



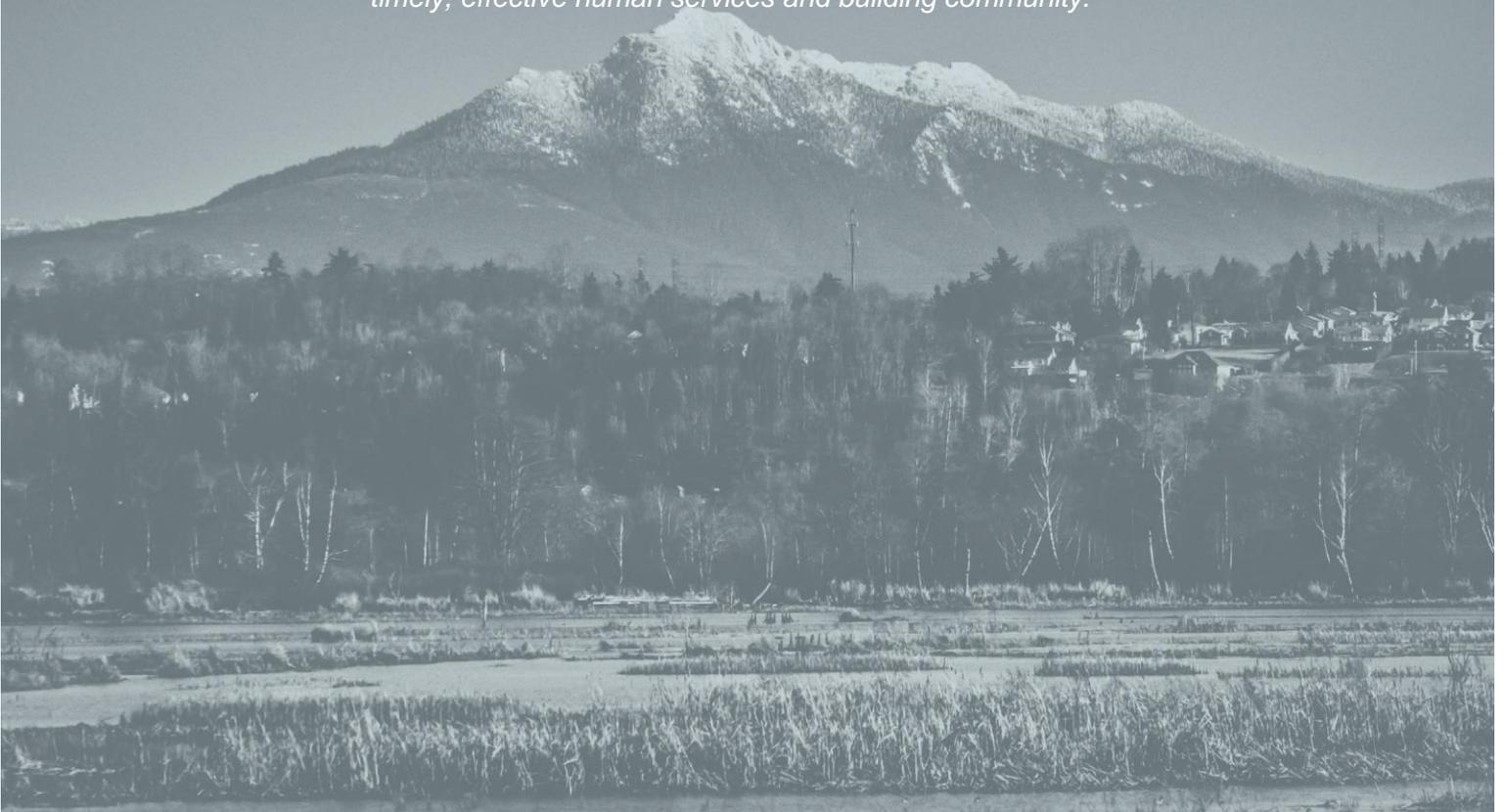
Snohomish County

Human Services

2020 – 2024 SNOHOMISH COUNTY CONSORTIUM

CONSOLIDATED PLAN & 2020 ANNUAL ACTION PLAN DRAFT

The mission of Human Services is to help all persons meet their basic needs and develop their potential by providing timely, effective human services and building community.



