

2010-2014 Consolidated Plan Executive Summary

Snohomish County has prepared the Snohomish County Urban County Consortium's five-year Housing and Community Development Consolidated Plan (Consolidated Plan) for the 2010-2014 program years. The Consolidated Plan provides a framework to guide the Consortium in addressing priority housing and community development needs identified in the community and to guide investment of federal housing and community development funds anticipated to be received over the five-year period to help meet the identified needs. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Shelter Grant (ESG) programs. Snohomish County currently receives approximately \$3.1 million in CDBG funds, \$2.3 million in HOME funds, and \$135,000 in ESG funds annually. In addition, both the CDBG and HOME programs are currently estimated to generate approximately \$180,000 minimum each in program income annually. This Consolidated Plan covers the period running from July 1, 2010 through June 30, 2015 and activities which primarily benefit low- and moderate-income persons.

The Consolidated Plan is a collaborative planning process between the County, the public, service providers, housing providers, local governments in the Consortium, and other interested agencies. This Consolidated Plan was developed through public hearings, consultation, review of other existing community plans, and review of various data including census data and other data sources.

The strategies and objectives set forth in the Consolidated Plan to help address the identified priority local housing and community development needs in our community are referenced below. It is anticipated that funding to achieve these objectives would come from CDBG, HOME, and ESG funds as well as other identified federal and local funding sources.

The strategies and objectives set forth under the affordable housing priority will assist in making decent housing more affordable and available/accessible in our community.

Priority: Affordable Housing	
Strategy H-1	Sustain and increase to the extent possible with available funds the number of subsidized rental apartments affordable to households with incomes of up to 80% of the area median income, with emphasis on those at or below 50% of area median income through: 1.) acquisition and/or rehabilitation of existing units; 2.) new construction; 3.) provision of rent subsidies; and 4) preservation and transition of for-profit housing units to non-profit ownership of HUD Section 8 or similarly subsidized housing where there is a risk of converting to market-rate rents not affordable to low-income households.

Objective HO-1	Assist with acquisition, rehabilitation, construction and/or preservation of 760 multi-family units for low-income renters. The County anticipates that approximately 75% of units will be affordable to households with incomes at or below 50% of the area median income, and the balance largely affordable to households with incomes between 50% and 80% of the area median income. Ensure that development costs are reasonable while continuing to meet the needs of populations served and quality standards.
Objective HO-2	Use current Section 8 rent subsidies to assist about 3,000 very low-income households each year. Administer the program as effectively as possible given existing federal housing resources.
Objective HO-3	Support the provision of programs related to fair housing for low-income renters.
Strategy H-2	Provide support for the operations of existing homeless shelters and transitional and permanent homeless housing units and for the development of new homeless shelters and transitional and permanent homeless housing units in under-served areas and for under-served populations to assist households to move from homelessness to increased self-sufficiency and independent living.
Objective HO-4	Maintain the existing shelter, transitional housing, and permanent housing system/inventory for homeless persons consisting of approximately 1,300 units (2,600 beds).
Objective HO-5	Develop new shelter beds, transitional housing units, rent subsidies and permanent housing units for homeless persons based on demonstrated need, under-served areas and underserved populations. Emphasize permanent housing coupled with appropriate level of services needed to assist homeless persons to maintain stability. Increase inventory by an additional 30 units per year for a total of 150 units over five years.
Objective HO-6	Continue to support the operation of facilities and programs providing shelter and/or housing coupled with supportive services to persons experiencing homelessness.
Objective HO-7	Continue to support programs that provide assistance to prevent households at risk from becoming homeless, especially those at imminent risk of homelessness.
Strategy H-3	Provide support for the development of transitional and permanent rental units, rent subsidies, and service programs for persons with special needs including: elderly persons, frail elderly persons, persons with chronic mental illness, persons with developmental disabilities, persons with physical disabilities, persons in recovery from substance abuse, persons living with HIV/AIDS and victims of domestic violence.
Objective HO-8	Increase the supply of transitional and permanent rental housing units for persons with special needs by 228 over the next five years. These units are included in the 760 units to be added for low-income households under Strategy H-1.

