

Snohomish County
Urban County Consortium

2011 Annual Action Plan
FINAL

May 4, 2011

2011 Program Year
(July 1, 2011 through June 30, 2012)

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

Snohomish County Urban County Consortium Participating Governments

City of Arlington, Margaret Larson, Mayor	City of Marysville, Jon Nehring, Mayor
City of Brier, Bob Colinas, Mayor	City of Mill Creek, Mike Todd, Mayor
Town of Darrington, Joyce A. Jones, Mayor	City of Monroe, Robert Zimmerman, Mayor
City of Edmonds, Mike Cooper, Mayor	City of Mountlake Terrace, Jerry Smith, Mayor
City of Everett, Ray Stephanson, Mayor	City of Mukilteo, Joe Marine, Mayor
City of Gold Bar, Joe Beavers, Mayor	City of Snohomish, Karen Guzak, Mayor
City of Granite Falls, Haroon Saleem, Mayor	City of Stanwood, Dianne White, Mayor
Town of Index, Bruce Albert, Mayor	City of Sultan, Carolyn Eslick, Mayor
City of Lake Stevens, Vern Little, Mayor	Town of Woodway, Carla Nichols, Mayor
City of Lynnwood, Don Gough, Mayor	

Snohomish County Government

Snohomish County Executive

Aaron Reardon

Snohomish County Council

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Brian Sullivan, District 2

Stephanie Wright, District 3

Dave Gossett, District 4

Dave Somers, District 5

Snohomish County Department of Human Services

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Mike Fulcher, Division Manager

Lisa Guerrero, Grant Accountant

Mike Liddicoat, Financial Compliance Officer

Policy Advisory Board

Name and Representation

Pete Grodt, Chairman (Citizen)
TBD, (Cities of less than 3,000 population)
Elizabeth Adams, Granite Falls City Council Member (Cities of 3,000 - 10,000 population)
Donna Wright, Marysville City Council Member (Cities of 10,000 or more population)
Richard Emery, Mukilteo City Council Member (Cities at large position)
John Koster, County Council Member District 1
Brian Sullivan, County Council Member District 2
Stephanie Wright, County Council Member District 3
Brian Parry, Executive Director, Snohomish County

Technical Advisory Committee

Name and Representation

Steve Ahern, Citizens/Senior	Haroon Saleem, City of Granite Falls
Mark Beales, Citizens/Senior	Kim Peterson, Town of Index
Prithy Korathu, Citizens/Minority	Rebecca Ableman, City of Lake Stevens
David Alcorta, Citizens/Minority	Jeff Elekes, City of Lynnwood
Glenrose Williams, Citizens/Low Income	Michael Stevens, City of Marysville
Debra Donaldson, Citizens/Low Income	Camille Chriest, City of Mill Creek
Duane Leonard, Housing Authority of Snohomish County	Jakeh Roberts, City of Monroe
Paul Ellis, City of Arlington	Paula Schwartz, City of Mountlake Terrace
Sandi McCaulley, Town of Darrington	Glen Pickus, City of Mukilteo
Brian McIntosh, City of Edmonds	Owen Dennison, City of Snohomish
Joe Beavers, City of Gold Bar	Bill Carlton, City of Stanwood
	Bob Martin, City of Sultan

Snohomish County OHHCD staff would like to acknowledge the many individuals who participated and contributed in the preparation and production of this document.

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Snohomish County Urban County Consortium
2011 Program Year Annual Action Plan
U.S. Department of Housing and Urban Development (HUD)
Housing and Community Development Programs

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**Snohomish County Urban County Consortium
2011 Program Year Annual Action Plan
U.S. Department of Housing and Urban Development (HUD)
Housing and Community Development Programs**

I. INTRODUCTION

The Snohomish County Housing and Community Development 2010-2014 Consolidated Plan (Consolidated Plan) identifies specific strategies and objectives to guide the use of certain Federal grant funds over a five-year period in order to meet local affordable housing and community development needs. These grant funds include: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG). Each year of the Consolidated Plan, the County is required to develop an Annual Action Plan (Action Plan). The Action Plan is both an affordable housing and community development plan and an application to the U.S. Department of Housing and Urban Development (HUD) for the three formula grant programs referenced above. The Action Plan identifies the source and amount of Federal funds from these grant programs expected to be available in the upcoming program year and describes how these grant funds will be used to meet the five-year strategies and objectives set forth in the Consolidated Plan. It includes a description of the specific activities to be funded and the amount of funding to be awarded to each activity. This Action Plan is the second action plan developed under the current Consolidated Plan and covers the 2011 program year (July 1, 2011 through June 30, 2012). The 2011 Action Plan adds a new section to the Consolidated Plan and should be used with reference to that plan.

Federal regulations require these grant funds to be used primarily to benefit low-to-moderate income persons and neighborhoods, including, but not limited to, persons with special needs, such as elderly persons, persons with disabilities, homeless persons and families, persons living with HIV/AIDS, and victims of domestic violence. Depending on the type of grant program, the funds may be used for affordable housing, public facilities, infrastructure improvements, public services, economic development, and neighborhood revitalization. The Consolidated Plan establishes the specific local priorities for how these funds will be used.

Snohomish County, as lead agency, is responsible for preparing the Consolidated Plan and Annual Action Plans on behalf of the Snohomish County Urban County Consortium (Consortium). The Consortium is a partnership between Snohomish County and most of the cities and towns within Snohomish County. This partnership allows the Consortium, as an Urban County, to receive funding each year as a formula grant for the federal funds referenced above to be used for locally determined needs and priorities. For CDBG and ESG, the Consortium includes 18 cities and towns within Snohomish County and also covers the unincorporated areas of the County. It does not include the City of Bothell or the City of Everett. The City of Bothell is split by the County line and partners with King County. The City of Everett receives CDBG funds directly from HUD and its share of ESG funds is included in the balance of state funds

administered by the Washington State Department of Commerce. For HOME funds, the Consortium includes the same 18 cities and towns and the unincorporated areas as for CDBG and ESG and also includes the City of Everett.

II. EXECUTIVE SUMMARY

Snohomish County estimates it will receive \$5,731,562 in Federal housing and community development formula funding for the 2011 program year. This includes an estimated \$3,331,906 in CDBG funds, \$2,264,088 in HOME funds, and \$135,568 in ESG funds. An additional \$1,523,166 is available from prior year contingency and recaptured/returned funds for a total of \$7,254,728 in funds available for allocation. Funding is estimated at this time and actual funds received and available may vary from this estimated amount. The County anticipates that these funds will help leverage a significant amount of dollars from other public and private resources.

All of the proposed projects selected to receive funds in 2011 will address strategies and objectives set forth in the 2010-2014 Housing and Community Development Consolidated Plan. The estimated funds will be allocated as follows: \$4,136,774 for 10 affordable housing projects and programs and a set-aside of HOME funds for City of Everett projects, \$1,519,810 for 8 public facility and infrastructure projects and contingency funds, \$658,576 for 21 programs providing services, and \$939,568 for program administration. As funding is estimated at this time, adjustments to these allocations may be made based on the actual amount of funds available.

The affordable housing projects will help make decent and safe housing affordable, available, and accessible to low- and moderate-income households. The community development projects will help create more suitable living environments and sustainable communities by making public services, public facilities, and infrastructure more available, accessible, and affordable to low- and moderate-income persons and neighborhoods.

In addition to administering these federal grant programs and funded activities, the County will also undertake additional housing and community development activities during the 2011 program year in support of its housing and non-housing community development goals. These activities include, but are not limited to,

- administration of funds made available under the Housing and Economic Recovery Act of 2008 and the American Recovery and Reinvestment Act of 2009 (NSP, CDBG-R, HPRP),
- administration of the local housing trust fund,
- administration of the local fund for ending homelessness,
- management of the application process for the Continuum of Care homeless assistance Federal grant programs and management of project contracts under one of these programs,

- management of state homeless assistance grant funds,
- continued work in cooperation with the local Continuum of Care task force to support implementation of our local 10-year plan to end homelessness,
- continued collaboration on the Investing in Families Initiative sponsored by the Gates Foundation,
- continued development and implementation of a revolving loan fund to provide additional housing for persons with mental health and chemical dependency disorders,
- conducting an analysis of impediments to fair housing choice in the Consortium with the assistance of a consultant, and
- completion of an update to an inventory of affordable housing in Snohomish County.

Each year, Snohomish County prepares a Consolidated Annual Performance and Evaluation Report (CAPER) which provides annual performance information on the Consortium's progress towards achieving the Consolidated Plan strategies and objectives. The most recent CAPER reports on performance during the 2009 program year (July 1, 2009 through June 30, 2010) which was the last year of the previous 2005-2009 Consolidated Plan.

Overall, during the 2009 program year, substantial progress was made in using available local and Federal funds to meet the strategies and objectives set forth in the 2005-2009 Consolidated Plan.

Under the affordable housing priority:

- 128 units of affordable multi-family rental housing were completed and 219 units were underway or had funds budgeted. This included 81 new units for persons with special needs,
- 192 rental vouchers or subsidies were provided to provide housing for persons experiencing homelessness and an additional 28 units were underway or had funds budgeted,
- 400 low- and moderate-income homeowners were assisted with minor home repairs, home weatherization, and major home rehabilitation,
- 18 low- and moderate-income first-time homebuyers were provided purchase assistance; and
- 16 new homeownership units were constructed for low- and moderate-income homebuyers through a sweat-equity program.

Under the public facility priority:

- 9 public facility projects were completed and an additional 4 were underway or had funds budgeted.

Under the infrastructure priority:

- 5 infrastructure projects were completed and an additional 8 were underway or had funds budgeted.

Under the three service priorities:

- 5,205 persons were provided improved access to public service programs including youth, elderly persons, homeless persons, persons with special needs, and other low-income persons.

Over the course of the five-year 2005-2009 Consolidated Plan, the Consortium met, substantially met, or exceeded many of its priority strategies and objectives. Progress was made towards most of the other priority strategies and objectives. The CDBG, HOME and ADDI program received and maintained cuts for much of this five-year period. In addition, the local Snohomish County Affordable Housing Trust Fund program generated reduced revenue over the past couple of years due to the economic downturn. The cumulative effect of these cuts and reduced revenues, increased construction costs experienced during much of the five-year period, and other factors, impacted the ability of the Consortium to achieve as much progress towards some of its five-year goals as originally anticipated. During this five-year period, the County also implemented a local ending homelessness program and pursued other sources of Federal, state, and local funding which also contributed to accomplishments achieved.

