Snohomish County
Urban County Consortium

HOUSING AND COMMUNITY DEVELOPMENT
2010-2014 CONSOLIDATED PLAN

AND

PROGRAM YEAR 2010 ACTION PLAN

FINAL

May 12, 2010
Snohomish County Urban County Consortium
Participating Governments

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

Snohomish County Government

Snohomish County Executive
Aaron Reardon

Snohomish County Council
John Koster, District 1
Brian Sullivan, District 2
Mike Cooper, District 3
Dave Gossett, District 4
Dave Somers, District 5

Snohomish County Department of Human Services

Kenneth Stark, Director

Office of Housing, Homelessness and Community Development
Dean Weitenhagen, Supervisor

Jacqueline Anderson, Grants Analyst
Laura Clark, Human Services Specialist II
Marion Dal Pozzo, Human Services Specialist I
Charles Durland, Senior Grants Analyst
Beverly Halladay, Financial Compliance Officer
Stephanie Jensen, Senior Secretary
Lindsey Legaspi, Grants Analyst
Nathan Marti, Human Services Specialist II
Debra May, Senior Grants Analyst
Jacqueline Toma, Senior Grants Analyst
Sue Tracy, Senior Grants Analyst
Dee White, Grants Analyst

Administrative Services
Mike Fulcher, Manager
Lisa Guerrero, Grant Accountant
Policy Advisory Board

Name and Representation

Pete Grodt, Chair (Citizen)
TBD, (Cities of less than 3,000 population)
Ron Wiediger, Sultan 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  (At-large city position 2010)
John Koster, County Council Member District 1
Brian Sullivan, County Council Member District 2
Mike Cooper, County Council Member District 3
Brian Parry, Executive Director, Snohomish County (2010)

Technical Advisory Committee

Name and Representation

David Alcorta, Citizens/Minority
Prithy Korathu, Citizens/Minority
Debra Donaldson, Citizens/Low-Income
Glenrose Williams, Citizens/Low Income
Steve Ahern, Citizens/Senior
Mark Beales, Citizens/Senior
Duane Leonard, Housing Authority of Snohomish County
Paul Ellis, City of Arlington
Sandi McCaulley, Town of Darrington
Brian McIntosh, City of Edmonds
Joe Beavers, City of Gold Bar

Haroon Saleem, City of Granite Falls
Kim Peterson, Town of Index
Rebecca Ableman, City of Lake Stevens
Jeff Elekes, City of Lynnwood
Carmen Rasmussen, City of Marysville
Camille Chriest, City of Mill Creek
Gene Brazel, City of Monroe
Paula Schwartz, City of Mountlake Terrace
Glen Pickus, City of Mukilteo
Owen Dennison, City of Snohomish
Bill Carlton, City of Stanwood
Donna Murphy, 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.

Reasonable accommodations will be made to provide the information in this document in an alternate format upon request. Please contact Sue Tracy at (425) 388-3269 (voice), 425 388-3700 (TDD), or sue.tracy@co.snohomish.wa.us (e-mail).
TABLE OF CONTENTS

Executive Summary ............................................................................................................................................... 1

I. Program Background and Structure
   A. Introduction .................................................................................................................................................. 10
   B. Purpose ....................................................................................................................................................... 10
   C. Document Organization .............................................................................................................................. 11
   D. HUD Statutory Program Goals, Beneficiaries, Outcomes ........................................................................ 11
   E. Snohomish County Consortium .................................................................................................................. 13
   F. Lead Agency ............................................................................................................................................... 13
   G. Institutional Structure .................................................................................................................................. 14
   H. Citizen Participation ..................................................................................................................................... 14
   I. Interagency Consultations ........................................................................................................................... 26
   J. Program Funds .............................................................................................................................................. 30
   K. Program Monitoring ...................................................................................................................................... 36
   L. Amendments ................................................................................................................................................. 37
   M. County Contact Information ....................................................................................................................... 38

II. Strategic Plan
   A. Time Period .................................................................................................................................................. 39
   B. County Population and Housing Profile ..................................................................................................... 39
   C. Homeless Needs .......................................................................................................................................... 66
      1. Continuum of Care Background .................................................................................................................. 66
      2. Planning .................................................................................................................................................... 67
      3. Data and Information Collection .............................................................................................................. 68
      4. Need for Facilities, Housing and Services ............................................................................................... 70
      5. Continuum of Care Facilities, Housing and Services Inventory and Unmet Need .................................. 87
      6. Discharge Planning .................................................................................................................................... 93
      7. Funding Resources ..................................................................................................................................... 97
      8. Continuum of Care/10-Year Plan Goals Strategies and Objectives To Meet Priority Housing and Service Needs .......................................................................................................................... 100
   D. Needs of Special Populations .................................................................................................................... 104
   E. Veterans ....................................................................................................................................................... 119
   F. Priority Needs of Special Populations ........................................................................................................ 121
   G. Housing Market Analysis ............................................................................................................................ 121
      1. Rental Housing .......................................................................................................................................... 122
      2. For-Sale Housing ...................................................................................................................................... 133
      3. Public and Assisted Rental Housing ........................................................................................................ 141
   H. Housing Needs Assessment ......................................................................................................................... 154
   I. Housing Strategies and Objectives ................................................................................................................ 164
   J. Needs of Public Housing ............................................................................................................................... 178
   K. Public Housing Strategy ............................................................................................................................... 178
   L. Lead-Based Paint Needs ............................................................................................................................... 184
   M. Barriers to Affordable Housing ................................................................................................................... 186
## III. Program Year 2010 Annual Action Plan