Objective HO-9	Maintain and increase rent subsidies for persons with special needs through the Section 8 program and other programs, to the extent funding is available, to assist approximately 365 households each year for the next five years for a total of 1,825 households (duplicated count) assisted.
Objective HO-10	Provide support to service programs necessary for people with special needs to live independently.
Strategy H-4	Assist low- and moderate-income homeowners to stay in their homes and maintain the current housing stock through home repair, home rehabilitation, and home weatherization activities.
Objective HO-11	Provide housing rehabilitation loans to 175 low- and moderate-income homeowners with incomes at or below 80% of the area median income at the rate of 35 per year.
Objective HO-12	Provide grants to 375 homeowners with incomes at or below 50% of the area median income at a rate of 75 households per year to make pre- and post-weatherization repairs to guarantee the efficacy of the weatherization measures and to address health and safety issues.
Objective HO-13	Provide minor home repairs for 1,625 elderly and disabled homeowners with incomes at or below 50% of the area median income at a rate of 325 homes per year by providing health and safety-related home repairs.
Strategy H-5	Increase the incidence of homeownership by low- and moderate-income households using self-help construction, manufactured housing, homebuyer education, downpayment assistance and purchase assistance programs.
Objective HO-14	Provide 50 units for purchase for first-time homebuyers with incomes at or below 80% of the area median income over five years.
Objective HO-15	Provide financing assistance for 70 first-time homebuyers with incomes at or below 80% of the area median income.
Objective HO-16	Conduct homebuyer education classes for 1,000 potential homebuyers.
Strategy H-6	Improve the processes for utilizing grant funds administered by the County.
Objective HO-17	Continue to enhance the financial and administrative rigor of the project review process with additional financial analysis.
Objective HO-18	Continue to align and streamline funding processes for housing capital projects with other key funders to the extent feasible.
Objective HO-19	Increase the predictability of housing production by providing stability and continuity in project funding.
Strategy H-7	Enhance the resources that can be used for housing production.
Objective HO-20	Continue the CDBG float loan program as a tool to facilitate development of affordable housing in Snohomish County.
Objective HO-21	Continue the Snohomish County Affordable Housing Trust Fund as a tool to facilitate development of affordable housing in Snohomish County.

Objective HO-22	Maintain and support the equitable use of Washington State Housing Trust Fund dollars for affordable housing projects in Snohomish County.
Objective HO-23	Support the equitable use of low-income housing tax credits for affordable housing projects in Snohomish County.
Objective HO-24	Continue coordination efforts with the Washington State Department of Commerce and the Washington State Housing Finance Commission on jointly funded affordable housing projects.
Objective HO-25	Continue administration of CDBG-R and NSP funds.
Objective HO-26	Develop and implement a revolving loan fund with resources generated under a local sales tax program as a tool to facilitate development of affordable housing for persons with mental health and chemical dependency disorders.
Strategy H-8	Utilize the expertise of housing providers who will create a stable and well-maintained low-income housing stock to expand the subsidized housing inventory in the community.
Objective HO-27	Use available HOME funds to support the operations of Community Housing Development Organizations (CHDOs). The County will assist three CHDOs each year for the next five years.
Objective HO-28	Review the financial strength of housing providers for long-term organizational viability so that local dollars fund long-term community assets.
Objective HO-29	Continue to strengthen community partnerships by rewarding links between housing providers and service agencies.
Objective HO-30	Build and maintain local capacity to efficiently produce and maintain housing.
HO-31	Ensure a commitment by housing providers to maintaining low-income housing once it is constructed.

The strategies and objectives set forth under the public facilities priority will assist in making a suitable living environment more available/accessible and sustainable in our community.

Priority: Public Facilities	
Strategy CD-1	To provide a suitable living environment for, and expand the economic opportunities available to, persons of low- and moderate-income and to special needs populations, Snohomish County will address the public facility needs, prioritized at the municipal and community level, of low-income households and predominately low- and moderate-income neighborhoods and communities, and other HUD-eligible populations throughout the County.
Objective PFO-1	Support construction and/or rehabilitation of up to four (4) public facilities which serve to remove material or architectural barriers to the mobility or accessibility of elderly persons and severely disabled adults.