More detailed information regarding the Consortium's performance may be found in the CAPER covering the 2009 program year. A new Consolidated Plan covering the 2010-2014 program years was developed last year and adopted in May 2010. Some changes and adjustments were made to previous strategies and objectives through the planning process. A CAPER which evaluates progress made in the 2010 program year (July 1, 2010 through June 30, 2011) is expected to be available in September 2011.

Consistent with Federal regulations and the County's approved citizen participation plan, the public was provided with several opportunities to comment on the development of the program year 2011 Annual Action Plan. Two public hearings were held in November 2010 at the Snohomish County campus. The purpose of the hearings was: 1.) to obtain citizens' views on the local priority affordable housing and non-housing community development needs in the earlier stages of the planning process, and 2.) to report on and receive citizens' views regarding program performance.

Citizens were also provided with an opportunity to participate on the Technical Advisory Committee (TAC) and Policy Advisory Board (PAB) as eight seats on the TAC and one

seat on the PAB are open to citizen representatives. The Draft 2011 Action Plan was made available for a 30-day public review and comment period from March 7, 2011 to April 5, 2011, which was extended to April 27, 2011. Copies of the Draft 2011 Action Plan were made available at the Snohomish County Human Services Department OHHCD office, at Snohomish County libraries, at local city halls, and on the County's Human Services Department OHHCD website. A public hearing on the draft plan was held on April 13, 2011. The public had a final opportunity to comment on the 2011 Annual Action Plan when the County Council adopted it in May 2011.

The County received four comments at the November public hearings. The first two comments addressed the need to keep CDBG and ESG funding flexible to serve both individuals and families in order to best meet community needs and how important CDBG funds are to maintaining the highest level of service to elderly persons and victims of domestic violence. The County accepted these comments. The remaining two comments addressed issues related to homelessness and unemployment and the need for jobs for union workers. The County provided information on County regulations related to RVs and the identified needs, resources, and strategic planning for use of funds to prevent homelessness and to help persons experiencing homelessness. The County acknowledged that need for assistance far outweighs the financial resources available and that some people have support networks that provide help for them or that people prefer to stay with family or friends rather than enter an emergency shelter. The County indicated that there are some resources for persons struggling with unemployment and that some assistance is available to prevent persons from losing their housing. The County also recognized the importance of creating job opportunities and increased economic development.

An additional three comments were received on the Draft Action Plan. The first comment was a request from an Agency to transfer funding for its homebuyer purchase assistance project to its affordable rental housing project in the Final Action Plan. The County indicated it was supportive of this request, but would need to follow the substantial amendment process to make this change. A second comment requested modification to the current resale/recapture provisions for homebuyer purchase assistance programs. The County indicated it is in the process of reviewing and evaluating this request and would follow its non-substantial amendment process to make any revisions to these guidelines. The final comment expressed appreciation for funding projects that will provide support for victims of domestic violence and their children as well as projects that will help others in need in the community. The County accepted this comment. A summary of the comments and the County's response may be found in Section XVIII.

III. RESOURCES AVAILABLE

In addition to CDBG, HOME, and ESG funds, the County anticipates the following Federal, state, local, and private resources may be available during all or portions of the 2011 program year to help meet local housing and community development strategies and objectives and to help leverage HUD federal formula funds. These comprise some

committed funds, but primarily represent funds agencies have applied for and actual or estimated funding from sources serving Snohomish County.

Section 8 Housing Assistance Funds (HASCO)	\$27,520,873
Section 8 Housing Administrative Funds (HASCO)	\$2,403,702
HUD Homeless Prevention and Rapid Re-Housing Program (HPRP)	\$696,520
HUD Neighborhood Stabilization Program (NSP)	\$62,049
HUD Supportive Housing Program	\$1,774,093
HUD Shelter Plus Care	\$2,928,744
HHS Low Income Home Energy Assistance	\$428,198
Housing Opportunities for Persons With AIDS (HOPWA)	\$262,576
Federal Home Loan Bank	\$45,000
Federal Development Funds	\$1,000,000
USDA Section 502	\$3,000,000
New Market Tax Credit Equity	\$594,820
Department of Energy	\$368,051
Department of Energy ARRA Grant	\$1,062,545
BPA Weatherization Assistance Program	\$173,135
WA State Housing Finance Commission	\$1,212,500
WA State Housing Trust Fund	\$1,216,460
WA State Homelessness Grant Assistance Program (HGAP)	\$412,650
WA State Building Communities Grant	\$1,000,000
City of Mountlake Terrace	\$159,646
Quilceda Community Services Capital Funds	\$200,000
Snohomish County Affordable Housing Trust Fund	\$792,850
Snohomish County Ending Homelessness Program	\$2,098,190
Snohomish County General Funds	\$258,994
Snohomish County Sales Tax Interim Loan Fund	\$900,000
Snohomish County PUD	\$70,521
FEMA Emergency Food and Shelter*	TBD
WA State Emergency Shelter & Homeless Prevention (ESHP)*	TBD
WA State Transitional Housing Operating and Rent (THOR)*	TBD

*These three funds sources typically account for approximately \$1,000,000 in direct service dollars in Snohomish County. Federal and state funding for these programs have not been formalized at this time.

For any projects assisted with HUD formula funds which require matching funds, evidence of matching resources will be required of project sponsors as part of the contracting process. Part of the subsequent monitoring activities will focus on documenting that the required match was, in fact, expended by the project sponsors.

IV. ANNUAL OBJECTIVES

Snohomish County plans to use CDBG, HOME, and ESG grant funds and program income anticipated to be available in 2011 to assist 39 projects to accomplish the following objectives and outcomes:

Consolidated Plan Priority: Affordable Housing

Five (5) housing activities will provide affordability for the purpose of providing decent affordable housing.

Activity	Funding Source	Consolidated Plan Strategy & Objective	Goal
HomeSight Puget Sound Homebuyers Assistance	CDBG HOME	H-5 HO-15	9 units
Housing Hope Homeownership Assistance Fund	HOME	H-5 HO-15	15 units
Parkview Services Homeownership for People with Disabilities	HOME	H-5 HO-15	7 units
Housing Hope Woods Creek Village Apartments	HOME	H-1 HO-1; H-2 HO-5	14 units
Senior Services of Snohomish County RD Preservation Portfolio Apartments	HOME	H-1 HO-1	130 units

Three (3) housing activities will provide availability/accessibility for the purpose of providing decent affordable housing.

Activity	Funding Source	Consolidated Plan Strategy & Objective	Goal
Housing Authority of Snohomish County Single Family Rehabilitation Loan Program	CDBG HOME	H-4 HO-11	19 units
Senior Services Minor Home Repair Program	CDBG	H-4 HO-13	325 units
Sno. Cty. Human Services Department Weatherization Related Minor Home Repair Program	CDBG	H-4 HO-12	90 units

Additional affordable housing projects are anticipated to be funded under the affordable housing priority need from HOME funds set-aside for City of Everett eligible projects. Additional housing projects funded in previous years are also anticipated to be underway during the program year.

Consolidated Plan Priority: Public Facilities

Four (4) public facility activities will provide availability/accessibility for the purpose of creating suitable living environments.

Activity	Funding Source	Consolidated Plan Strategy & Objective	Goal
Quilceda Community Services Willow Place	CDBG	CD-1 PFO-2	1 facility
Boys & Girls Club of Snohomish County Marysville Building Improvements	CDBG	CD-1 PFO-3	1 facility
Stillaguamish Senior Center 2011 Rehabilitation	CDBG	CD-1 PFO-2	1 facility
Domestic Violence Services Everyone Deserves To Be Safe	CDBG	CD-1 PFO-2	1 facility

Additional public facility projects funded in previous years are also anticipated to be underway during the program year.

Consolidated Plan Priority: Infrastructure

Two (2) infrastructure activities will provide availability/accessibility for the purpose of creating suitable living environments.

Activity	Funding Source	Consolidated Plan Strategy & Objective	Goal
City of Monroe Powell Street Sidewalk	CDBG	CD-2 IO-1	885 persons
City of Mountlake Terrace 54 th Avenue West Sidewalk	CDBG	CD-2 IO-1	1,291 persons

Two (2) infrastructure activities will provide sustainability for the purpose of creating suitable living environments.

Activity	Funding Source	Consolidated Plan Strategy & Objective	Goal
Town of Darrington 2011 Waterline Improvements	CDBG	CD-2 IO-2	1,136 persons
Town of Darrington South Water Tank Rehab & Stability	CDBG	CD-2 IO-2	1,136 persons

Additional infrastructure projects funded in previous years are anticipated to be underway during the program year.

Consolidated Plan Priority: Public Services – Youth Service Programs

Five (5) service activities will provide availability/accessibility for the purpose of creating suitable living environments.

Activity	Funding Source	Consolidated Plan Strategy & Objective	Goal
Cocoon House Teen Shelter and Transitional Housing	CDBG	CD-3 YPO-4 H-2 HO-4&6	350 persons
Cocoon House Teen Shelter and Transitional Housing	ESG	CD-3 YPO-4 H-2 HO-4&6	350 persons
Deaconess Children’s Services Teen Parent Advocacy Program	CDBG	CD-3 YPO-2	175 persons
Housing Hope New Century Village	CDBG	CD-3 YPO-3 H-2 HO-4&6	52 persons
Open Door Theatre Personal Safety Outreach	CDBG	CD-3 YPO-1	1,185 persons

Consolidated Plan Priority: Public Services – Senior Service Programs

Three (3) service activities will provide affordability for the purpose of creating suitable living environments.

Activity	Funding Source	Consolidated Plan Strategy & Objective	Goal
Catholic Community Services Volunteer Chore Services	CDBG	CD-4 SPO-1 H-3 HO-10	160 persons
Intercommunity Mercy Housing Senior Housing Case Management/Service Coordination	CDBG	CD-4 SPO-1 H-3 HO-10	68 persons
Senior Services Housing Social Services	CDBG	CD-4 SPO-1 H-3 HO-10	515 persons

Consolidated Plan Priority: Public Services

Twelve (12) service activities will provide availability/accessibility for the purpose of creating suitable living environments.

