordable housing projects applying for other sources of funds. All of the requested certifications were for activities that were consistent with the 2010-2104 Consolidated Plan. Copies of these certifications are available upon request from the Housing & Community Services Division of the Snohomish County Human Services Department.

D. National Objectives

All CDBG funds were used for activities that met one of the three national CDBG objectives. Snohomish County is also on track to meet the three-year 2014-2016 overall benefit certification requiring at least 70 percent of CDBG funds be expended for activities that benefit low- and moderate-income persons, with 100 percent of funds expended for this purpose in 2014.

E. Relocation

The Snohomish County Human Services Department, through its Office of Housing and Community Development (OHCD), minimizes displacement of tenants in federally-assisted projects by providing training to applicants prior to the submission of applications for federal funding and at the pre-application workshops. OHCD staff work with applicants prior to submission of applications to ensure that compliance with the Uniform Relocation Assistance, Real Property Acquisition Policies Act of 1970, as amended (URA), is implemented and that displacement of tenants is minimized throughout the process.
To minimize tenant displacement OHCD developed URA and Section 104(d) policies and procedures, which include:

1. In-House URA/104(d) Process
2. URA/104(d) Application Review & Checklist
3. Homebuyer Purchase Assistance Policy
4. Section 104(d) Policy
5. Appeals Policy
6. Installment Policy

If a project results in the demolition or conversion of a low-income housing unit and a low-income tenant is displaced, Snohomish County’s Residential Anti-displacement and Relocation Assistance Plan under Section 104(d) of the Housing and Community Development Act of 1974, as amended, are implemented.

All projects that include temporary or permanent relocation are tracked by the Relocation Specialist and assistance to applicants in complying with the requirements is provided.

HOMEOWNERSHIP PROJECTS

HomeSight, a non-profit Community Development Corporation, receives CDBG funds to provide down payment assistance to low- and moderate-income homebuyers in Snohomish County in the form of low-interest loans. In the 2014 funding year, HomeSight provided zero (0) loans, using CDBG and/or program income, to zero homebuyers in Snohomish County.

Parkview Services, a non-profit agency, receives CDBG funds to provide down payment assistance to low- and moderate-income homebuyers in Snohomish County in the form of low-interest loans. In the 2014 funding year, Parkview provided three (3) loans, using CDBG and/or program income, to three homebuyers in Snohomish County.

In the 2014 program year, no tenants were permanently or temporarily displaced as a result of a CDBG-funded project.

F. Economic Development

No economic development activities were undertaken with CDBG funds during the 2014 program year.
G. Public Service Activities Serving Limited Clientele Not Presumed Benefit

During the reporting period, four of the CDBG public service projects served a limited clientele who were not persons presumed to be low- and moderate-income by HUD. These projects included: Catholic Community Services—Pregnant and Parenting Women's Housing, Domestic Violence Services of Snohomish County—Domestic Violence Services, Mercy Housing Northwest—Senior Housing Support Services, and Volunteers of America Fair Housing Services. These projects are limited specifically to clients who meet the HUD low-to-moderate income guidelines or serve clients of whom at least 51% are low-to-moderate income. Agencies sponsoring these projects keep client information on family size and income on file to demonstrate the income eligibility of clients served and report this information quarterly. County staff tests for compliance during on-site monitoring visits.

H. Neighborhood Revitalization

The Snohomish County Consortium has no HUD-approved revitalization strategies, and therefore, has no reporting obligation for this area.

I. Racial and Ethnic Composition of Persons and Households Assisted

The table below provides a summary of the racial and ethnic composition of persons and households assisted with CDBG funds. For additional information, see the CDBG Summary Accomplishment Report in Appendix C.

<table>
<thead>
<tr>
<th>Racial and Ethnic Composition</th>
<th>Persons</th>
<th>Households</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Race</td>
<td>Hispanic/</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Latino</td>
</tr>
<tr>
<td>White</td>
<td>5,447</td>
<td>517</td>
</tr>
<tr>
<td>African American/Black</td>
<td>365</td>
<td>23</td>
</tr>
<tr>
<td>Asian</td>
<td>135</td>
<td>7</td>
</tr>
<tr>
<td>American Indian/Alaskan Native</td>
<td>141</td>
<td>9</td>
</tr>
<tr>
<td>Native Hawaiian/Other Pacific Islander</td>
<td>102</td>
<td>0</td>
</tr>
<tr>
<td>American Indian/Alaskan Native &amp; White</td>
<td>85</td>
<td>14</td>
</tr>
<tr>
<td>Asian &amp; White</td>
<td>26</td>
<td>3</td>
</tr>
</tbody>
</table>
### J. CDBG Funds Returned to the Line of Credit

Not applicable for the 2014 program year.