Snohomish County

Urban County Consortium

2020-2024 Consolidated Plan & 2020
Annual Action Plan
Lead Grantee Template

Draft

June 8, 2020

**Snohomish County Urban County Consortium
Final 2020-2024 Consolidated Plan and 2020 Annual Action Plan
Lead Grantee Template**

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I. Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Snohomish County, the City of Everett, and the City of Marysville have prepared a joint 2020-2024 Consolidated Plan and 2020 Annual Action Plan. These plans are required by the U.S. Department of Housing and Urban Development (HUD) in order to receive federal grant funds available under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The plans serve both as local planning documents and applications to HUD for these funds.

The Snohomish County Urban County Consortium (the Consortium) is a partnership between Snohomish County and the cities and towns within the county. The partnership allows the Consortium, as an Urban County, to receive funds each year under the CDBG, HOME, and ESG programs as formula grants and to use these funds to address local needs and goals. Snohomish County is the lead agency for the Consortium and the grant recipient of CDBG, HOME, and ESG funds on behalf of the Consortium. In this capacity, Snohomish County is responsible for the overall administration, planning, monitoring, and reporting requirements for these programs, including citizen participation and private and public agency consultation. The City of Everett and the City of Marysville participate in the Consortium for HOME funds only and are each also direct grant recipients of CDBG funds that benefit their respective jurisdictions and are the lead agencies for these CDBG funds. The plans were prepared in collaboration with residents, public agencies, private non-profit organizations, faith-based organizations, local governments, and other stakeholders through consultations, surveys, and a citizen participation process consistent with our Citizen Participation Plan (CPP). The plans were also informed by quantitative and qualitative data, existing plans and reports, and general research.

This document is the Snohomish County Consortium - Lead Grantee Template. This Executive Summary serves as the Executive Summary for the Lead Grantee Template. The City of Everett and Marysville Participating Grantee Templates are put out for public comment separately. See the PR-05 sections in the Participation Grantee CDBG Templates for the City of Everett and City of Marysville for additional information on administration of their individual CDBG programs.

Contact Information for the Cities of Everett and Marysville can be found in in AP-55.

The 2020-2024 Consolidated Plan is a five-year strategic plan that assesses local priority needs in the areas of affordable housing and non-housing community development and establishes local goals to guide investment of CDBG, HOME, and ESG funds estimated to be received over the five-year period to help address the identified needs. The 2020-2024 Consolidated Plan covers the period of July 1, 2020 through June 30, 2025. The 2020 Annual Action Plan is the first-year action plan under the 2020-2024 Consolidated Plan and covers the period of July 1, 2020 through June 30, 2021. It identifies the amount

of CDBG, HOME, and ESG grant funds available for the 2020 program year for the Snohomish County Consortium and describes how these funds will be used to help meet the five-year goals established in the 2020-2024 Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The five-year goals established in the 2020-2024 Consolidated Plan for use of CDBG, HOME, and ESG grant funds to address priority needs in the Snohomish County Consortium area include:

- Affordable housing activities including new and maintained rental housing units, rental assistance, help for homeowners with home repair and rehabilitation, help for first-time homebuyers, and operating support for community housing development organizations.
- Public facility and infrastructure improvements,
- Public services for persons experiencing homelessness or at risk of homelessness, for persons with special needs, and for fair housing activities,
- Emergency shelter and rapid rehousing for persons experiencing homelessness and required data collection and reporting,
- Economic Development activities to support small businesses
- Grant planning and administration.

For the 2020 program year, the first year of the 2020-2024 Consolidated Plan, a total of \$8,444,480 in funding under the CDBG, HOME, and ESG programs is available to the Snohomish County Consortium to help meet the five-year goals. This includes:

- \$3,111,023 in 2020 CDBG Grant Funds,
- \$75,000 in 2020 Estimated CDBG Program Income,
- \$2,026,370 in 2020 HOME Grant Funds,
- \$1,614,193 in 2020 HOME Program Income,
- \$609,540 in Prior Year CDBG Grant Funds,
- \$743,175 in Prior Year HOME Grant Funds, and
- \$265,179 in 2020 ESG Grant Funds.