Activity	Funding Source	Consolidated Plan Strategy & Objective	Goal
Catholic Community Services Pregnant and Parenting Women's Housing Program	CDBG	CD-5 PSO-1 H-2 HO-4&6	42 persons
Domestic Violence Services of Sno. Cty. Domestic Violence Services	CDBG	CD-5 PSO-2 H-3 HO-10	350 persons
Domestic Violence Services of Sno. Cty. Transitional Housing for Victims of DV	ESG	CD-5 PSO-2 H-3 HO-10	10 persons
Housing Hope Homeless Services	CDBG	CD-5 PSO-1 H-2 HO-4&6	287 persons
Housing Hope Transitions	ESG	CD-5 PSO-1 H-2 HO-4&6	191 persons
Interfaith Association Interfaith Family Shelter	ESG	CD-5 PSO-1 H-2 HO-4&6	150 persons
Village Community Services Aging Adults with Disabilities	CDBG	CD-5 PSO-3 H-3 HO-10	30 persons
Volunteers of America Emergency Housing Assistance	CDBG	CD-5 PSO-1 H-2 HO-4&6	70 persons
Volunteers of America Emergency Housing Assistance	ESG	CD-5 PSO-1 H-2 HO-4&6	34 persons
Volunteers of America Sky Valley Resource Center	CDBG	CD-5 PSO-5	320 persons
YWCA Families in Transition	CDBG	CD-5 PSO-1 H-2 HO-4&6	75 persons
YWCA Families in Transition/Homeward Bound	ESG	CD-5 PSO-1 H-2 HO-4&6	100 persons

One (1) service activity will provide availability/accessibility for the purpose of providing decent affordable housing.

Activity	Funding Source	Consolidated Plan Strategy & Objective	Goal
Volunteers of America Rental Housing Mediation Services/Fair Housing Counseling	CDBG	CD-5 PSO-4 H-1 HO-3	1,050 persons

Consolidated Plan Priority: Housing

Snohomish County also plans to use HOME grant funds anticipated to be available in 2011 to assist with the organizational operating costs for two (2) Community Housing

Development Organizations (CHDOs) for the purpose of building and maintaining local capacity to efficiently produce and maintain affordable housing.

Activity	Funding Source	Consolidated Plan Strategy & Objective	Goal
Housing Hope Properties CHDO Operating Support Grant	HOME	H-8 HO-27 & HO-30	1 agency
Senior Services of Snohomish County CHDO Operating Support Grant	HOME	H-8 HO-27 & HO-30	1 agency

Consolidated Plan Priority: Planning and Administration

Snohomish County plans to use CDBG, HOME, and ESG funds for planning and administration of these programs. These costs are capped under each grant.

Activity	Funding Source	Consolidated Plan Strategy & Objective
Snohomish County CDBG Planning and Administration	CDBG	CD-6 PAO-1
Snohomish County Community Housing Resource Board	CDBG	CD-6 PAO-1 H-1 HO-3
Snohomish County ESG Administration	ESG	CD-6 PAO-1
Snohomish County HOME Planning and Administration	HOME	CD-6 PAO-1

Consolidated Plan Priority: Public Facilities and Infrastructure

Snohomish County plans to use a portion of CDBG funds to maintain a contingency fund to assist public facility and infrastructure projects with unanticipated project costs.

Activity	Funding Source	Consolidated Plan Strategy & Objective
Snohomish County Contingency Fund – CDBG	CDBG	CD-1 and CD-2

V. ACTIVITIES TO BE UNDERTAKEN AND PROJECT SELECTION PROCESS

Descriptions of proposed activities to be undertaken by the Snohomish County Urban County Consortium with Federal formula funds available for allocation for the 2011 program year are presented using the HUD Table 3 format and are located in Appendix A. Each Table 3 form provides a description of the project, the corresponding strategy and objective in the Consolidated Plan that the activity will help meet, the estimated accomplishments (number of persons that will benefit from the activity, number of facilities assisted, or number of units produced), the estimated target date for completion, and the specific HUD objective and outcome.

Project Selection Process

The County follows a similar project selection process for affordable housing projects, public facility and infrastructure projects, and service projects, although the application timeline for these projects varies. The County notifies the community of available CDBG, HOME, and ESG funding through a Notice of Funding Availability (NOFA). This notice is published in the Herald, sent to members of the Consortium, sent to agencies and individuals on our mailing list of interested parties, sent to the local Homeless Policy Task Force and Housing Consortium of Everett and Snohomish County, and posted on the County's website. County staff provide technical assistance at workshops for interested applicants and is also available to provide additional technical assistance upon request to interested applicants.

The County receives funding requests in excess of the amount of funding available. Applications submitted are reviewed by County staff for eligibility, consistency with the Consolidated Plan, and where applicable for service projects, for consistency with local homeless plans.

The Technical Advisory (TAC) committee then meets to review the proposals, hear applicant presentations, ask applicants questions regarding their proposals, and make funding recommendations to the Policy Advisory Board (PAB). Evaluation criteria include elements such as, community need and benefit, project soundness, financial feasibility, organizational capacity, and readiness to proceed. The TAC includes representatives from the units of local government in the Consortium, the Housing Authority of Snohomish County, as well as citizen representatives.

The PAB reviews the TAC funding recommendations and makes funding recommendations to the County Council. The PAB includes representatives from the consortium member cities, the County Council and the County Executive as well as a citizen member. The PAB recommendations are made available in a Draft Action Plan for a 30-day public review and comment period. Thereafter, the County Council has final approval authority for project awards and adopts these awards as part of the Final Action Plan. Public comments received are reviewed and taken into consideration prior to adoption of the Final Action Plan.

- CDBG/HOME/AHTF Affordable Housing Application Timeline
A joint NOFA for 2011 affordable housing and public facility and infrastructure projects was published in August 2010 with applications due in September 2010. An applicant workshop was held in August 2010. The TAC met in January 2011 and the PAB met in February 2011.
- CDBG Public Facility and Infrastructure Application Timeline
A joint NOFA for 2011 affordable housing and public facility and infrastructure projects was published in August 2010 with applications due in September 2010. An applicant workshop was held in August 2010. The TAC met in January 2011 and the PAB met in February 2011.
- CDBG Public Service and ESG Application Timeline
Applications for these projects are on a two-year application cycle and were included in the NOFA last year for both 2010 and 2011 funding. The NOFA was published in October 2009 and an applicant workshop was held in October 2009. The TAC met in January 2010 and made funding recommendations for both 2010 and 2011 funding. The PAB considered the 2011 funding requests and recommendations this year when it met in February 2011.

The Draft 2011 Action Plan with proposed projects was made available for a 30-day public review and comment period from March 7, 2011, to April 5, 2011, which was then extended to April 27, 2011. An additional public hearing was held on April 13, 2011. The 2011 Annual Action Plan was subsequently adopted by the Snohomish County Council in May 2011. As funding is estimated at this time and is contingent upon actual funds received, adjustments to these allocations may be made based on the actual amount of funding available.

City of Everett

The City of Everett is a member of the Snohomish County HOME Consortium. As described in our Consolidated Plan and pursuant to an interlocal agreement, the City of Everett receives 21% of the Snohomish County Consortium's HOME funds each program year as a proportionate share of this funding for affordable housing projects which benefit residents of the City of Everett. The project selection process for these funds is conducted by the City of Everett which follows its Citizen Participation Plan and coordinates with the County to ensure that county-wide citizen participation requirements are met. The County is reserving \$475,458 in estimated 2011 HOME funds for City of Everett projects. The City of Everett recently notified the County that a specific project has been selected for funding from this set-aside through its project selection process, that is has undertaken its final citizen participation process, and that the City Council has approved this selection. The County will propose an amendment to this Action Plan at a later date to incorporate the project selected for funding under this set-aside and will engage in any additional required county-wide citizen participation requirements.

VI. OUTCOME MEASURES

Required project objectives and outcomes are included in the activity descriptions in Appendix A.

VII. GEOGRAPHIC DISTRIBUTION

Because the needs addressed by the Snohomish County Urban County Consortium are found in all parts of the County, project locations are likewise spread throughout the County. Some projects benefit specific areas of the County while others provide County-wide benefits. 2011 affordable housing capital projects are located in Marysville, Monroe, and Sultan. 2011 homeowner housing rehabilitation programs and first-time homebuyer purchase assistance programs serve households County-wide. 2011 public facility projects are located in Arlington, Everett, and Marysville. 2011 infrastructure projects are located in Darrington, Monroe, and Mountlake Terrace. Most service projects serve persons from throughout Snohomish County, while a few serve specific areas such as Sky Valley. Specific locations of 2011 projects may be found in the activity descriptions in Appendix A. Additional affordable housing, public facility, and infrastructure projects funded in prior years will also be underway during the program year.

VIII. ONE-YEAR AFFORDABLE HOUSING GOALS

Housing projects and programs allocated estimated CDBG, HOME, and ESG funds for the 2011 program year are consistent with the strategies and objectives under the affordable housing priority need contained in the Consolidated Plan. The following is a summary of goals for these activities:

- A housing capital project to be funded with HOME funds will provide partial repayment of bridge financing used for the acquisition of property for the rehabilitation of 8 existing units and the construction of 5 new units of affordable rental housing for low-income households. Six of the 14 units will provide transitional housing for homeless persons.
- A housing capital project to be funded with HOME funds will assist with the acquisition and rehabilitation of 130 units of affordable rental housing for low-income households. These units will serve elderly persons and persons with disabilities.
- Housing programs to be funded with CDBG and HOME funds will provide accessibility to affordable housing for 434 low- and moderate-income homeowners. Major rehabilitation loans will be provided to 19 low- and moderate-income homeowners, weatherization repairs will be provided to 90 low-income homeowners, and minor home repairs will be provided to 325 elderly and disabled low-income homeowners.

- Homeownership programs to be funded with HOME funds will provide purchase assistance for 31 low- and moderate-income first-time homebuyers, including seven families where at least one member of the household has a disability.

In addition, local funds available through the Snohomish County Affordable Housing Trust Fund (AHTF) for the 2011 program year have been recommended for the following affordable housing projects:

- A housing capital project that will rehabilitate a 30-unit apartment complex providing affordable rental housing for low-income households.
- Operating and maintenance costs for 6 emergency shelters serving homeless persons and 5 low-income rental housing projects serving low-income and homeless persons in Snohomish County.

Additional affordable housing goals are anticipated to be accomplished for projects selected for funding from estimated 2011 HOME funds and 2011 AHTF funds which are set-aside for City of Everett projects. Also, additional housing projects funded in previous years are anticipated to be underway during the program year.

IX. PUBLIC HOUSING

The Housing Authority of Snohomish County (HASCO) was established in 1971 to provide affordable housing, enhance quality of life, and build safer and stronger communities. In its most recent assessments, HASCO has been designated by HUD as a “high performer” for public housing and also scored high in the Section Eight Management Assessment Program (SEMAP).

HASCO administers a rental assistance program for very low- and low-income households through the Section 8 Housing Choice Voucher program, to assist approximately 3,000 households annually. It also currently operates and maintains 253 public housing rental units and 1,752 other affordable housing rental units throughout Snohomish County.

In addition to these activities, other actions HASCO plans to take in the upcoming program year to address the needs of public housing (assisted housing) include:

- Increase the supply of Section 8 vouchers. Consider applying for additional Section 8 vouchers, if HUD makes funding available. This includes general-purpose vouchers as well as special program vouchers such as veterans, non-elderly disabled, and family unification program. Continue to work with the Housing Consortium of Everett and Snohomish County and local elected officials to make the case that additional general-purpose vouchers are needed in Snohomish County to serve the growing need.