### V. HOME NARRATIVE

#### A. Distribution of HOME Funds Among Housing Strategies

The Consolidated Plan identifies the following seven priority activities for use of CDBG, HOME and ESG funds: 1) affordable housing projects; 2) public facility projects; 3) infrastructure projects; 4) youth service programs; 5) senior service programs; 6) public service programs; and 7) grant planning and administration costs.

During the 2014 program year, HOME funds were expended to support two of these priorities, including $1,089,648.53 for affordable housing and $151,114.78 for grant planning and administration.

Under the affordable housing priority, there are eight strategies in total. Six of these strategies have objectives related to funding specific project activities with the overall goals of making decent housing more affordable and available/accessible in our community. HOME funds were allocated to support activities under five of these six strategies. The strategies include:

- **H-1**: Affordable rental housing
- **H-2**: Housing for homeless persons
- **H-4**: Home rehabilitation for existing homeowners
- **H-5**: Assistance for first-time homebuyers
- **H-6**: Utilizing the expertise of housing developers to create a stable and well-maintained housing stock.

Refer to Section III. A., Assessment of Five-Year Goals and Objectives, to see specific activities undertaken and accomplished with HOME funds under the priorities, strategies and objectives identified in the 2010-
2014 Consolidated Plan. Refer to Section III. H., Self-Evaluation, to see summary accomplishments tables under each priority, strategy, and objective identified in the Consolidated Plan. Refer to Section III. C. for a summary of affordable housing accomplishments made over the past year with CDBG, HOME, and ESG funds.

B. HOME Match Report

The annual HOME program block grant requires a 25% match of the HOME funds used for projects from permanent non-Federal Sources.

In the 2014 program year, Snohomish County secured $323,246 in matching funds. Excess match available from previous years is $26,181,107, for a combined total of $26,604,353. The match liability for the 2014 program year is $579,918, leaving a balance of $25,924,435 in available match for future years. The HOME Match Report (HUD-401017-A) is located in Appendix F.

C. HOME MBE and WBE Contracting

Snohomish County continues its policy of ensuring that minority and women business enterprises (M/WBEs) are given an equal opportunity to compete for construction projects funded in whole or in part with the HUD funds it administers. The list of qualified M/WBEs changes on a daily basis and Snohomish County does not have the resources to maintain its own list. For these reasons, Snohomish County staff refers sub-grantees to the internet website maintained by the State of Washington with M/WBE listings. Snohomish County’s policy on M/WBE opportunity is also included in the standard language of each project contract executed. Finally, M/WBE requirements are discussed at pre-bid and pre-construction meetings with sub-grantees and their contractors.

During the reporting period, one HOME-funded affordable housing development project was completed. For this project, there were two contractors and two subcontractors, none of which were M/WBEs. Additional information may be found in the HOME Annual Performance Report, Part III MBE and WBE (HUD-40107) which is located in Appendix F.

D. HOME Affirmative Marketing

Snohomish County requires all agencies receiving HOME funds for projects with five or more HOME-assisted units to have plans to affirmatively market housing to eligible populations. This requirement is included in contracts between Snohomish County and the agencies receiving the HOME funds.
The affirmative marketing plan must include information on:

1. how the sponsor will inform the public and potential residents about fair housing laws,

2. how the sponsor will affirmatively market the units and inform persons who might not normally apply for housing through special outreach, and

3. how the sponsor will document affirmative marketing efforts and evaluate their success.

Affirmative marketing plans are reviewed by County staff as part of the project closeout and when the projects are monitored. Housing projects must display the Equal Housing Opportunity information and logo in an area that is accessible to eligible households.

E. HOME Assisted Rental Housing Monitoring

The Office of Housing and Community Development within the Snohomish County Human Services Department conducts on-site and desk review monitoring of HOME-assisted rental housing properties. The purpose of the monitoring is to assure compliance with HOME requirements during the period of time the property is required to be maintained as affordable housing.