All of the activities selected to receive funds under the CDBG, HOME, and ESG programs for the 2020 program year through the Snohomish County Consortium will help address priority needs and goals in the 2020-2024 Consolidated Plan. The \$8,444,480 in available grant funds is allocated as follows:

- \$5,588,061 for Affordable Housing Projects & Programs,
- \$1,288,452 for Public Facility & Infrastructure Projects,
- \$471,153 for Homeless, Special Needs, and Fair Housing Service Projects,

- \$245,291 for Homeless Shelter, Rapid Rehousing, and Homeless Management Information System,
- \$851,523 for Grant Planning & Administration

3. Evaluation of past performance

The Snohomish County Consortium made measurable progress in the first four years of the 2015-2019 Consolidated Plan towards its affordable housing, public facility, infrastructure, and service goals. The Snohomish County Consortium is currently in the fifth and final year under that plan and is on track to meet or exceed most of the 2015-2019 goals. Most of the CDBG and HOME affordable housing goals are on track to meet the five-year goals, with 631 households served in the 2018 program year. The accomplishments for homeowner minor home repair and tenant based rental assistance exceeded the annual goal, and have reached, and exceeded, the five-year goals. First-time homebuyer assistance five-year goal is at 89% and is on track to meet the five-year goal. The annual goal for rental housing constructed is less than expected, however, projects funded under these goals take more than one year to complete and are currently in process. Two affordable housing projects were completed in July and August of 2019, and one project is anticipated to be complete by spring 2020, in time to be reported in the 2019 CAPER, the last year of the 2015 – 2019 Consolidated Plan. Collectively these three projects developed 18 units of affordable rental housing, and when added to the fourth-year accomplishments of 20 units, will exceed the five-year goal by 127%. Accomplishments for rental housing projects in process will be reported in the 2019 CAPER. The annual goal for homeowner home rehabilitation is less than expected, and the five-year goal is at 69%. During the 2018 program year, several factors contributed to the lower number of loans than anticipated. The substantial increase in construction projects throughout Puget Sound has made it difficult to obtain contractors for homeowner repairs and often requires going out to bid several times before a contractor is hired. In addition, construction costs have continued to climb resulting in higher costs for homeowners.

Seven public facility and infrastructure projects were completed during the 2018 program year, reflecting progress toward one infrastructure and three public facility annual goals. One infrastructure goal and two public facility goals exceeded the annual goals. Two of the four public facilities and one of the infrastructure five-year goals, were significantly exceeded.

The annual goals for CDBG public service projects serving homeless persons and CDBG public service projects serving persons with special needs were slightly lower than anticipated, however both goals have already exceeded the five-year goals by 161%. The annual and five-year goals for CDBG public service projects providing fair housing services are slightly under the anticipated percentage, however the agency providing fair housing services is meeting their program and contract goals for all persons served. The annual goal for ESG emergency shelter is slightly under the projected number served, but the five-year goal has been exceeded by 176%. The ESG rapid rehousing one-year goal was doubled, and the five-year goal is slightly under the expected goal. Low vacancy rates for private market rentals continue to pose a challenge for projects that use a scattered site model such as rapid rehousing. In

2018, the average vacancy rate of a two-bedroom apartment in Snohomish County was 4%. Low vacancy rates make it difficult to locate and obtain safe and affordable housing in the private market.

4. Summary of citizen participation process and consultation process

Snohomish County conducted citizen participation and consultation activities for development of the 2020-2024 Consolidated Plan and 2020 Annual Action Plan in coordination with the City of Everett and the City of Marysville. Several opportunities and avenues for input were provided including: initial public hearings in Everett, Marysville, and Sultan; Everett/Snohomish County Continuum Care (CoC) participation and collaboration with local housing authorities, Cities and Towns, housing developers, social services providers, and the Snohomish County Executive's office and Snohomish County Departments through the Housing Affordability Regional Task Force (HART) Report and Five-Year Action Plan; phone consultations with various agencies and organizations; need surveys with input from low-income residents, community organizations, local governments, affordable housing developments, and others. Outreach methods for the public hearings included newspaper ads, e-mail distribution lists, internet postings, press releases, and distribution and posting of flyers. The newspaper ads were published in major and small newspapers as well as newspapers serving Spanish-speaking and Asian individuals. The flyers were translated into Russian, Spanish, Vietnamese, and Korean, and the hearings were held at accessible locations. Outreach methods for the public review and comment period will include newspaper ads in major newspapers, e-mail distribution lists, internet postings, posting of notices, and availability of draft plan copies at Consortium-member locations, libraries, and upon request. Comments received during the 30-day public review and comment period for the Draft 2020-2024 Consolidated Plan and 2020 Action Plan and will be taken into consideration before adoption of the final Plans.