Objective PFO-2	Support acquisition, construction and/or rehabilitation of up to five (5) public facilities which will principally benefit low- and moderate-income households, special needs populations, the homeless and those at risk of homelessness or abuse, and other HUD defined "Presumed Benefit" populations, which include: abused children, battered spouses, elderly persons, severely disabled persons, homeless persons, illiterate adults, persons living with HIV/AIDS and migrant workers.
Objective PFO-3	Support acquisition, construction and/or rehabilitation of up to six (6) public facilities which will principally benefit low- and moderate-income households, including but not limited to, youth centers, child care centers, health facilities, senior centers and food banks.
Objective PFO-4	Support acquisition, construction and/or rehabilitation of up to four (4) public facilities to principally benefit low- and moderate-income neighborhoods including but not limited to, parks and recreation, health centers, fire stations and other neighborhood facilities.

The strategies and objectives set forth under the infrastructure priority will assist in making a suitable living environment more available/accessible and sustainable in our community.

Priority: Infrastructure	
Strategy CD-2	In order to provide for the health, safety and welfare of Snohomish County's low- and moderate-income neighborhoods, Snohomish County will address the unmet basic infrastructure needs, prioritized at the municipal and community levels, of low- and moderate-income households and predominately low- and moderate-income neighborhoods and communities throughout the county.
Objective IO-1	Support construction and rehabilitation of up to thirteen (13) street and/or sidewalk projects to principally benefit low- and moderate-income neighborhoods and/or which promote the accessibility and mobility for the elderly and the disabled.
Objective IO-2	Support up to five (5) other infrastructure projects including but not limited to, water/sewer projects, flood drain improvements, solid waste disposal, flood drain improvements and other flood mitigation needs to principally benefit low/moderate income households.

The strategies and objectives set forth under the youth service programs priority will assist in making a suitable living environment more available/accessible in our community.

Priority: Youth Service Programs	
Strategy CD-3	In order to make suitable living environments more available and accessible, support programs that effectively provide for the basic living, health, safety, and well-being of homeless youth/young adults and youth from low- and moderate-income families, by providing services including, but not limited to, housing, case management, life-skill training, and safety.
Objective YPO-1	Provide sexual abuse/assault prevention education and violence prevention education for 1,200 children/youth each year for the next five years for a total of 6,000 persons served.
Objective YPO-2	Provide parenting skills training, case management and services for 70 low- and moderate-income pregnant or parenting teens each year for the next five years for a total of 350 persons served.
Objective YPO-3	Provide transitional housing and related case management and supportive services for 25 homeless teen/young parents and their children each year for the next five years for a total of 125 households (250 persons) served.
Objective YPO-4	Provide emergency and transitional housing and related case management and supportive services for 255 homeless youth/young adults each year for the next five years for a total of 1,275 persons served.

The strategies and objectives set forth under the senior service programs priority will assist in making a suitable living environment more affordable in our community.

Priority: Senior Service Programs	
Strategy CD-4	In order to make suitable living environments more affordable, support service programs that effectively assist low- and moderate-income elderly citizens to continue to live independently in all housing settings appropriate to their individual needs.
Objective SPO-1	Provide in-home services such as chore services, monitoring, case management, and service coordination and out-of-home services such as respite day care for 550 elderly and/or frail elderly persons each year for the next five years for a total of 2,750 persons served.

The strategies and objectives set forth under the public service programs priority will assist in making a suitable living environment more available/accessible and affordable and decent housing more available/accessible in our community.

Priority: Public Service Programs	
Strategy CD-5	In order to make suitable living environments more available, accessible, and affordable and decent housing more available and accessible, support service programs that effectively provide for the basic living, health, safety and well-being needs of low-and moderate-income persons, homeless persons, and persons with special needs in Snohomish County, prioritized at the municipal and community levels, that address the most urgent needs of those groups.
Objective PSO-1	Provide homeless prevention services to those at-risk of homelessness, services to homeless persons, and emergency shelter, transitional housing, and permanent housing coupled with case management and supportive services to homeless persons with goal of assisting at-risk and homeless persons to stabilize and progress towards self-sufficiency. Persons assisted may include individuals, families, chronically homeless persons, and persons with special needs. Assist 825 persons each year for the next five years for a total of 4,125 persons (1,500 households) served.
Objective PSO-2	Provide emergency shelter, transitional housing, and related case management and supportive services for 300 victims of domestic violence and their children each year for the next five years for a total of 1,500 persons served.
Objective PSO-3	Provide case management and supportive services to assist 30 persons with special needs, including but not limited to persons with HIV/AIDs and persons with developmental and physical disabilities, to live independently in all housing settings appropriate to their needs each year for the next five years for a total of 150 persons served.
Objective PSO-4	Provide information on landlord/tenant and fair housing laws, conciliation and mediation services to help resolve disputes between landlords and tenants, and fair housing counseling to individuals who believe they are experiencing discrimination in housing to assist 1,000 persons each year for the next five years for a total of 5,000 persons served.
Objective PSO-5	Provide case management and supportive services for 145 low-income households each year for the next five years to assist them to move towards self-sufficiency for a total of 725 households (1,800 persons) served.
Objective PSO-6	Provide health services for 900 low- and moderate-income persons during the next five years.