Monitoring activities include inspections of the physical condition of the properties as well as tenant, program, and financial file review. On-site physical inspections of some properties is conducted by the Washington State Department of Commerce under a Memorandum of Understanding with Snohomish County, and any inspection reports, and required remedial actions and responses are provided to the County. Both the County and the Washington State Department of Commerce utilize a Physical Condition Standard (UCPS) form for the physical inspections. The County also participates in the Web-Based Annual Reporting System (WBARS), a collaboration of state and local funders, which requires all affordable rental housing projects funded by participating jurisdictions to file on-line annual reports which assist in desk review monitoring for the projects.

The County develops an annual on-site monitoring schedule each year for HOME-assisted rental housing units to be monitored based on the frequency required by the HOME regulations as well as a risk assessment of the Agency and past performance. A letter scheduling the monitoring is sent to the Agency. Tenants are provided a 48-hour notice prior to unit inspection. After the monitoring is conducted, a letter indicating the results of the on-site monitoring and any corrective actions needed is sent to the Agency within 30 days. The Agency then has 30 days to provide a written response to the County documenting corrective actions taken, and if needed, a schedule for
remaining corrective actions to be taken. Additional follow-up is conducted with Agencies as needed. A letter is sent to Agencies when the monitoring has been closed.

On-site monitoring of the following HOME-assisted rental housing projects was conducted during the 2013 program year:

- **Archdiocesan Housing Authority:** Monte Cristo Hotel
- **Compass Health:** Haven House
- **Housing Authority of Snohomish County:** East Stanwood Pioneer View Homes (Stanwood House), Olympic View and Sound View Apartments, Pilchuck Place
- **Low Income Housing Institute:** Brentwood Apartments, Meadowdale Apartments.
- **Mercy Housing Northwest:** Lincoln Way Apartments.
- **Housing Hope:** Aspenwood Apartments, Lincoln Hill Village, Mt. Baker View, Park Place Townhomes, Winterscreek South
- **Senior Services of Snohomish County:** Lynn Woods Senior Apartments, Silver View Senior Apartments, Silver Woods Senior Apartments
- **Washington Home of Your Own:** The Willows at Melvin Place

Ten of the monitoring visits were conducted in cooperation with the Washington State Department of Commerce.

The projects monitored were found to have minor documented deficiencies. The most common were:

- **Site:** Vegetation too close to the buildings, trees and bushes need trimming, leaning or fallen fences, erosion around building needs to be filled with new soil, asphalt needs to be patched/replaced and parking lot needs restriping.

- **Building exterior:** Gable fascia’s running too long, clogged gutters, moss on rooftops, damaged siding and dirty buildings need cleaning.

- **Common areas:** Laundry vents appear clogged, dust bunnies behind dryers, broken outlet covers, laundry room vinyl is worn, carpet
appears to be worn and stained, loose counter tops, caulking around sinks and toilets needs replacing, loose handrails in bathrooms, cracked windows and cluttered maintenance room needs cleaning.

- **Building systems**: Inspections were due on fire systems.

- **Health and Safety**: Combustible materials found near heaters, furniture in hallways/doorways, smoke detectors needing batteries, items stored around or on top of water heater, foil used on kitchen range and a deck with excessive dry rot.

- **Units**: Caulking around sinks, toilets and bathtubs needs replacing, dirty exhaust fans need cleaning, missing screens from windows, water heaters missing seismic straps, PRV running up hill, loose sinks and toilets need securing, chipped sinks and bathtubs need repairing, knobs and handles need replacing, loose handrails, closet doors are off the track, door gaskets need replacing, ventilation fans have lint build-up, water temps are too high or too cold and damaged walls.

All but a few of the findings have been addressed; those not yet addressed have been scheduled for future repair/maintenance. There generally were no concerns with the tenant, program, and financial file review.

**G. Racial and Ethnic Composition of Households Assisted**

The table below provides a summary of the racial and ethnic composition of persons and households assisted with HOME funds. For additional information, see the HOME Summary of Accomplishments Report located in Appendix C.