5. Summary of public comments

Many comments were received through the citizen participation process conducted during development of the 2020-2024 Consolidated Plan and 2020 Annual Action Plan. The majority of comments received addressed affordable housing needs in our community, including the need to both maintain and increase affordable housing options. Housing needs commented on included rental housing, transitional housing rent assistance, homeowner home repair and rehabilitation programs, and homebuyer assistance. The need for increased housing options for homeless individuals, families and children, homeless youth, persons needing mental health services, persons with substance use disorders, and victims of domestic violence. The need for new affordable housing units, assistance for rental housing, assistance. In addition, a need for quality case management and services based on caseload (need more workers and funding), homelessness prevention, day/resource centers (laundry, showers, phone and computer access), early learning centers and pre-schools, and support for the Housing First model. Input was also received on the need for public facilities such as food banks, libraries, and family/community support and services centers, infrastructure improvements such as street/sidewalk accessibility, and increased services for mental health and substance use disorders. Additional input on needs from low-income and homeless persons and affordable housing, public facility, infrastructure,

service, and economic development needs were received through two surveys and through additional consultation with public agencies, private non-profit organizations, local governments, the Everett/Snohomish County Continuum of Care, and other stakeholders.

Comment received on the Draft 2020-2024 Consolidated Plan and the draft 2020 Annual Action Plan through the 30-day public comment period will be reviewed and considered before the adoption of the final plans.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views received during development of the Draft 2020-2024 Consolidated Plan were accepted and considered in assessing needs, determining priority needs, and developing goals to guide investment of the CDBG, HOME, and ESG funds for the next five years. However, because the local affordable housing and community development needs far outweigh the estimated resources to be available under these programs for the next five years, not all of the needs could be incorporated into the goals. Therefore, the goals and allocation priorities for these funds were based on the highest priority needs identified, eligible uses of the grant funds, other grant requirements, and the limited amount of money estimated to be available under the grant programs to help meet these needs.

All comments or views not accepted during the 30-day public comment period on the Draft 2020-2024 Consolidated Plan and 2020 Action Plan, will be listed here in the final 2020-2024 Consolidated Plan.

7. Summary

The investment of CDBG, HOME, and ESG funds over the next five years in the Snohomish County Consortium area is intended to help maintain and increase decent affordable housing options and to help create more suitable living environments and sustainable communities throughout Snohomish County.

II. The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SNOHOMISH COUNTY	Human Services Department
HOME Administrator	SNOHOMISH COUNTY	Human Services Department
ESG Administrator	SNOHOMISH COUNTY	Human Services Department

Table 1 – Responsible Agencies

Narrative

The Snohomish County Consortium is a partnership between Snohomish County and the cities and towns within the County. The partnership allows the Snohomish County Consortium, as an Urban County, to receive funds each year under the CDBG, HOME, and ESG programs as formula grants and to use these funds to address local needs and goals. Snohomish County is the lead agency of the Snohomish County Consortium and the grant recipient of CDBG, HOME, and ESG funds on behalf of the Snohomish County Consortium. In this capacity, Snohomish County is responsible for the overall administration, planning, monitoring, and reporting requirements for these programs, including citizen participation and private and public agency consultation.

The City of Everett and the City of Marysville participate in the Snohomish County Consortium for HOME funds only and are each also direct grant recipients of CDBG funds that benefit their respective jurisdictions. Pursuant to an interlocal agreement, 21% of the HOME funds received each year by the Snohomish County Consortium are set-aside for City of Everett affordable housing projects; the City of Everett carries out some administrative and planning responsibilities related to these HOME funds, with oversight provided by Snohomish County as lead agency. The City of Everett is the lead agency and grant recipient for City of Everett CDBG funds. The City of Marysville is the lead agency and grant recipient for City of Marysville CDBG funds.