- Explore opportunities for rental assistance programs through local resources.
- Continue to support existing commitments to the Sound Families program and other service-enriched housing programs with project-based vouchers.
- Work with local congressional delegation and HUD to secure at least 1,000 additional vouchers to replace the vouchers that are being used for the Sound Families units.
- Provide vouchers for at least 60 families from the wait list.
- Work with Snohomish County and local service providers to apply for additional Shelter Plus Care assistance from HUD, if funding is available.
- Apply for disposition of its 253 Public Housing Units and apply for 253 Section 8 vouchers to replace the units. This is not anticipated to result in a net loss of affordable housing assistance due to the conversion of units to vouchers.
- Continue its Section 8 homeownership program.
- Continue its single family home rehabilitation loan program for low- and moderate-income homeowners.
- In partnership with HomeSight, continue to implement the Manufactured Home Replacement Program (MHRP) at the Alpine Ridge South and Alpine Ridge East communities, to replace outdated pre-HUD code homes with HUD-code, energy efficient manufactured homes.
- Continue operation of a new joint service area implemented in July 2010 with the Everett Housing Authority to continue to allow voucher clients with each housing authority to locate anywhere within Snohomish County.
- Maintain or decrease the currently low level of criminal activity at Public Housing developments through the continued use of the roving property manager and relationships with local law enforcement agencies.
- Implement a smoke-free policy at some of HASCO's assisted properties to improve air quality, resident safety, and health.
- Provide self-sufficiency planning support services to the remaining Family Self Sufficiency (FSS) participants.
- Make four program referrals per month and provide at least eight supportive services programs per year for both Public Housing and Section 8 clients.

- Enroll new clients in the Individual Development Account (IDA) program when funds are available.
- Continue to make the Housing Social Services Program available to senior and disabled residents of assisted housing.
- Maintain the structural integrity and appearance of HASCO properties. In 2011, focus will be on interior unit improvement at all public housing properties. These interior unit improvements will include appliance replacement, cabinetry, doors/millwork, and interior painting.
- Seek to acquire existing multifamily rental apartment buildings, including buildings with building-based Section 8 HAP contracts and USDA rental assistance.
- Seek to opt out of its Project-Based Section 8 HAP Building contract for Woodlake Manor in order to receive replacement vouchers that can be project-based at the same site. This is not anticipated to result in a net loss of affordable housing assistance due to the replacement of units with vouchers.
- Continue to support local housing policy efforts and initiatives and assist in their analysis and interpretation.

HASCO plans to take the following actions in the upcoming program year to encourage residents to become more involved in management and homeownership.

- HASCO has a resident commissioner on its six-member Board of Commissioners. The resident commissioner is important to represent the interests of residents on the Board.
- Residents may also serve on the resident advisory board to assist in the development of the PHA plan.
- HASCO prints and distributes two newsletters, one for Section 8 housing residents and the other for public housing residents. The newsletters are designed to inform residents of activities at HASCO and to offer ways residents can be involved in housing authority activities such as the resident commissioner position or serving on the resident advisory board.
- Homeownership activities will be continued through HASCO's Section 8 homeownership program.
- Homeownership opportunities are also provided through the Individual Development Account (IDA) program through United Way.

- A home maintenance class is also available to HASCO residents through a joint program with Housing Hope, a private non-profit housing provider serving Snohomish County. The course is open to residents of rental units as well as those planning to purchase a home.

X. HOMELESS AND OTHER SPECIAL NEEDS

The following is a list of projects to be funded with available formula funds for the 2011 program year which will:

- help address shelter/housing and supportive service needs of homeless individuals and families to assist them along a continuum of assistance from homelessness to permanent housing and independent living,
- provide assistance to low-income individuals and families with children to prevent homelessness, or
- help address the special needs of persons who are not homeless but require supportive services (such as elderly and frail elderly persons, persons with disabilities, and victims of domestic violence).

Projects descriptions for these activities are located in Appendix A.

- Catholic Community Services – Pregnant and Parenting Women’s Housing Program
- Catholic Community Services – Volunteer Chore Services
- Cocoon House – Teen Shelter and Transitional Housing
- Domestic Violence Services – Domestic Violence Services
- Domestic Violence Services – Transitional Housing for Victims of Domestic Violence
- Domestic Violence Services – Everyone Deserves To Be Safe
- Housing Authority of Snohomish County – Single Family Rehabilitation Loan Program
- Housing Hope – Homeless Services
- Housing Hope – New Century Village
- Housing Hope -- Transitions
- Housing Hope Properties– Woods Creek Village
- Intercommunity Mercy Housing – Senior Housing Case Management
- The Interfaith Association of Northwest Washington – Interfaith Family Shelter
- Parkview Services – Homeownership for People with Disabilities

- Quilceda Community Services – Willow Place
- Senior Services – CHDO Operating Grant
- Senior Services – Housing Social Services
- Senior Services – Minor Home Repair Program
- Stillaguamish Senior Center – 2011 Rehabilitation
- Village Community Services – Aging Adults with Disabilities
- Volunteers of America – Emergency Housing Assistance
- YWCA – Families in Transition
- YWCA – Families in Transition/Homeward Bound

Homeless Policy Task Force (HPTF): Snohomish County will continue its participation in the Everett/Snohomish County Continuum of Care Homeless Policy Task Force (HPTF) in the upcoming program year.

The County will continue to coordinate with the HPTF to provide joint leadership to implement the local ten-year plan to end homelessness, *Everyone At Home NOW*. The plan identifies several policy initiatives related to ending homelessness in our community for chronically homeless persons and other homeless families and individuals. The HPTF has established five major objectives with annual action steps to work on targeted issues. Each objective is assigned an Action Team consisting of various community members and organizations, including non-profit, business and government representatives. Action Teams carry out the specific activities assigned to each objective. The Continuum of Care Annual Action Plan includes specific activities to develop housing units and services for chronically homeless persons, improve employment services, increase the number of individuals and families moving into permanent housing, and assist people in maintaining their permanent housing. Targeted activities will benefit homeless youth, domestic violence victims, individuals and families, veterans, those at risk of homelessness, and those with substance abuse or mental health issues.

In addition, the County will continue working with mainstream resources on discharge planning to prevent discharges to homelessness. A hospital discharge housing project for homeless singles and families, funded by state Transitional Housing Operating & Rent (THOR) expansion funds in January 2010, continues until June 2011. The Salvation Army is the County's lead agency for this critically important piece of our housing continuum. The goal for the HPTF mainstream collaborations action team is to use this model to facilitate discharge to housing with services for those being discharged from jails, mental health facilities, substance abuse centers, and foster care.

In the upcoming program year, the HPTF and the County will continue to coordinate the annual Point-in-Time (PIT) count of individuals and families who are homeless in Snohomish County. The County will also develop the annual PIT report. Typically, the

count takes place on the last Thursday in January. Although the count does not provide a comprehensive count of all homeless persons, it does provide a vital snapshot of homelessness in Snohomish County.

McKinney-Vento Act Competitive Application: Snohomish County manages the annual preparation and submittal of the application for McKinney-Vento Act competitive funds available under the Supportive Housing Program and Shelter Plus Care grant programs in coordination with the HPTF. These funds are used to provide housing and supportive service to assist persons in progressing along a continuum of assistance from homelessness to permanent housing. Snohomish County will also continue to administer SHP program contracts under this program.

Homeless Management Information System (HMIS): The HMIS is a computerized system designed to collect data on homeless persons served in the community. The purpose of HMIS is to provide an unduplicated count of homeless persons served, to analyze patterns of use of people entering and exiting the homeless assistance system, and to evaluate the effectiveness of homeless assistance systems. Snohomish County will continue operation and management of this system in the upcoming program year.

ESHP and THOR: Snohomish County is currently the lead agency for grant funds available from Washington State for homeless assistance in Snohomish County under the Emergency Shelter and Homeless Prevention Program (ESHP) and the Transitional Housing Operating & Rent Program (THOR). Funding for the upcoming program year for ESHP and THOR is yet to be determined and the State is preparing to launch the Consolidated Grant Program which would incorporate this funding (see below).

Ending Homelessness Program (EHP): In the upcoming program year, Snohomish County will continue to administer its locally-funded Ending Homelessness Program. Projects funded under this program for the 2011 program year will assist the County in implementing its ten-year plan to end homelessness, *Everyone At Home Now*. Leadership of the HPTF has worked vigorously during the past twelve months to re-evaluate and re-identify community priorities surrounding ending homelessness in Snohomish County. It is anticipated that a portion of the funding will also be used to finish the third and final year of Project Anchor (referenced below).

Project Anchor: The County will continue to administer Project Anchor which received a three-year grant from the WA State Homeless Grant Assistance Program (HGAP). Grant funding continues into November 2011. This pilot project provides short-term and long-term rental assistance to low-income individuals and families at imminent risk of homelessness due to eviction or discharging from facilities such as jails, mental health facilities, substance abuse centers, and foster care.

Consolidated Homeless Grant (CHG): Washington State's Department of Commerce (Commerce) will be finalizing the CHG in 2011. Commerce will merge existing state and Federal housing resources and programs for people who are homeless into a single grant opportunity for county (and eligible city) governments starting in 2012.

Component programs to be aligned within the CHG include the State Emergency Shelter Funds, Commerce-administered Federal Emergency Shelter Grant Funds, State Transitional Housing Funds (THOR), State Independent Youth Housing, HMIS Grants to Counties, and State HGAP Funds for Pilot Projects.

Homeless Prevention and Rapid Re-Housing Program (HPRP): Snohomish County received funding that was made available under the 2009 American Recovery and Reinvestment Act (ARRA) for the HPRP program. Snohomish County implemented this program during the 2009 program year and funding continues through July 2012. The program provides prevention assistance to those at risk of homelessness and rapid re-housing assistance for homeless persons. Snohomish County will continue administering this program in the upcoming program year.

XI. REDUCING BARRIERS TO AFFORDABLE HOUSING

The need for affordable housing in our community continues to be greater than the supply. The County will continue its commitment to helping meet this need through the award of Federal formula funds to projects that will help develop or maintain decent and safe affordable housing for low-to-moderate income persons in our community. The County will also continue to use local AHTF and other funding available to support this objective. In addition, other Federal, state and local funds administered by OHHCD to combat homelessness will be used to provide housing and supportive services to persons and families who are homeless. Specific projects funded with Federal formula funds which address housing needs may be referenced in Appendix A.