Priority: Planning and Administration	
Strategy CD-6	In support of CDBG, HOME, and ESG programs, Snohomish County will undertake planning and administration activities, including but not limited to: preparing five-year Housing and Community Development Consolidated Plans, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports; conducting interlocal and interagency consultation; pursuing county-wide citizen participation; undertaking affordable housing planning; fair housing activities; managing project selection, evaluation, and monitoring processes; conducting financial accounting and fulfilling program audit obligations; and undertaking other eligible planning and administrative activities.
Objective PAO-1	Plan for and administer HUD CDBG, HOME, and ESG grant programs for each of the five program years from July 1, 2010 through June 30, 2015 consistent with the capacities enabled by federally authorized limits on recovery of local program administrative costs under these programs.

Snohomish County will also continue to explore utilizing its CDBG float loan for economic development activities and will continue to explore the feasibility and possible implementation of a CDBG Section 108 loan program which would primarily be targeted towards enhancing economic opportunities for low- and moderate-income wage earners.

Each year of the Consolidated Plan, the County develops an Annual Action Plan. The Annual Action Plan is required to include the Consortium’s spending plan for the next program year and establish that the allocations are responsive to the strategies and objectives set forth in the Consolidated Plan. It includes a description of the specific activities to be funded and the amount and type of funding awarded to each activity. The 2010 Annual Action Plan covering the program year running from July 1, 2010 through June 30, 2011 was developed in conjunction with the 2010-2014 Consolidated Plan and is included in this document.

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 2008 program year (July 1, 2008 through June 30, 2009). Overall, during the 2008 program year the Consortium made substantial progress in using available federal and local funds to meet the five-year strategies and objectives set forth in the current 2005-2009 Consolidated Plan. The HOME, CDBG, and ADDI programs received funding cuts for the first four program years of the Consolidated Plan (2005-2008) and the cumulative effect of these cuts as well as increased construction costs during this time period and larger funding awards for some types of projects have impacted the ability of the Consortium to achieve some of its goals. Nonetheless, these federal formula funds

continue to represent a significant amount of local investment and within the constraints of funding available, the Consortium has been successful in making substantial progress towards its five-year goals. In addition, more recent funding has been allocated to projects to create new units of housing for persons with disabilities and to additional first-time homebuyer purchasing assistance programs to help the Consortium meet its goals in these areas.

During the 2008 program year, under the affordable housing strategy, a total of 517 units were completed. This includes acquisition, construction and/or rehabilitation of multi-family rental units; leasing costs for new units of permanent supportive housing and rent subsidies for homeless persons, home repairs to owner-occupied residents, construction of new sweat-equity homeownership units, and financing assistance for first-time homebuyers. Under the public facility strategy, construction, repair and/or rehabilitation of 4 public facilities was completed. Under the infrastructure strategy, 3 infrastructure projects were completed. Under the public services strategies, improved access to public service programs was provided to over 5,500 persons including youth, elderly persons, homeless persons, person with special needs, and other low-income persons. Additional projects were underway or had funds budgeted during this time period.

More detailed information regarding performance may be found in our Consolidated Annual Performance and Evaluation Report (CAPER) for the 2008 program year which also includes cumulative totals of accomplishments achieved towards the goals contained in the 2005-2009 Consolidated Plan. The County will continue to evaluate progress towards the 2005-2009 goals as well as what affect reduced federal funding and/or other factors may have on achieving these goals. A CAPER which evaluates progress made in the 2009 program year (July 1, 2009 through June 30, 2010) which is the fifth and final year under our 2005-2009 Consolidated Plan is expected to be available in September 2010.