Snohomish County, the City of Everett, and the City of Marysville, coordinated and collaborated in preparing this joint 2020-2024 Consolidated Plan and 2020 Annual Action Plan. This document is the Snohomish County Consortium - Lead Grantee Template. The Cities of Everett and Marysville have their own Participating Grantee CDBG Templates, which are not included in this publication, but each conduct their own citizen participation process and public comment periods.

Consolidated Plan Public Contact Information

For additional information or to request a reasonable accommodation to provide the information in this document in an alternate format, please contact:

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

This section includes a summary of activities to enhance coordination between housing providers and agencies providing services, a summary of coordination and consultation efforts with the Everett/Snohomish County Continuum of Care, and a summary of consultation efforts with public and private agencies and local governments in development of the 2020-2024 Consolidated Plan and 2020 Annual Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The County is the Continuum of Care (CoC) Collaborative Applicant for the CoC. County CoC staff consult and coordinate with a broad range of stakeholders throughout the year via meetings and electronic tools. The County's Consolidated Plan and CoC staff are co-located within the same Division and work collectively together. CoC staff coordinate activities with the CoC Board, the Partnership to End Homelessness (Partnership) and its committees, housing and services providers, and stakeholders. Coordination is achieved through participation in various community partnerships and collaborative efforts, such as the Housing Consortium of Everett and Snohomish County, the Continuum of Care, the Gates Foundation, Investing in Futures Initiative, the Partnership to End Homelessness which has a standing committee dedicated to increasing coordination between housing, health and Homeless School Liaison meetings. These partnerships and collaborations provide ongoing opportunities for public and private agencies to coordinate and align efforts around housing, homelessness, direct services, and enhancing systems coordination.

These providers often assist clients in obtaining rental units and in working with landlords to resolve issues that arise so that clients may remain in the units and achieve stability. A local service provider also operates a renter certification program, which receives funding through the County.

The program provides education and assistance to help people with problematic rental histories access the private rental market by connecting with mainstream services to address barriers and conducts outreach to social service programs and landlords. In addition, a coordinated entry system provides a common assessment and intake procedures to streamline access to housing and services for all populations, including the chronically homeless, veterans, and unaccompanied youth. The coordinated entry system connects persons who are at imminent risk of homelessness with a prevention navigator who can connect them with the rental assistance, legal services, landlord mediation and other services needed to stabilize in housing.

A landlord engagement specialist who specializes in recruiting landlords to work with homeless households with barriers to obtaining housing in the private rental market is being funded under one project. An additional project funds a housing retention specialist to work with service providers. It is anticipated that these services will increase housing retention and stabilization for formerly homeless individuals and families who are placed in the private rental market. This crosswalk will ensure that housing agencies are connecting their clients to the services that are appropriate to meet their needs. As part of its affordable housing application process, the County continues to include a review of whether the appropriate type and level of supportive services will be available where this is relevant to the population served. This helps ensure that housing providers will coordinate with service providers to the extent necessary to connect tenants with the services they will need to maintain housing.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The County is the Continuum of Care (CoC) Collaborative Applicant for the CoC. County CoC staff consult and coordinate with a broad range of stakeholders throughout the year via meetings and electronic tools. The County's Consolidated Plan and CoC staff are co-located within the same Division and work collectively together. CoC staff coordinate activities with the CoC Board, the Partnership to End Homelessness (Partnership) and its committees, housing and services providers, and stakeholders. The County works with these groups in tandem to identify and address the needs of those experiencing or at-risk of homelessness and those with special needs including chronically homeless individuals and families, families with children, veterans and unaccompanied youth. A coordinated entry system provides a common assessment and intake procedures to streamline access to housing and services for all populations, including the chronically homeless, veterans, and unaccompanied youth. The County facilitates the efforts of the Community Outreach Coalition, which conducts street outreach, conducts coordinated entry intake and provide supportive services to unsheltered, chronically homeless individuals and families. The Veterans Homeless Committee (VHC) provides outreach, coordinated entry intake and services, access to VASH and other programs needed by veterans who are homeless, chronically homeless or at risk. Outreach and coordinated entry intake for unaccompanied youth and young adults is conducted by the lead youth agency and is coordinated with other youth services. The coordinated entry system connects persons who are at imminent risk of homelessness with a prevention navigator who can connect them with the rental assistance, legal services, landlord mediation and other services needed to stabilize in housing. Planning and evaluation of the coordinated entry system is done through the Partnership to End Homelessness Board. The following is a summary of CoC coordination with systems of care. The County Human Services Department is part of a collaborative that addresses the needs of seriously mentally ill persons being released from jails. The County also funds programs that support discharge planning and transition services for at risk individuals. The County provides leadership and support for the Family Reunification Project (FUP) program which includes housing and transitional services coordination for youth aging out of foster care and a youth representative sits on the Partnership to End Homeless and agencies who provide foster care, shelter, transitional housing and