Proposed Changes to Countywide Planning Policies for Housing:

In coordination with the cities, the County adopted Countywide planning policies (CPPs) to provide a framework for regional consistency. All comprehensive plans of the County and its cities must be consistent with the CPPs.

Both the Washington State Growth Management Act (GMA) and the 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 needs of all economic segments of the population.

Snohomish County Tomorrow (SCT) is a growth management advisory body that studies and recommends planning policies that apply to the cities and unincorporated areas of the County. The SCT has recommended amendments to the housing chapter of the CPPs for County Council consideration in 2011. In part, the proposed amendments would:

- Clarify what jurisdictions must include in their comprehensive plans to ensure adequate provisions for existing and projected housing needs and that affordable housing opportunities expand in relation to the geographic needs of households,

- Promote inter-jurisdictional cooperation by encouraging the county and cities to participate in a multi-jurisdiction affordable housing program, or other cooperate effort to promote an adequate and diversified supply of housing,
- Provide that the housing needs analysis and monitoring information be combined into a single report that is easy to understand and use for planning and evaluation,
- Substitute the Fair Share Housing Allocation with a broader set of parameters for the distribution of affordable housing among jurisdictions, in accordance with GMA, and
- Modify existing policy to emphasize the interaction between land use and transportation and to support new housing near existing employment as well as new employment near existing housing.

Comprehensive Plans: The County and local jurisdictions have included affordable housing in their planning processes. SCT publishes a Housing Evaluation Report every five years, with the most recent report completed for 2007. The report includes a summary of strategies used or identified by the County and the cities/towns within the County to promote affordable housing.

The County's Department of Planning and Development Services is updating the housing policies in the County's Comprehensive Plan to ensure consistency with the CPPs and to provide a consistent policy basis for future programs and development regulations.

County Development Regulations: During the upcoming program year, the County's Department of Planning and Development Services will continue to review and revise its land use and development controls. The update of the Unified Development Code is an ongoing project that includes revisions intended to improve the UDC's clarity, consistency, simplicity, and flexibility, in part to reduce the costs of compliance for developers and builders and implement the countywide comprehensive plan policies.

Update to Inventory of Affordable Housing: Snohomish County anticipates that it will complete an update to the inventory of affordable housing in Snohomish County in the upcoming program year. The inventory was last updated in 2007. It provides an inventory of emergency, transitional, and permanent assisted rental housing in Snohomish County.

Intergovernmental Affordable Housing Program Feasibility: A feasibility study was completed in June 2009 which determined that in order to successfully implement an intergovernmental program to produce or preserve affordable housing in Snohomish County, four threshold conditions would need to be met: 1.) a "critical mass" of jurisdictions elects to participate as founding members, 2.) sufficient funding is secured

to support the program for at least 24 months, 3.) a host agency is identified to provide back-office administrative support, such as payroll, accounting, and IT services, and 4.) the participating jurisdictions reach agreement on certain fundamental questions in an interlocal agreement, including the program's purpose and governance structure. SCT leaders are working with public and non-profit advocates to form an implementation Task Force that will address the four threshold criteria.

The Housing Consortium of Everett and Snohomish County (HCEESC): The HCEESC consists of over 40 members including affordable housing providers, service providers, banks, realtors, builder associations, local government, organizations that provide funding for affordable housing development, and other interested persons. It is anticipated that during the upcoming year, the HCEESC will continue its activities to meet both short-term and long-term goals to address housing stability needs in the community as identified in its 2008 *Housing Within Reach* Action Plan.

The Everett/Snohomish County Continuum of Care/Homeless Policy Task Force: The Task Force is a County-wide, community planning group which engages in various planning and implementation activities with the goal of ensuring integration of housing and supportive services to benefit homeless and special needs populations with the goal of preventing, reducing and ending homelessness in Snohomish County. The Task Force also engages in public education and advocacy, maintains working relationships with other state and local coalitions, and provides recommendations and endorsement for various homeless assistance programs. For additional information, see Section X. of this document.

Puget Sound Regional Council (PSRC): The County is a member of the PSRC and its Prosperity Partnership Project. Affordable housing is one of the foundation initiatives of the Regional Economic Strategy. A workgroup met in 2007 to develop strategies to improve access to for workers at all wage levels throughout the Puget Sound region. The Prosperity Partnership adopted some of these strategies as part of its 2008-2011 Action Plans. A 2011 Action Item related to affordable housing is to encourage local jurisdictions to take advantage of the Housing Innovations Program on-line toolkit of affordable housing and best practices.

The PSRC was also recently awarded a \$5 million, three-year Sustainable Communities Regional Planning Grant from HUD. The planning grant will help support a new program – Growing Transit Communities: A Corridor Action Strategy for Puget Sound. The program will support 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 healthy economy. The new program will include:

- development of corridor action strategies and tools to support equitable, sustainable communities in the region's high capacity light rail corridors,

- a new approach to participation to involve more residents and community groups in local planning and decision making,
- an affordable housing action strategy that will test, recommend, and implement local policies and financial tools to encourage and facilitate a wide variety of housing choices along light rail corridors, and
- development of innovative tools and demonstration projects to assist local communities in planning, decision-making, and building local support for sustainable development.

The County will continue to explore additional ways to maintain and increase the number of affordable housing units in our community to help meet local needs.

XII. OTHER ACTIONS

In addition to activities already discussed and to activities listed in the Appendix, Snohomish County will undertake the following actions during the 2011 program year in support of the County's housing and non-housing community development needs.

Neighborhood Stabilization Program: Snohomish County will continue to administer the Neighborhood Stabilization Program (NSP) which provided approximately \$2.3 million locally to be used for affordable housing projects, including purchase and rehabilitation/redevelopment of abandoned and foreclosed homes. The funding was awarded to three projects. Two projects have been completed and the third is underway. In addition, the County recently submitted an application for competitive NSP3 funds to Washington State for two additional affordable housing projects. Should funding be awarded, the County would administer this funding.

Community Development Block Grant – Recovery Act funds: Snohomish County will continue to administer \$825,000 in supplemental CDBG funds received under the American Recovery and Reinvestment Act of 2009. The funding was awarded to one infrastructure improvement project and two affordable housing projects. The infrastructure project has been completed and the other two projects are underway.

Affordable Housing Trust Fund: Snohomish County will continue to administer its Affordable Housing Trust Fund (AHTF) program. The fund is capitalized by a recording fee on real estate transactions in the County and generates approximately \$700,000 annually. Funds are used for affordable housing capital projects and operating and maintenance for emergency shelters and low-income rental units.

CDBG Float Loan Program: Snohomish County will continue to administer its float loan program. It will review and adjust, as needed, the County's float loan program to better integrate the resources into the range of funding initiatives managed by HSD/OHHCD, to provide greater flexibility to the affordable housing provider network, and to offer a tool for encouraging economic development activities.

Sales Tax Programs: Snohomish County will continue to implement and administer this program funded by a local sales tax to meet critical needs for persons with mental health and chemical dependency disorders. The program, in part, provides housing vouchers and supports a revolving loan fund. The County created a revolving loan fund as a tool to facilitate development of affordable housing for underserved populations. The first loan is for \$900,000 for a domestic violence emergency shelter and transitional housing facility that is being developed.

M/WBE: In program year 2011 Snohomish County will continue its policy of ensuring that business enterprises owned by minorities and by women (M/WBEs) are given an equal opportunity to compete for projects funded in part with County HUD funds. Because the list of qualified M/WBEs changes on a daily basis, and because the County does not have the resources to maintain its own current list, HSD/OHHCD staff refer sub-grantees to the Internet web site maintained by the State of Washington. The County's policy on M/WBE opportunity is also included in the standard language of each contract executed for projects. Finally, M/WBE requirements are discussed at pre-bid and pre-construction meetings with sub-grantees and their contractors.

Fair Housing: Snohomish County will continue its efforts to develop and implement a mitigation strategy for identified impediments to fair housing and maintain its association with the Community Housing Resource Board to support its education program on landlord/tenant and fair housing laws. Snohomish County will update its *Analysis of Impediments to Fair Housing Choice* in the 2011 program year and has selected a consultant to prepare this analysis. The City of Everett, the Housing Authority of Snohomish County, and the Everett Housing Authority are also undertaking a *Analysis of Impediments to Fair Housing Choice* which is anticipated to be completed in the summer of 2011.

Citizen Participation Process and Interagency Consultation: Snohomish County will continue to use its citizen participation process to solicit public comment on local priorities and objectives for housing and community development Federal grant funds and to receive feedback on its progress made towards meeting the local strategies and objectives for use of these funds. Snohomish County will maintain its formal and informal relationships with public and private agencies, local governments, planning groups, Continuum of Care, consortia, interest groups, and other stakeholders to provide as many avenues of input as possible. For information regarding the project selection and citizen participation process followed for this plan, see Section V. of this document. For information on public comments received regarding this plan, see Section XVIII. of this document. Additional information regarding our Citizen Participation Plan may be found in the 2010-2014 Consolidated Plan.

Section 108 Loans: Snohomish County will continue to explore the feasibility of implementing a Section 108 loan guarantee program for Snohomish County to enhance economic opportunities for low-and-moderate income wage earners.

Program Monitoring: Monitoring of activities assisted in whole or in part with HUD funds administered by Snohomish County and the City of Everett pursuant to this Plan will be carried out by staff of the County Human Services Department and the City of Everett Department of Community Development, respectively. Monitoring is conducted in accordance with the specific compliance requirements prescribed by regulation for each of the HUD programs. All program compliance requirements and reports required of subrecipients and project sponsors will be specified in the County's and City's funding award contracts. Monitoring procedures and practices will assure that reports are submitted, reviewed, and assessed, and that any noncompliance reflected in reports is investigated and resolved. County and City staff will also conduct a risk assessment of all agencies being funded to assist in determining which projects must be monitored at more frequent intervals. On-site monitoring will be done to examine subrecipients' and project sponsors' operations and records, as required by HUD regulations, to validate reports and verify compliance. This includes County monitoring of the City of Everett, which is considered a subrecipient under the HOME regulations. These monitoring operations will be conducted in accord with written operating procedures and schedules. The substantive results of funded activities will be monitored in relation to the Consolidated Plan objectives.

Activities incorporated in the Action Plan, which are assisted with funds administered by another County or City department, by one of the housing authorities, or by another independent public agency, will be monitored for regulatory compliance in accordance with their funding source regulatory terms by the administering department or agency. County and City planning and community development staff will obtain annual reports of the substantive results of these activities from the administering agencies to monitor for progress against the Plan objectives.