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Executive Summary</td>
<td>237</td>
</tr>
<tr>
<td>B. Resources Available</td>
<td>239</td>
</tr>
<tr>
<td>C. Annual Objectives</td>
<td>240</td>
</tr>
<tr>
<td>D. Activities to Be Undertaken</td>
<td>245</td>
</tr>
<tr>
<td>E. Outcome Measures</td>
<td>246</td>
</tr>
<tr>
<td>F. Geographic Distribution</td>
<td>246</td>
</tr>
<tr>
<td>G. One-Year Affordable Housing Goals</td>
<td>246</td>
</tr>
<tr>
<td>H. Public Housing</td>
<td>247</td>
</tr>
<tr>
<td>I. Homeless and Other Special Needs</td>
<td>247</td>
</tr>
<tr>
<td>J. Reducing Barriers to Affordable Housing</td>
<td>250</td>
</tr>
<tr>
<td>K. Other Actions</td>
<td>250</td>
</tr>
<tr>
<td>L. Funding Available</td>
<td>253</td>
</tr>
<tr>
<td>M. Program Specific Requirements – CDBG</td>
<td>254</td>
</tr>
<tr>
<td>N. Program Specific Requirements – HOME</td>
<td>255</td>
</tr>
<tr>
<td>O. Program Specific Requirements – ESG</td>
<td>257</td>
</tr>
<tr>
<td>P. Program Specific Requirements – HOPWA</td>
<td>257</td>
</tr>
<tr>
<td>Q. Amendments to Prior Year Action Plans</td>
<td>257</td>
</tr>
<tr>
<td>R. Activity Descriptions</td>
<td>258</td>
</tr>
</tbody>
</table>
CHARTS AND FIGURES