services for youth are familiar with and able to connect youth exiting care with coordinated entry and specialized services.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The consultation process on allocating ESG funds and developing performance has spanned the last several years. There were initial measures and evaluation standards that were developed per the Interim Regulations, and then are reviewed as part of the annual funding process and Annual Action Plan. The CoC Collaborative Applicant (CA) met with ESG and CoC agencies and the Continuum of Care (CoC) to review data, evaluate and set local system performance targets based on HEARTH measures, local goals and project and population types. Performance measures and benchmarks are set for each project type, population, and include: HMIS data quality, reducing length of stay in shelter and transitional housing, increasing rate of exit to permanent housing, increasing housing stability for permanent supportive housing, decreasing days to move-in to permanent housing, increasing income and access to mainstream benefits, and decreasing returns to homelessness. Benchmarks are set for ESG funded projects for shelter and rapid rehousing, as those are types of projects that have been funded to date. The County Human Services Department has also implemented a Data Driven Culture Initiative which has resulted in the development of sustainable tools and processes necessary to create/maintain a healthy data ecosystem, while driving more immediate and effective responses to homelessness. This has contributed to the development/expansion of dashboards and data to improve education and performance for the CoC Board and County. As a direct result, the County directly aligns project performance and benchmarks with system level performance measures and benchmarks. System Performance and System Snapshot dashboards have aided the CoC in their effort to better understand successes and challenges of the homeless housing system and make more informed policy decisions and data directed strategies.

The CoC Board has delegated the CA to consult with State and local ESG recipients in the geographic area on the plan for allocating ESG funds. The CA consults with CoC and ESG subrecipients biannually in a state-wide Homeless Advisory Committee on community needs and ESG allocation priorities. The CA and the HMIS Lead provide Con Plan and ESG staff with local PIT, HIC, HMIS, and ESG-annual outcome data and performance dashboards. Input received is used to help identify priority needs and develop goals that guide investment of ESG funds. All ESG activities are consistent with the CoC Strategic Plan.

The funding recommendations were to continue funding emergency shelters and rapid rehousing, due to the limited funding, and the fact that some prevention is funded through other funding resources. In addition, a limited amount was allocated to HMIS to support both agency data entry and County HMIS administration. Administration is retained by the County due to the administrative burden and limited administration funds available. If funding were to increase substantially, then the CoC might be interested in funding additional prevention activities later on.

The County administers the HMIS and as the CA works side by side with the CoC Board. The CoC Board approves the HMIS Governance Charter which outlines the management processes, responsibilities, decision-making structures, and oversight of the HMIS. Since the County actually administers HMIS and has legal responsibility for many aspects of HMIS, including accountability for funding, as the HMIS lead, the County is responsible for ensuring that the HMIS is administered in compliance with HUD requirements, and ensuring consistent participation in HMIS of all Covered Homeless Organizations.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	EVERETT GOSPEL MISSION
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as e-mails and surveys. Anticipated outcome of these activities is to improve coordination and to make progress in preventing and ending homelessness and alleviating the effects of poverty. Agency is also a member of the Housing Consortium of Everett and Snohomish County.