HOME eligible projects are reviewed and inspected (if applicable) for consistency with the Consolidated Plan, program targeting/income verification of clients, HOME investment per unit, property standards, and administrative requirements. An exhaustive list of these items is reviewed and verified within each application. Ongoing monitoring includes these items in a detailed check list format and report created by the analyst and staff as part of a schedule of monitoring activities this office conducts annually.

Projects are monitored for timeliness of expenditures as part of the program compliance monitoring referenced above. In addition, on-site monitoring of housing projects includes reviewing activities for compliance with housing codes using a simplified version of the Uniform Physical Conditions Standards form.

To the extent feasible, the County will coordinate monitoring of jointly-funded projects with the Washington State Department of Commerce (DOC) and the Washington State Housing Finance Commission (WSHFC).

Lead-Based Paint

Snohomish County OHHCD staff is assigned to address and monitor issues regarding lead-based paint where applicable in the various housing and community development Federal formula grant programs. This staff is responsible for coordinating the County's compliance with all applicable lead-based paint requirements.

Individual projects are reviewed for lead-based paint hazards. When lead-based paint is found to be a hazard, project sponsors are required to comply with applicable lead-based paint regulations regarding reduction of the hazard. OHHCD staff monitors these projects to ensure compliance with regulations, such as notification, work performed by certified workers following acceptable procedures, and clearance by certified inspector in accordance with standards delineated in HUD regulations.

Reducing the Number of Persons Living Below the Poverty Level

Household income levels are dependent upon multiple conditions and factors, many of which are beyond a local general government's direct influence. These include: employment opportunities, households' qualifications for employment, levels of public and private assistance available to persons who are not employable, and how individuals cope with daily life and the requisites for self-sufficiency. The latter specifically includes the level of resources applied to enabling persons who are inherently capable, but have not attained self-sufficiency above a poverty level, to develop their personal capability to progress.

Among the relevant areas which local general government can influence are the public schools and professional/technical training institutions of all kinds; basic public services, regulatory policy and tax policy that affect the private business environment; and supplementing the funding and operation of services and facilities for self-sufficiency initiatives. Since nearly all income support for persons who are temporarily or permanently not employable comes from the state and federal governments, local government has limited direct influence over this. Another area of potential impact is public policy affecting the business climate and the use of public infrastructure investment more directly, where appropriate, to encourage and support private business capital investment.

Briefly summarized, Snohomish County's strategies with respect to these areas are as follows:

Schools and educational/training institutions: The County general government will continue to support joint planning among school districts and support all initiatives to enhance and expand post secondary school education and professional/technical training facilities and programs.

Public policy regarding the business environment: The County's continuing process of review and reform of development permitting processes and standards will benefit commercial and industrial developers as well as residential developers, with the same potential cost saving and certainty-enhancing effects. The "Economic Development"

element of Snohomish County's adopted General Policy Plan establishes a series of eight objectives, with specific implementing policies related to each, all expressly designed to create a supportive regulatory environment, supply supportive and technically advanced infrastructure, facilitate small business, maximize the potential of port and airport resources and promote various industrial and business sectors.

Snohomish County, through its Human Services Department, administers several programs and funds aimed at reducing the number of persons living below the poverty level. While recent Federal, state, and local budget cuts have impacted funding for some of these programs, the County continues to provide services to the extent feasible within the funding available. The Community Action Partnership (CAP) within the Human Services Department funds and supports programs that help persons and families overcome the effects of poverty and improve their economic situation. Funding under the CDBG, HOME, and ESG programs, as well as other Federal, state, and local homeless and housing programs administered by the Office of Housing Homelessness and Community Development (OHHCD) within the Human Services Department also assist the County in addressing poverty. Many of the service projects funded provide case management, employment and training support, and other supportive services that assist low-income and homeless persons to obtain the necessary skills, income and other resources necessary to move towards self-sufficiency. Some of the resources are allocated to affordable housing projects, which provide a stable housing environment and which incorporate supportive services to promote the self-sufficiency of its residents.

Snohomish County also participates on the Workforce Development Council of Snohomish County (WDC), which manages Federal funds received under the Workforce Development Act for various employment and training programs. These programs assist employees to make career transitions and to help create a sustainable workforce for employers. The WDC's 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.

Snohomish County, in partnership with other organizations, has implemented a financial asset-development project through the Snohomish County Financial Asset Development Coalition. The County's partners include the United Way of Snohomish County, the Workforce Development Council, and other community partners. The Coalition, through its community partners, provides professional development training to frontline human services staff working with low-income persons for the following activities:

- asset-development,
- assistance to low-income persons by providing assistance in completing tax forms and collecting the Earned Income Tax Credit (EITC), and
- assistance in increasing asset ownership among low-income families through Individual Development Accounts (IDA).

Bank on North Sound, the Coalition's latest initiative, is designed to enhance the opportunities for the "unbanked" to begin focused and formalized asset development.

In addition, Snohomish County anticipates it will continue exploring the use of HUD CDBG funds to underwrite float-loan activities. While the initial impetus for this has been to widen the array of financing tools available to providers of affordable housing, the history of float-loan activity in other jurisdictions suggests that float loans will be attractive to the private sector as an economic development mechanism. If this holds true for Snohomish County, float loan activity will comprise another element of the County's anti-poverty strategy.

Institutional Structure

The institutional structure through which the Consortium carries out its Consolidated Plan is broad-based and includes County government and staff, local governments, public agencies, and private, non-profit agencies (including faith-based organizations).

The Snohomish County Human Services Department (HSD) and OHHCD within the HSD, provides staff support to the Policy Advisory Board (PAB) and Technical Advisory Committee (TAC), and manages the competitive application process for the HUD formula funds. The Snohomish County Council retains overall responsibility for all decisions involving housing and community development activities. The TAC, in conjunction with HSD/OHHCD, host potential grant recipients competing for AHTF, CDBG, HOME, and ESG funds. The TAC, comprised of local government representatives, citizens representatives, and public agency staff, scores each applicant and makes recommendations to the PAB. The PAB is comprised of representatives from the Consortium member cities, the County Council, and the County Executive as well as a citizen member. The PAB holds public hearings, coordinates public information and review processes, and makes recommendations to the County Council on matters relating to HUD funds.

Project sponsors include units of local government within the Consortium (may also include Snohomish County Departments), public agencies, and private, non-profit agencies (including faith-based organizations). OHHCD staff provides technical assistance to potential applications for CDBG, HOME, and ESG funds during the application process and also provides ongoing technical assistance to project sponsors who are allocated funding for projects.

HSD/OHHCD staff attend various 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, provide decent affordable housing, and create economic opportunities for low-income persons in the community. OHHCD staff are responsible for contracting, monitoring, and compliance procedures, while also offering technical assistance to any service agency seeking housing and community development funding.

Consistent with the 2010-2014 Consolidated Plan, a portion of 2011 HOME funds has been allocated to provide operating support to two Community Housing Development Organizations in order to build and maintain local capacity to efficiently produce and maintain affordable housing. The County also previously provided local housing funds to Impact Capital to establish a revolving loan fund to provide pre-development loans to develop affordable housing in Snohomish County.

The County has received suggestions for incorporating additional technical expertise into the application review and selection process for affordable housing, public facility, and infrastructure projects and will continue to explore these suggestions.

Enhance coordination between public and private housing and social service agencies.

Community partnerships which link housing providers and service agencies continue to be a strength in Snohomish County, particularly in regards to projects serving homeless persons and other persons with special needs. The Housing Consortium of Everett and Snohomish County (HCEC) and the Snohomish County Homeless Policy Task Force (HPTF) are organizations in Snohomish County that meet regularly to discuss affordable housing and homeless needs. They provide ongoing opportunities for public and private non-profit housing providers to coordinate existing and future efforts to meet these needs in our community.

Significant coordination efforts involving crossover members of both the HPTF and the HCEC during 2010 included the first full operational year of a relapse prevention program known as WRAPS. WRAPS is a collaborative approach to delivering chemical dependency and mental health services to homeless families in Snohomish County. The WRAPS Program serves families participating in Emergency and Transitional Housing Programs that have a recent or current history of chemical dependency. Many participants in WRAPS are sponsored in scattered-site, privately-owned housing units by non-profit social service agencies and, without the relapse prevention services, would be terminated from their housing. This program is anticipated to continue to operate in the upcoming program year.

The Gates Foundation-sponsored *Investing in Families Initiative* is another collaborative project that continued to evolve in 2010 and will become operational in 2011. *Investing in Families* is a community-wide effort to strengthen and realign Snohomish County's efforts to end family homelessness. It brings together the HCEC, HPTF, Workforce Development Council, public housing authorities, social service agencies, secondary

education providers, private landlords, and state and local government to create new systems for preventing and eliminating family homelessness.

Snohomish County will also continue to include as part of the evaluation criteria for housing project applications whether the appropriate type and level of support services is available, where relevant to the population served.

XIII. FUNDING AVAILABLE AND ALLOCATION SUMMARY

Snohomish County estimates the following Federal formula funds will be available for allocation in 2011. The information below also includes a summary of how these funds have been allocated for use. More detailed activity descriptions are located in Appendix A.

The 2011 formula funds are estimated based on funding received by Snohomish County in 2010. The actual level of funding received by Snohomish County may vary from these estimated amounts. Estimated allocations to specific projects included in this document are contingent upon the actual level of funding received under the various programs and may be adjusted.

CDBG

Estimated 2011 Formula Funds	\$3,331,906
Contingency/Returned Funds	<u>\$528,684</u>
Total CDBG Funds	\$3,860,590

Sponsor	Activity	Amount
Boys & Girls Club of Snohomish County	Marysville Boys & Girls Club Building Improvements	145,000
Catholic Community Services	Pregnant and Parenting Women's Housing Program	42,672
Catholic Community Services	Volunteer Chore Services	18,290
Cocoon House	Teen Shelter & Transitional Housing	42,344
Darrington, Town of	2011 Waterline Improvements	300,000
Darrington, Town of	South Water Tank Rehab and Stability	99,500
Deaconess Children's Services	Teen Parent Advocacy Program	25,538
Domestic Violence Services of Snohomish County	Domestic Violence Services	46,850
Domestic Violence Services of Snohomish County	Everyone Deserves To Be Safe	250,000

Sponsor	Activity	Amount
Housing Authority of Snohomish County	Single Family Rehabilitation Loan Program	434,925
Housing Hope	Homeless Services	46,400
Housing Hope	New Century Village	23,781
Intercommunity Mercy Housing	Senior Housing Case Management / Service Coordination	17,709
Monroe, City of	Powell Street Sidewalk	146,000
Mountlake Terrace, City of	54 th Avenue West Sidewalk	200,000
Open Door Theatre	Personal Safety Outreach	12,140
Quilceda Community Services	Willow Place	100,000
Senior Services of Snohomish County	Housing Social Services	27,985
Senior Services of Snohomish County	Minor Home Repair Program	519,688
Snohomish County	CDBG Planning and Administration	703,381
Snohomish County	Community Housing Resource Board	3,000
Snohomish County	Contingency Fund – CDBG	100,000
Snohomish County Human Services Department	Weatherization Related Minor Home Repair Program	150,000
Stillaguamish Senior Center	2011 Rehabilitation	171,610
Village Community Services	Aging Adults with Disabilities	27,608
Volunteers of America Western Washington	Emergency Housing Assistance	52,189
Volunteers of America Western Washington	Rental Housing Mediation Services / Fair Housing Counseling	81,420
Volunteers of America Western Washington	Sky Valley Community Resource Center	21,994
YWCA of Seattle-King County-Snohomish County	Families in Transition	42,866
Total		\$3,852,890

HOME

Estimated 2011 Formula Funds	\$2,264,088
Returned Funds	*\$994,482
Total HOME funds	\$3,258,570

*Returned funds totaling \$993,136 from three project cancellations are pending County Council approval. These funds have been recommended for re-allocation to projects contained in this 2011 Action Plan and are reflected in the project activity descriptions in the Appendix. The County Council is anticipated to consider both the proposed project cancellations as well as the proposed re-allocation of these funds to 2011 projects together in May 2011 when it adopts the Final 2011 Action Plan.