Table 1: 2009 HUD Income Limits ................................................................. 13
Table 2: Population Growth in Snohomish County, 2000-2009 ................................. 39
Figure 1: Population Growth of Cities, 2000-2009 .................................................. 40
Table 3: Snohomish County Population by Age ..................................................... 41
Table 4: Racial Ethnic Diversity, Snohomish County, 2000 and 2008 .......................... 42
Figure 2: No. of Block Groups by Pct of People of Color; Census 2000 ......................... 43
Table 5: Areas of Higher Diversity, by Pct of People of Color, 2000 ............................... 44
Figure 3: Annual Average Persons Employed in Non-Agricultural Jobs ....................... 45
Figure 4: Labor Force, Employment & Unemployment ............................................ 46
Figure 5: Family & Non-family Households in Cities & Unincorporated Areas ................ 47
Figure 6: Residential Tenure in Cities & Unincorporated Areas ................................. 48
Figure 7: Owners & Renters by Jurisdiction .......................................................... 49
Figure 8: Median Household Income: 1989-2007, 2008 Est., 2009 projected ................ 50
Table 6: Households in the Lowest Income Quartile ................................................. 51
Table 7: Low/Moderate Income (46.4%) Block Groups ............................................ 52
Figure 9: Map, Snohomish County Low/Moderate Income Block Groups .................... 57
Figure 10: Map, Snohomish County Low/Moderate Income Block Groups ................... 58
Table 8: Snohomish County Living Wage Level & 2009 HUD Guidelines .................... 59
Figure 11: Living Wages vs. Actual Wages, March 2009 ........................................... 60
Table 9: Growth in Number of Housing Units, 2000-2009 ........................................ 61
Table 10: Manufactured Housing Communities, WA State, Since 2006 ......................... 62
Figure 12: Change in Housing Units by Type of Structure, 2000-2009 ............................ 61
Table 11: Change in Housing Units by City, 2000-2009 ............................................. 62
Table 12: Distribution of Housing Units by Type of Structure .................................... 63
Figure 13: Age of Housing, 2000 .............................................................................. 64
Figure 14: Condition of Residential Structures ................................................................ 65
Figure 15: Waitlist for Emergency Shelter & Transitional Housing ............................. 71
Table 16: Emergency Shelter Data, Race & Ethnicity ................................................. 74
Figure 17: Temporarily Living W/Family or Friends ..................................................... 73
Table 18: Emergency Shelter Data by Age .................................................................. 75
Figure 18: 2009-2010 PIT Count Age Distributions .................................................... 74
Table 19: PIT Data by Age ....................................................................................... 75
Table 20: PIT Data by Race/Family or Friends ............................................................ 74
Figure 19: 2009-2010 PIT Count by Race/Family or Friends ......................................... 74
Table 21: Characteristics & Contributing Factors of Homelessness ............................... 76
Table 22: Top 10 PIT Needs for Homeless Households ................................................. 76
Figure 19: Top 10 PIT Causes for Homeless Households ............................................. 77
Table 24: Victims of Domestic Violence Experiencing Homelessness .......................... 78
Table 25: Youth & Young Adults (13-24) Experiencing Homelessness .......................... 81
Table 26: Homeless Prevention Assistance & Turnaways ........................................ 85
Table 27: Homelessness Prevention Turnaways ....................................................... 85
Table 28: Homeless Prevention At-Risk Factors of Homelessness ............................ 86
Table 29: HUD Table 1A Homeless and Special Needs Populations ......................... 88
Table 30: New Permanent Supportive Housing ......................................................... 91
Table 31: Everyone @ Home Now & HUD CoC 10 Year Plan Strategies ...................... 103
Table 32: Special Needs Subpopulations .................................................................. 121
Table 33: History of Average Rents by Market Area .................................................. 122
Table 34: Average Rent by Property Type ................................................................. 123
Table 35: Average Rents by Unit & Property Type ..................................................... 123
Table 36: Average Rents by Unit Type & Market Area .............................................. 124
Table 37: Rents from Most to Least Affordable ....................................................... 125
Table 38: Vacancy Rates by Market Area, 2005-2009 .............................................. 126
Figure 20: Snohomish County Vacancy Rates .......................................................... 126
Table 39: Housing Wage vs. Minimum Wage by Market Area, 2009 ......................... 127
Figure 21: Affordable vs. Actual Average Rents by Market Area, 2009 ..................... 129
Table 40: Affordability of Actual Rents & Income Level of Renter .............................. 130
Table 41: 2004 Basic Allowance for Housing Compared w/ Average Rents ............. 131
Table 42: Average Price per Unit to Purchase Apartment Properties ....................... 132
Table 43: New Apartment Units Constructed from 1999 thru April, 2009 ................. 132
Figure 22: Average Single-Family Detached Home Sales Prices ............................... 134
Table 44: Average Single-Family Detached Home & Condo Sales Prices ................. 134
Figure 23: Average Home Sales Price by Housing Type .......................................... 136
Figure 24: Monthly Median Sales Prices Single Family Homes and Condos .......... 137
Table 45: Affordable Purchase Price by HUD Income Level .................................. 137
Figure 25: Affordable Home Prices for Selected Income/Asset Groups ................... 138
Table 46: Affordability of Owner-Occupied Housing Values /Income Level of Owner ... 139
Table 47: Owner-Occupied Homes & Households Combined ................................... 141
Table 48: HASCO Tenant-Based Rental Assistance Programs ................................... 142
Figure 26: HASCO Units by Household Type ......................................................... 143
Figure 27: HASCO-Owned Housing by Bedroom Size ......................................... 144
Figure 28: Income Profile of Public Housing Residents & Section 8 Tenants ............ 145
Table 49: Race/Ethnicity Households HASCO Section 8 Waiting List ....................... 146
Table 50: Race/Ethnicity Households HASCO Public Housing Waiting List ............. 146
Figure 29: Supply & Demand for Public Housing by Household Type ..................... 147
Figure 30: Section 8 Waiting List by Household Type ............................................. 148
Table 51: Section 8 & Public Housing Wait Lists by Size of Units Needed .................. 148
Figure 31: Average Wait Times for Public Housing by Area & Unit Size ................. 149
Figure 32: Composition of Snohomish County’s Assisted Housing ....................... 152
Figure 33: Affordability of Assisted Housing Units ................................................. 152
Table 52: Households with Housing Problems, 2000 ............................................ 155
Table 53: Households with Housing Problems, 2006-2008 ..................................... 157
Table 54: Selected Special Needs Households, Not Currently or Imminently Homeless, 2006-2008 ........................................................................ 158
Table 55: Households with Housing Problems by Race/Ethnicity, 2006-2008 .......... 158
Table 56: Projected Housing Needs, 2017 ................................................................. 160
Table 57: Projected Housing Needs, Elderly or Disabled, Less than 80% AMI
2017 .......................................................................................................................... 161
Table 58: Projected Housing Needs, Renters & Owners with Housing Needs
2017 .......................................................................................................................... 162
Table 59: Priority Housing Needs ................................................................................ 162
Table 60: Strategies Used or Identified for Promoting Affordable Housing ............. 189
Table 61: Priority Community Development Needs ...................................................... 211