<table>
<thead>
<tr>
<th>Racial and Ethnic Composition of Households Assisted HOME Activities</th>
<th>Race</th>
<th>Hispanic/Latino</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>20</td>
<td>1</td>
</tr>
<tr>
<td>Asian</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Native Hawaiian/Other Pacific Islander</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>African American/Black</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Other multi-racial category</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>22</td>
<td>1</td>
</tr>
</tbody>
</table>
VII. HOPWA Narrative

The City of Seattle Human Services Department is the regional grantee and coordinator for the Housing Opportunities for Persons with AIDS (HOPWA) program for King, Snohomish and Island Counties. This federally-funded program provides housing assistance to low-income persons disabled by AIDS and their families. As Snohomish County does not directly administer this program, it does not have specific reporting requirements under this section.

VIII. ESG NARRATIVE

A. Assessment of Relationship of ESG Funds to Goals and Objectives

The 2010-2014 Consolidated Plan identifies the following seven priority activities for use of CDBG, HOME, and ESG funds: 1) affordable housing projects; 2) public facility projects; 3) infrastructure projects; 4) youth service programs; 5) senior service programs; 6) public service programs, and 7) grant planning and administration costs.

Homeless and homeless prevention strategies and objectives for use of CDBG, HOME and ESG funds are found under the youth service programs, public service programs, and affordable housing priorities of the 2010-2014 Consolidated Plan.

A total of $225,035.96 was expended in ESG funds during the 2014 program year. This included $188,455.70 for public service programs, $23,106.25 for Homeless Management Information System (HMIS) costs under affordable housing, and $13,474.01 for grant administration. The ESG funds expended for public service programs also helped support the homeless housing strategy under the affordable housing priority.

The program activities supported with ESG funds also helped to address the goal in the County’s and the Continuum of Care’s 10-Year Plan to End Homelessness to provide funding to maintain existing housing and services that demonstrate measurable outcomes and overall progress towards ending homelessness.

Refer to Section III. A., Assessment of Five-Year Goals and Objectives, to see specific activities undertaken and accomplished achieved with ESG funds under the priorities, strategies and objectives identified in the 2010-2014 Consolidated Plan. Refer to Section III. H., Self-Evaluation, to see summary accomplishments tables under each priority, strategy, and objective identified in the Consolidated Plan. Refer to Section III. C. for a summary of affordable housing accomplishments made over the past year with CDBG, HOME, and ESG funds.
C. ESG Supplement e-Con Planning Suite

The required ESG supplement to the CAPER regarding various program and fiscal information is located in Appendix H. The supplement includes information on ESG recipient and subrecipients, persons assisted, types of assistance provided, expenditures, and matching funds.

D. Racial and Ethnic Composition of Households Assisted

The table below provides a summary of the racial and ethnic composition of persons assisted with ESG funds.

<table>
<thead>
<tr>
<th>Racial and Ethnic Composition of Persons Assisted ESG Activities</th>
<th>Race</th>
<th>Hispanic/Latino</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>401</td>
<td>68</td>
</tr>
<tr>
<td>African American/Black</td>
<td>155</td>
<td>12</td>
</tr>
<tr>
<td>Asian</td>
<td>32</td>
<td>0</td>
</tr>
<tr>
<td>American Indian/Alaskan Native</td>
<td>21</td>
<td>0</td>
</tr>
<tr>
<td>Native Hawaiian/Other Pacific Islander</td>
<td>13</td>
<td>0</td>
</tr>
<tr>
<td>American Indian/Alaskan Native and White</td>
<td>9</td>
<td>0</td>
</tr>
<tr>
<td>Asian and White</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>African American/Black and White</td>
<td>18</td>
<td>7</td>
</tr>
<tr>
<td>American Indian/Alaskan Native and African American/Black</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Other multi-racial category</td>
<td>17</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>670</td>
<td>90</td>
</tr>
</tbody>
</table>

E. ESG Outcomes

Performance standards for the evaluation of ESG activities include ESG performance measures and General Continuum of Care performance measures. Data on these performance measures are located in Section III D.
VIII. CHANGES TO ACTION PLANS AND/OR CONSOLIDATED PLAN

A. Substantial Amendments

The following is a summary of substantial amendments made to the 2010-2014 Consolidated Plan and Action Plans for various program years during the reporting period.