Sponsor	Activity	Amount
Everett, City of	HOME Set-Aside	475,458
HomeSight	Puget Sound Homebuyers Assistance	311,991
Housing Hope	Homeownership Assistance Fund	112,500
Housing Hope Properties	CHDO Operating Support Grant	50,000
Housing Hope Properties	Woods Creek Village	433,678
Parkview Services	Parkview Homeownership for Persons with Disabilities	238,533
Senior Services of Snohomish County	CHDO Operating Support Grant	30,000
Senior Services of Snohomish County	RD Preservation Portfolio	1,380,000
Snohomish County	HOME Planning and Administration	226,409
Total		\$3,258,569

ESG

Estimated 2011 Formula Funds	\$135,568
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Sponsor	Activity	Amount
Cocoon House	Teen Shelter & Transitional Housing	24,829

Sponsor	Activity	Amount
Domestic Violence Services of Snohomish County	Transitional Housing for Victims of Domestic Violence	21,643
Housing Hope	Transitions	25,337
The Interfaith Association of Northwest Washington	Interfaith Family Shelter	19,575
Snohomish County	ESG Administration	6,778
Volunteers of America Western Washington	Emergency Housing Assistance	17,136
YWCA of Seattle-King County-Snohomish County	Families in Transition/Homeward Bound	20,270
Total		\$135,568

XIV. PROGRAM SPECIFIC REQUIREMENTS -- CDBG

Descriptions of all activities to be funded with CDBG funds including 2011 funds and prior year contingency/recaptured funds may be found in Appendix A. Please see summary above for estimated CDBG funding available for allocation for 2011. As funding is estimated at this time, adjustments to the allocations may be made based on the actual amount of funding available.

Estimated 2011 CDBG program income is \$200,000 from loan repayments from a single family home rehabilitation loan program and a first-time homebuyer program. This program income will be used to provide additional assistance under those programs.

Snohomish County does not anticipate any surplus from urban renewal settlements and does not currently have any urgent needs activity.

Snohomish County does not anticipate any proceeds from Section 108 loan guarantees at this time. However, Snohomish County is continuing to explore the feasibility and possible implementation of a Section 108 loan guarantee program. Implementation of such a program would be done in compliance with the County's citizen participation plan. Should such a program be implemented, it is anticipated that activities funded under the program would generate proceeds at some time in the future.

No float loan activities are open at this time. Snohomish County will continue to administer its float loan program during the 2011 program year. Any new float loans approved could generate program income during the 2011 program year. Snohomish County will follow its citizen participation plan with regard to any new float loans proposed during the 2011 program year. It is anticipated that any interest payments

generated in the 2011 program year from new float loans would be used for County administrative costs, subject to the statutory cap for these types of costs.

Program income received increases the allowable cap for CDBG planning and administrative costs (20% of 2011 formula funds plus 20% program income) and public service activities (15% of 2011 formula funds plus 15% prior year program income). Snohomish County allocates the allowable formula funds plus a portion of the estimated program income for these costs.

It is estimated that all of the CDBG funds will be used for activities that primarily benefit low- and moderate-income persons.

The CDBG law authorizes an exception criterion for the minimum percentage of low- and moderate-income persons that need to reside in an identified geographic area in order for some grantees to be able to undertake activities that serve persons on an area-wide basis such as parks and streets. Typically at least 51% of the activity's beneficiaries must be low- and moderate income. The Snohomish County Consortium is granted an exception to this criterion for area benefit activities. Based on data posted on HUD's website, the Consortium's current low- and moderate-income criterion for area benefit activities is 46.43%.

XV. PROGRAM SPECIFIC REQUIREMENTS -- HOME

Descriptions of all activities to be funded with HOME funds in 2011 including 2011 funds and prior year returned funds may be found in Appendix A. Please see summary above for estimated HOME funding available for allocation for 2011. As funding is estimated at this time, adjustments to the allocations may be made based on the actual amount of funding available.

Estimated 2011 HOME program income is \$132,050 from single family home rehabilitation loan programs and a first-time homebuyer program. This program income will be used to provide additional assistance under those programs. This also includes an additional \$500 in estimated loan interest from an affordable housing project and is anticipated to be used for additional HOME activities.

HOME Homebuyer Program Guidelines for Resale and Recapture

Resale and recapture guidelines for homeownership activities ensure the affordability of units acquired with HOME and/or American Dream Downpayment Initiative (ADDI) funds. The following are the adopted resale and recapture guidelines for the Snohomish County.

Resale/Recapture Provisions. Resale and recapture provisions apply to the use of HOME funds for homebuyer assistance programs. Snohomish County will allow for the use of either resale or recapture provisions, as appropriate. Resale or recapture provisions are triggered when, during the period of affordability, the housing ceases to be the principal residence of the buyer who was assisted with HOME funds. Applicants

for HOME funding will need to propose resale or recapture provisions at the time of application for funding and demonstrate how the provisions are consistent with the resale or recapture guidelines.

Resale Guidelines. Resale provisions must be used in situations where HOME funding will be provided as development subsidies (as opposed to direct assistance to the low-income buyer) and where assistance is provided to homebuyers in the form of grants. When resale provisions are proposed, they must ensure that:

- the property will be sold to a low-income buyer who will use the property as a principal residence;
- the price at resale will provide the original HOME-assisted buyer with a fair return on investment; and
- the housing will continue to be affordable throughout the period of affordability to a reasonable range of low-income buyers.

A fair return on investment will be based on the repayment of the owner's initial investment, any improvements to the property, and a percent of the appreciation of median home prices in the area based on the number of years the property was owned.

Affordable to a reasonable range of low-income buyers is defined as a price affordable to a family at 75% of the area median income or below that will not pay more than 30% of their income for PI (principal and interest).

Additional HOME funds can be used, if available, if gap financing is needed for a subsequent low-income homebuyer to purchase the home.

Recapture Guidelines. Recapture provisions will be used when HOME funds provided to the homebuyer as gap financing are returned to Snohomish County when the home is no longer the buyer's principal residence during the period of affordability. The following option for recapture of funds is acceptable:

- limit the share of recapture to the net proceeds (sales price minus loan repayments and owner's original investment, other than the HOME loan and closing costs plus interest and shared appreciation as outlined in the Loan Documents, if applicable) ;

The special provisions of the HOME Program related to single-family properties with more than one unit (i.e. duplex, triplex, four-plex) [24 CFR Part 92.254(a)(5)(ii)(A)(6)] and lease-purchase programs [24 CFR Part 92.254(a)(5)(ii)(A)(7)] will also apply as appropriate.

In the event that Net Proceeds are insufficient to repay the HOME Funds, including principal plus interest plus shared appreciation, the amount to be recaptured shall be

any funds remaining after payment of all senior non-HOME debt. In no event shall the borrower be required to use funds other than net proceeds to repay the HOME Funds. The County must be notified of any possible foreclosures or transfers in lieu of foreclosure during the period of affordability to ensure that resale and recapture provisions are followed.

Home Tenant Based Rental Assistance Description

Not applicable. Snohomish County does not intent do use HOME fund for this purpose in the 2011 program year.

Other Forms of Investment Description.

Not applicable. Snohomish County does not intend to use HOME funds for forms of investment other than those described in 24 CFR 92.205(b) in the 2011 program year.

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. The marketing plans are reviewed by OHHCD staff 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.

Minority/Women's Business Outreach Description

This requirement is addressed in Section XII.

Guidelines for HOME funds used to refinance existing debt secured by multi-family housing being rehabilitated for with HOME funds

Not applicable. Snohomish County does not intend to use HOME funds for this purpose in the 2011 program year.

American Dream Downpayment Initiative (ADDI)

New funding for this Federal program was discontinued after the 2008 program year. Agencies that were allocated ADDI funding in previous years for programs that are anticipated to continue to expend these funds in the 2011 program year include: HomeSight and Housing Hope. These Agencies operate programs that provide purchase assistance to low-income first-time homebuyers in Snohomish County.

In addition, a 2010 project that was funded, in part, with re-allocated prior year ADDI funds is proposed for cancellation, pending County Council approval in May 2011. Based on guidance from HUD, these prior year ADDI funds may now be re-allocated as regular HOME funds. The 2011 Action Plan includes re-allocation of these funds to affordable housing activities as regular HOME funds, pending County Council approval of this plan in May 2011.

The County requires agencies allocated ADDI funds to develop a plan prior to receiving ADDI funds for targeted outreach to residents and tenants of public and manufactured housing and to other families assisted by public housing agencies for the purposes of ensuring that ADDI funds are used to provide purchase assistance for such residents, tenants and families.

Each of the agencies receiving ADDI funds provide homebuyer education and counseling services as part of their programs which helps ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership.

XVI. PROGRAM SPECIFIC REQUIREMENTS -- ESG

Descriptions of activities to be funded with 2011 ESG funds may be found in Appendix A. Snohomish County followed the process and criteria for selecting 2011 ESG activities as described in Section V., as well as the required citizen participation activities as described in the Executive Summary. It is anticipated that matching funds will be provided from other federal, state/local, and private funds for a total of \$135,568. Anticipated matching sources include Community Development Block Grant, state funds for homeless shelter programs, local ending homeless program funds, and private foundations/grants and other private funds.