1. 2010-2014 Consolidated Plan
   New Urgent Needs Priority, Strategy, and Objective

   The 2010-2014 Consolidated Plan was amended to add a new priority, strategy, and objective to assist with urgent community development recovery needs for the area impacted by the SR 530 Flooding and Mudslide Incident. Urgent community development needs developed related to the SR 530 Flooding and Mudslide Indicated which occurred on March 22, 2014, and did not exist at the time the 2010-2014 Consolidated Plan was adopted on May 12, 2010. The new priority, strategy, and objective added were:

   **Priority**: Urgent Community Development Needs

   **Strategy D-1**: Assist with urgent community development recovery needs for the area impacted by the SR 530 Flooding and Mudslide Incident.

   **Objective DO-1**: Assist with the acquisition of real property from 82 households in the impacted area to reduce an immediate threat to the health and welfare of the community and create an open space for public purposes.

2. CDBG Supplemental Funding Allocation
   SR 530 Flooding and Mudslide Incident Buyout Match

   The 2014 Action Plan was amended to award $1,500,000 million in supplemental CDBG funding to Snohomish County to address urgent community development needs resulting from the SR 530 Flooding and Mudslide Incident to assist with the acquisition of real property destroyed or severely damaged in the impact area and create an open space with long-term management to be conducted by Snohomish County. The funds are being used to provide a portion of the requisite match for Hazard Mitigation Grant Program funds through the Federal Emergency Management Agency (FEMA) for the project.
3. Parkview Homes – Parkview Homes XI Project
   Site Selection

   The 2014 Action Plan was amended to add the specific site selected for the Parkview Homes XI CDBG project. The project consists of the acquisition and adaptive rehabilitation of one single family home with three bedrooms to provide permanent supportive rental housing for three adults with developmental disabilities with incomes at or below 30% of the area median income. The site selected is located at 825 93rd Street SE, Everett, WA 98208.

4. Foundation for the Challenged – FCC Homes IX Project
   Site Selection

   The 2014 Action Plan was amended twice to add the two specific sites selected for the Foundation for the Challenged FCC Homes IX Project. The project consists of the acquisition and adaptive rehabilitation of two single family homes with three bedrooms each to provide permanent supportive rental housing for six adults with developmental disabilities at or below 30% of the area median income. The sites selected are located at 5731 – 121st Place NE, Marysville, WA 98271 and 710 – 106th Place SW, Everett, WA 98204.

5. Boys & Girls Club of Snohomish County – Sultan ECEAP Preschool
   Change in Use of Funds

   The 2014 Action Plan was amended to change the scope of the Boys & Girls Club of Snohomish County (Boys & Girls Club) – Sultan ECEAP Preschool from construction of a preschool to construction of a gym for the new Sultan Boys & Girls Club facility. The 2010 Action Plan, as amended, included a CDBG award to the Boys & Girls Club to help build a new club facility in Sultan, which included a gym. As the bids came in too high, the gym was removed from the original scope of work. The 2014 Action Plan included a CDBG award to the Boys & Girls Club to help build a ECEAP Preschool within the new Sultan club facility. The Boys & Girls Club was able to complete construction of the preschool with other funds, and requested a change in use of the 2014 funds to construction of a gym for the new Sultan club facility, in order to complete that project.

B. Non-Substantial Amendments

   The following is a summary of non-substantial amendments made to Action Plans for various program years during the reporting period.
1. **Edmonds Senior Center - Senior Center Refurbishment Funding Cancellation**

   The 2013 Action Plan was amended to cancel the CDBG award of $94,577.33 to the Edmonds Senior Center for the Edmonds Senior Center Refurbishment project. The purpose of the project was to provide partial rehabilitation of the Edmonds Senior Center. The Edmonds Senior Center notified the County that it declined the award as it had decided to build a new center to replace, rather than rehabilitate, the existing building and planned to embark on a capital campaign to raise the necessary funds.

2. **Town of Darrington – Water Utility Upgrades Project Funding Increase**

   The 2013 Action Plan was amended to increase the CDBG award of $51,904.04 for the Water Utility Upgrades Project by $20,000 to $71,904.02. The Town of Darrington originally requested $115,000 for the project to install a new pump and telemetry for the pump, but was awarded partial funding due to the limited funding available. The Town of Darrington was able to move forward with the project and was able to contribute additional funds for the project, but had a $20,000 remaining shortfall. Additional CDBG funding became available due to the return of funds from another project and the increased award to the Town of Darrington allowed them to complete the project.