XVII. PROGRAM SPECIFIC REQUIREMENTS – HOPWA.

The City of Seattle Human Services Department is the regional grantee and coordinator of 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. An estimated \$262,576 in HOPWA funds will be provided to Catholic Community Services to serve approximately 97 households in Snohomish County. As Snohomish County does not directly administer this program, it does not have program specific reporting requirements under this section.

XVIII. PUBLIC COMMENTS

This section summarizes public comments received in development of the 2011 Action Plan and the County's response.

November 2010 Public Hearing Comments

Snohomish County held two public hearings in November 2010. Below are summaries of comments received either at the hearings or that were submitted in writing. The County is appreciative of this input. These comments were considered in development of the 2011 Action Plan and the County has responded below.

➤ Comment of Ramonda Sosa, Senior Services of Snohomish County:

CDBG funds support 18 of our housing units throughout Snohomish County. Without this support, we wouldn't be able to maintain services in those buildings at the level we currently do. To attest to how valuable the supportive services are in those units – going on five years with no evictions in a Snohomish County Block Grant building. Doesn't know of any other senior housing buildings out there that can attest to such a record. These services help maintain independence and housing for seniors. It is a testament to the accomplishments made with these CDBG funds. Wanted to express the importance for this funding to continue in order to continue to maintain our program.

County Response:

Based on identified needs, the 2010-2014 Consolidated Plan includes a strategy and objective to fund service programs with CDBG funds that assist low- and moderate-income elderly citizens to continue to live independently in all housing settings appropriate to their needs. Consistent with this strategy, the Technical Advisory Committee (TAC) and Policy Advisory Board (PAB) recommended the Senior Services Housing Social Services project for 2011 CDBG funding through the competitive funding process. An award for this project approved by the County Council is included in the 2011 Action Plan. CDBG funding levels are dependent on the amount of funds appropriated for this program each year by the U.S. Government and local funding is allocated through a competitive process.

➤ Comment of Margaret Bruland, Executive Director, Domestic Violence Services of Snohomish County:

Domestic Violence Services of Snohomish County (DVSSC) receives CDBG and ESG funding from Snohomish County in support of its Emergency Shelter and Transitional Housing programs. These programs serve homeless victims of domestic violence, including families with children as well as single childless adults. During our 2009-10 program year, 54 families with children and 46 single childless women received Emergency Shelter services. During the same year, 22 families with children and 2 single childless women participated in the Transitional Housing program. We feel it is extremely important to maintain the flexibility within the CDBG and ESG funding streams to continue to serve single adults as well as families.

County Response:

Based on identified needs, the 2010-2014 Consolidated Plan includes strategies and objectives to fund service programs for victims of domestic violence and persons experiencing homelessness with CDBG and ESG funds. These strategies provide the flexibility to serve both single adults as well as families. Consistent with the service strategy for victims of domestic violence, the Technical Advisory Committee (TAC) and Policy Advisory Board (PAB) recommended DVSSC's Domestic Violence Services project for 2011 CDBG public service funding and DVSSC's Transitional Housing for Victims of Domestic Violence project for 2011 ESG funding through the competitive funding process. Awards for these projects approved by the County Council are included in the 2011 Action Plan. CDBG and ESG funding levels are dependent on the amount of funds appropriated for these programs each year by the U.S. Government and local funding is allocated through a competitive process.

➤ Comments of Sue and Robert Watson, Citizens

Written Comment of Sue Watson:

Part of the problem is some of the county's regulations are actually creating homelessness. Specific regulations state that anybody living in a recreational vehicle must have a home elsewhere and live in their RV for only six months at a time. Many people who live in RV's do so as they don't have a home elsewhere. Are they supposed to go live in shelters for six months a year? Strangely, full timing in RV's are actually part of many retirement plans – and the recession hasn't made this any less prevalent. RV's aren't always disposable or cheap – some costing more than low end housing.

On a side note, I'm trying to build a house. I actually had a person (they didn't provide identification) in a Snohomish County vehicle demand to see the toilet in our shed. There wasn't one, of course, as it was just a shed. That would, however, seem to indicate that there are many people who are trying to deal with the homelessness problem on their own. It comes across as if the recession is really getting so bad that people will go live in sheds in order to avoid community shelters, homeless tent camps and other similar situations.

I guess the County has a lot of money to spend on that which many private citizens truly thought they had handled on their own. It is strange how some people will choose to live, but they will choose to live that life, sometimes against all the regulations and even outside of what seems to be common sense.

Oral Comment of Sue and Robert Watson:

There is a large amount of people scrambling because they haven't worked in a couple of years. Unemployment benefits are running out and they know they are going to lose their house, there are no jobs out there, and are looking for alternatives. Know of

several union persons in this situation. Employment opportunities for union workers are needed.

We will see a lot more people move into their RV if they lose their house. They don't want to move into a shelter, too proud. Know family with three kids that moved into an RV. Kept them fed, clothed and in school. A lot of people won't go into a shelter. Have mentality of pulling self up by bootstrap. Sometimes they are not unhappy with how they are living. Wouldn't accept help if provide it. Not sure of easy way to resolve that. For some it is a lifestyle. Some in RV have well-to-do lifestyle. Flip side is poor people, low-income people living in scary RV. In same park, side-by-side.

County Response (to both written and comments):

Under current County land use regulations, an RV cannot be used as a permanent residence. In certain rural areas, an RV is allowed to be placed on a lot for up to 180 days in any 12-month period for camping or recreational use. This regulation only applies to the unincorporated areas of the County; individual cities and towns may have their own land use regulations regarding RV use.

In 2009, Washington State adopted a law that restricts jurisdictions from preventing an RV from being used as a primary residence in a mobile home park, with certain health and safety provisions. The law also prohibits a jurisdiction from requiring the removal of an RV as a primary residence in a mobile home park. It appears that the County regulations may not be consistent with this law. The County has identified the need to review its regulations for consistency with this law.

The 2010-2014 Consolidated Plan and the local 10-Year Plan to End Homelessness, *Everyone at Home Now*, identify needs and strategies to provide emergency shelter, transitional housing, and permanent housing for persons experiencing homelessness as well as homeless prevention assistance for those at risk of becoming homeless. These plans also identify funding resources available to assist persons who are homeless in moving towards self-sufficiency and stable housing and to assist people who are at high risk from losing their housing and becoming homeless.

The County is aware that some people have family, friends or other support networks that provide help for them and that some people prefer to stay with family or friends, rather than enter an emergency shelter. The County is also aware that there are faith-based groups that try to assist people who are homeless or at-risk of homelessness. In addition, the financial resources available are limited and strategies are identified that will provide the most efficient and effective response to ameliorating homelessness and to preventing people from becoming homeless. The County is aware that the need for assistance far outweighs the financial resources.

The County is aware that people who are struggling with the unemployment situation have access to WorkSource resources, job retraining opportunities and other resources to help them, as they seek employment. The 2010-2014 Consolidated Plan identifies programs and resources that might assist people to prevent them from losing their housing. The County recognizes the importance of creating job opportunities and increased economic development.

2011 Draft Action Plan Public Comments

Snohomish County published a Draft 2011 Action Plan for a 30-day public review and comment period between March 7, 2011, and April 5, 2011; the comment period was extended through April 27, 2011. The County also held a public hearing on the draft plan on April 13, 2011. No comments were received at the public hearing. Below are summaries of written comments that were submitted after funding recommendations were made and during the comment period. The County is appreciative of the comments. The comments were considered in development of the 2011 Action Plan and the County has responded below:

➤ Comment of Ed Petersen, Executive Director of Housing Hope.

In the 2011 funding round, Housing Hope was recommended to receive HOME funding for an affordable homeownership project and an affordable rental housing project. Mr. Petersen submitted a letter requesting that the funding for the affordable homeownership project be transferred to the affordable rental housing project. A copy of the letter may be found in Appendix B.

County Response:

A copy of the County's response letter may be found in Appendix B.

➤ Comment of Tom Jacobi, Deputy Director of HomeSight

Mr. Jacobi submitted a written comment on the HOME Homebuyer Program Guidelines for Resale and Recapture contained in the Draft 2011 Action Plan. Mr. Jacobi indicated that under the recapture guidelines, the definition of "net proceeds" in the event of a sale of a home does not include closing costs as an allowed deduction from the sale price of the home. Mr. Jacobi explained that if closing costs are not allowed as a deduction from the price, then the homeowner would need to pay these costs out of pocket, which is not consistent with his understanding of HUD's intent regarding this policy. Mr. Jacobi recommended that the guidelines be amended to allow for the deduction of closing costs in determining the amount to be recaptured. Mr. Jacobi indicated he was also working on this definition with King County for its guidelines.

County Response:

In July 2010, the County Council amended the 2010-2014 Consolidated Plan to adopt revised resale and recapture guidelines for homeownership activities in order to meet Federal regulatory requirements. These guidelines ensure the affordability of homeownership units acquired with HOME and/or ADDI funds in the event that a homeowner does not remain in the residence during the required period of affordability.

County staff is in the process of evaluating Mr. Jacobi's request and reviewing the program regulations. As part of this evaluation, input will be sought from other programs operating in the County that provide homebuyer purchase assistance for low- and moderate-income households as changes to the guidelines would also affect these programs. In addition, input will also be sought from other local jurisdictions that fund these types of programs and have similar policies in place. Based on this evaluation, the County will follow its non-substantial amendment process to make any revisions to these guidelines.

➤ Comment of Margaret Bruland, Executive Director, Domestic Violence Services of Snohomish County

Ms. Bruland submitted a comment providing thanks for the ongoing support for victims of domestic violence and their children. Ms. Bruland indicated that the funding planned to support her Agency's programs is very critical to help keep victims safe and to move forward with their lives. She also expressed that many of the other agencies funded are important to the clients of her Agency as well as others in need in this County and that we are better off when those in need are given a helping hand.

County Response: The County is appreciative and accepts this comment.

XIX. OHHCD CONTACT INFORMATION

For more information, please contact the Office of Housing, Homelessness and Community Development (OHHCD) which is part of the Snohomish County Human Services Department at:

Mailing Address: Snohomish County OHHCD, 3000 Rockefeller Avenue, M/S 305, Everett, WA 98201

Physical Address: Snohomish County OHHCD, 3000 Rockefeller Avenue, 4th Floor, Admin West Building, Everett, WA.

Email Address: sue.tracy@co.snohomish.wa.us

Phone: (425) 388-3270

TTY: 1-800-833-6384 (voice), 1-800-833-6388 (text)

This Action Plan, as well as copies of the 2010-2014 Consolidated Plan, are available electronically as well as in hard copy format. The County will provide a reasonable number of free hard copies of these plans to citizens and groups that request it.

ADA Notice: The County strives to provide access to all members of the public. Reasonable accommodations will be made to provide the information in this document in an alternate format upon request.