3. **City of Mountlake Terrace – Evergreen Park Project Funding Increase**

   The 2013 Action Plan was amended to increase the CDBG award of $52,865.84 for the City of Mountlake Terrace – Evergreen Park Project by $35,000 to $87,865.84. The project consisted of the purchase and installation of new play structures at a park located in a predominately low- and moderate-income area of the city. The City of Mountlake Terrace originally requested $85,000 in funding for the project, but was awarded partial funding due to the limited funding available, which allowed the project to go forward at a reduced scope. Additional CDBG funding became available due to the return of funds from another project and the increased funds allowed the City of Mountlake Terrace to complete the full scope of the project. The City of Mountlake Terrace contributed to the project through city staff time spent on managing the project, installing equipment, and making site improvements.
4. **Senior Services – Galway Bay Apartments**

   **Funding Cancellation**

   The 2011 Action Plan was amended to cancel the HOME award of $315,791 to Senior Services for the Galway Bay Apartments project. The purpose of the project was to acquire and rehabilitate a 26-unit apartment building in Sultan in order to preserve affordable rental housing for seniors and persons with disabilities. Senior Services withdrew participation in the project. The Washington State Department of Commerce withdrew its funding commitment for the project since an acceptable replacement sponsor had not been identified and numerous deadlines and extensions for the Commerce funds were not met. The cancellation of the Commerce funds precluding the project from being completed and the Snohomish County HOME funds were subsequently cancelled as the project was no longer viable.

5. **Volunteers of America – Sultan ECEAP Preschool Project**

   **Project Sponsor Change**

   The 2014 Action Plan was amended to change the project sponsor for the Sultan ECEAP Preschool Project from Volunteers of America Western Washington (VOA) to the Boys & Girls Club of Snohomish County (Boys & Girls Club). The Boys & Girls Club entered into a long-term ground lease with VOA to allow the new Sultan Boys & Girls Club to be built on VOA property in Sultan. The new building required the demolition of a building that housed the ECEAP preschool and a new ECEAP preschool was to be built within the Sultan Boys & Girls Club building. The VOA applied for, and received an award of, CDBG funds to pay for the ECEAP preschool portion of the new building’s construction costs. Both agencies agreed that transfer of this CDBG award from VOA to the Boys & Girls Club would simplify the construction and contracting process and keep construction of the project on schedule.

6. **City of Monroe – 179th Avenue Sidewalk & Stormwater Improvements**

   **Expansion of Scope**

   The 2014 Action Plan was amended to expand the scope of the City of Monroe – 179th Avenue Sidewalk & Stormwater Improvements project. The City of Monroe received a CDBG award less than the full amount of its request for this project and adjusted the project scope accordingly. The reduced scope included construction of approximately 320 lineal feet of curb, gutter, planter strip, 5’ sidewalk, ADA ramps along with stormwater improvements and pavement patching along 179th Avenue from Main Street to 160th Street in Monroe. In the event bids were to come in lower than expected, the City of Monroe requested flexibility to construct as
much of the originally planned project as possible. In order to achieve this flexibility, the project description was amended to expand the amount of lineal feet to approximately 950 and to expand the target area to include

7. Domestic Violence Services – Shelter Advocacy Project  
   Funding increase

   The 2014 Action Plan was amended to re-allocate $1,675.34 in returned 2013 ESG funds from another project to the 2014 Domestic Violence Services – Shelter Advocacy project.

8. Mercy Housing Northwest – Woodlake Manor Redevelopment Project  
   Funding Changes

   The Mercy Housing Northwest – Woodlake Manor Redevelopment Project, an affordable housing project, was awarded $677,973 in HOME funds and $101,560 in CDBG funds (including $97,000 in project costs and $4,560 in CDBG funds for County staff activity delivery costs) in the 2014 Action Plan. The project also received a 2014 award of $74,027 in Snohomish County AHTF funds, for total project costs of $850,000. In order to streamline the contracting process and reduce the complexity of contract compliance as each of the funding sources carries its own requirements, the 2014 Action Plan was amended twice to cancel the CDBG award, and increase the HOME award by $172,027 to $850,000, reducing the funding sources to one. The AHTF funds are available for re-allocation to other affordable housing projects, thus maintaining the level of local funding for this purpose.

9. Housing Authority of Snohomish County (HASCO) – Woodlake Manor III  
   Funding Increase

   The HASCO Woodlake Manor III Project, an affordable housing project, was awarded $720,478 in HOME funds in the 2014 Action Plan. The project also received a 2014 award of $25,000 in Snohomish County AHTF funds. In order to streamline the contracting process and reduce the complexity of contract compliance as each of the funding sources carries its own requirements, the 2014 Action Plan was amended to increase the HOME award by $25,000 to $745,478, reducing the funding sources to one. The AHTF funds are available for re-allocation to other affordable housing projects, thus maintaining the local level of funding for this purpose.
10. Parkview Homes – Parkview Homes XI Project
   Funding Increase

The 2014 Action Plan was amended to increase the CDBG award to the Parkview Homes – Parkview Homes XI Project by $27,750 to $87,486 (including $4,236 in Snohomish County project-related activity delivery costs). The acquisition and rehabilitation costs were estimated at the time of application and actual costs were higher than estimated, creating a $67,750 shortfall. Parkview Services was able to receive additional funding from other sources to cover all but $27,750 of the funding gap.

11. City of Everett – Everett HOME Set-Aside
   Funding Cancellations

The City of Everett is a member of the Snohomish County Urban County Consortium for HOME funds. Pursuant to an interlocal agreement, 21% of the Consortium’s HOME funds are set-aside each year for affordable housing projects that benefit residents of the City of Everett and the City of Everett’s Urban Growth Area. The projects are selected through the City of Everett’s project selection process, with final approval by the Snohomish County Council. The amendments below were made to projects funded from the Everett HOME set-aside.

The 2012 and 2013 Action Plan were amended to cancel the 2012 HOME award of $304,214 and the 2013 HOME award of $295,764 for the City of Everett CHIP program. The CHIP program provides low-interest rehabilitation loans to low-income homeowners residing in the City of Everett and the City of Everett’s Urban Growth Area. The CHIP program consistently receives applications for assistance and makes loans under the program, but has received significantly higher than usual program income over the past two years. The City of Everett requested the 2012 and 2013 HOME awards be cancelled as the CHIP program had a balance of $249,772 in program income from loan interest and repayment on loans made in prior years and did not have a current need for the 2012 and 2013 HOME funds. The program income is used to provide additional loans under the program and must be spent first before any of the HOME funding awarded may be spent.

The 2014 Action Plan was amended to cancel the 2014 HOME award of $186,229 for the Washington Home of Your Own – Apartment Acquisition Project in Everett. The project was awarded funding to purchase an apartment housing to provide affordable supportive housing for low-income working adults with disabilities or small families with disabilities. The City of Everett requested the award be cancelled as the agency experienced staff changes affecting its capacity due to the loss of the
agency director, experienced delays in finding replacement staff, had not been able to locate a viable property for the project, and had not been able to make sufficient progress to move forward with the project at the present time.

The status of these projects created challenges given that HOME funds carry a timely expenditure requirement. The amendment allowed the funds to be made available for re-allocation to other affordable housing projects in the City of Everett or the City of Everett’s Urban Growth period that were ready to proceed or were anticipated to be read to proceed in time to assist in meeting the HOME requirements for timely expenditure of these funds.

IX. IDIS REPORTS

Several reports generated from the Integrated Disbursement and Information Systems (IDIS) are included in the appendixes to this narrative report in order to provide additional annual performance information to the public. IDIS is a computerized system that manages and tracks disbursement of grant funds and collects and reports information on program performance and demographic information of participants served for CDBG, HOME and ESG funds. The IDIS reports included are:

- Grantee Summary Activity Report (PR08)
- Summary of Consolidated Plan Projects for Report Year 2013 (PR06)
- Program Year 2013 CDBG Summary of Accomplishments Report (PR23)
- Program Year 2013 HOME Summary of Accomplishments Report (PR23)
- CDBG Activity Summary Report for Program Year 2013 (PR03)
- CDBG Financial Summary for Program Year 2013 (PR26)
- Status of HOME Activities Report (PR22)
- CDBG Performance Measures Reports (PR83)
- HOME Performance Measures Reports (PR85)

Additional reports are available from IDIS and will be made available to interested parties upon request. These reports include:

- HOME
  - Status of Home Grants (PR27)
  - Status of CHDO Funds (PR25)
  - Home Matching Liability Report (PR33)

- CDBG
  - CDBG Housing Activities (PR10)

- ESG
  - ESG Financial Summary (PR91)
Basic System Data
- HUD Grants and Program Income Report (PR01)
- List of Activities by Program Year and Project (PR02)

X. CITIZEN PARTICIPATION AND PUBLIC COMMENTS

During the reporting period, Snohomish County pursued its approved Citizen Participation Plan meeting HUD requirements for citizen notification, involvement and input. All other aspects of the program, including plan amendments, were conducted with equivalent adherence to the County and HUD's requirements for citizen notification and participation.

A. Public Notice and Opportunity to Comment on Draft 2014 CAPER

The Draft 2014 CAPER was released on September 8, 2015, and was open for a 15-day public review and comment period through September 23, 2015.

The Draft 2014 CAPER and the public review and comment period were advertised to the public on September 8, 2015, in The Herald, the newspaper of general circulation in Snohomish County. A copy of the notice and the Executive Summary were e-mailed to the cities and towns in the Consortium, to the distribution list of interested agencies and persons maintained by the Snohomish County Office of Housing and Community Development (OHCD), to the Continuum of Care distribution list maintained by the Snohomish County Office of Housing and Community Services (OCHS), and to the Housing Consortium of Everett and Snohomish County.

Paper copies of the Draft 2014 CAPER were circulated to, and were available for review at, all Snohomish County branches of the Sno-Isle Regional Library system and the main downtown branch of the Everett library. Paper copies of the Draft CAPER were also available for review at the OHCD office located at 3000 Rockefeller Avenue, Fourth Floor, Everett, Washington 98201. The draft report was also made available online at the Snohomish County Human Services Department Housing & Community Services website.

The notice encouraged all interested persons to review and comment on the Draft 2014 CAPER. It provided information on where to access on-line and paper copies of the document, informed the public that a reasonable number of free paper copies of the report would be provided to citizens and groups upon request, and that the County would make reasonable accommodations for persons with disabilities to provide the information in the report in an alternate format upon request. Comments could be submitted in writing via mail or e-mail, with reasonable accommodations available for submittal of comments in an alternate format upon request.
B. Public Comments on CAPER

One comment was received on the Draft 2014 CAPER.

Comment: The City of Lynnwood is aware that there is and will continue to be an increased need for programs and services that meet the basic needs of the most vulnerable people in our community – families and individuals with low incomes, children, domestic violence and sexual assault victims, homeless people, seniors, and persons with disabilities. We feel it is important to invest in programs that help people gain independence and success. The City of Lynnwood expects to start with meeting the needs of veterans as well as developing a local response to homelessness in our community. We expect to be taking an active role in the future funding rounds and look forward to working closely with our major community partners, including other public and nonprofit funders and service providers, to understand current and emerging human service needs, and to create and invest in a comprehensive and integrated regional human services system.

County response: The County is appreciative of the strategic approach taken by the City of Lynnwood. The needs identified by the City of Lynnwood are consistent with the priority needs and goals identified in the 2015-2019 Consolidated Plan which will guide investment of the Consortium’s CDBG, HOME, and ESG funding over the five-year period and which also includes the Consortium’s and local Continuum of Care’s homeless needs assessment and strategy. The County welcomes applications from the City of Lynnwood in future funding rounds and notes that County staff are available to provide technical assistance to potential applicants on funding available, eligibility requirements, Consolidated Plan consistency, and other grant requirements. The County looks forward to coordinating with the City of Lynnwood on our county-wide efforts to meet the needs of many of our most vulnerable residents, including families and individuals experiencing or at-risk of homelessness, experiencing the impacts caused by inadequate income, or living with special needs.

XI. COUNTY CONTACT AND COMMENT INFORMATION

For additional information, to request a paper copy of this report, or to request a reasonable accommodation, please contact Sue Tracy. Contact information is listed below.

Contact Person: Sue Tracy, Housing Program Manager/Planning Specialist
E-mail: sue.tracy@snoco.org
Phone: (425) 388-3269
TTY: 7-1-1 or 1-800-833-6384 (voice) or 1-800-833-6388 (text)
Mailing Address: Snohomish County Human Services Department
OHCD
3000 Rockefeller Avenue, M/S 305
Everett, WA 98201

ADA Notice. Upon request, reasonable accommodations will be made for persons with disabilities to provide this document in an alternate format. To make a request, please contact Sue Tracy. Contact information is listed above.