2	Agency/Group/Organization	VOLUNTEERS OF AMERICA WESTERN WASHINGTON
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Employment Service-Fair Housing Fair Housing, Advocates (Homeless Policy Task Force Representative), veterans
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Housing Community Development Strategy

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as e-mails and surveys. Anticipated outcome of these activities is to improve coordination and to make progress in preventing and ending homelessness and alleviating the effects of poverty. In addition, organization provided input on affordable housing needs at an initial public hearing. Input was taken into consideration during development of the plan and the plan includes funding for a project to provide assistance with security and utility deposits for low-income households to help address the need identified. Agency is also a member of the Housing Consortium of Everett and Snohomish County.</p>
3	<p>Agency/Group/Organization</p>	<p>Catholic Community Services of Western Washington</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless mental health, jail transition discharge services</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. Input was taken into consideration during development of plan in assessing needs, identifying priority needs, and developing goals and strategies. Agency is also a member of the Housing Consortium of Everett and Snohomish County.
4	Agency/Group/Organization	Interfaith Association of NW WA
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
5	Agency/Group/Organization	Snohomish County Legal Services
	Agency/Group/Organization Type	Services-homeless Civil Legal Services - homeless and low-income
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as e-mails and surveys. Anticipated outcome of these activities is to improve coordination and to make progress in preventing and ending homelessness and alleviating the effects of poverty.
6	Agency/Group/Organization	COMPASS HEALTH
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health mental health, inpatient facility and jail transition discharge services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. Agency is also a member of the Housing Consortium of Everett and Snohomish County.
7	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as e-mails and surveys. Anticipated outcome of these activities is to improve coordination and to make progress in preventing and ending homelessness and alleviating the effects of poverty. Agency is also a member of the Housing Consortium of Everett and Snohomish County.
8	Agency/Group/Organization	COCOON HOUSE
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Youth
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. Agency is also a member of the Housing Consortium of Everett and Snohomish County.

9	Agency/Group/Organization	HOUSING AUTHORITY OF SNOHOMISH COUNTY
	Agency/Group/Organization Type	Housing PHA housing vouchers for disabled persons exiting institutions of care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. In addition, the agency was consulted on the public housing sections of this plan through in-person and e-mail communications and through joint coordination for the initial public hearings process. Input was incorporated into the public housing sections of the plan and was taken into consideration in assessing needs, identifying priority needs, and developing goals and strategies. Agency is also a member of the Housing Consortium of Everett and Snohomish County.
10	Agency/Group/Organization	SENIOR SERVICES OF SNOHOMISH COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. The organization also provided input on needs of senior persons via verbal and written comment during the initial public hearing.
11	Agency/Group/Organization	DOMESTIC VIOLENCE SERVICES OF SNOHOMISH COUNTY
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. Input was sought via phone consultation taken into consideration during development of the plan in assessing needs, determining priority needs, and developing goals and strategies.

12	Agency/Group/Organization	EVERETT HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. In addition, the agency was consulted on the public housing sections of this plan through in-person and e-mail communications and through joint coordination for the initial public hearings process. Input was incorporated into the public housing sections of the plan and was taken into consideration in assessing needs, identifying priority needs, and developing goals and strategies. Agency is also a member of the Housing Consortium of Everett and Snohomish County.
13	Agency/Group/Organization	LIFELONG
	Agency/Group/Organization Type	HIV/Aids
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with the organization provided input on affordable housing and supportive service needs for persons with HIV/AIDS in Snohomish County. Input was taken into consideration in assessing needs, identifying priority needs, and determining goals and strategies.
14	Agency/Group/Organization	Housing Consortium of Everett & Snohomish County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Housing Consortium of Everett and Snohomish County consists of a diverse group of over 45 profit and non-profit organizations working together on affordable housing issues in our community including housing developers, housing service providers, financial institutions, local governments, and individuals. The organization is a member of Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as e-mails and surveys. Anticipated outcome of these activities is to improve coordination and to make progress in preventing and ending homelessness and alleviating the effects of poverty. County staff also participate in regular meetings of this organization which provides ongoing opportunities for consultation on affordable housing issues throughout the year. Additional opportunities for input on ongoing planning activities related to affordable housing were provided throughout the year in person or via e-mail as part of the countywide planning process. Anticipated outcome is to improve coordination and progress towards addressing affordable housing needs in the community.</p>
15	<p>Agency/Group/Organization</p>	HOUSING HOPE
	<p>Agency/Group/Organization Type</p>	<p>Housing Services-Children Services-homeless</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy</p>

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. Organization is also a member of the Housing Consortium of Everett and Snohomish County
16	Agency/Group/Organization	Everett/Snohomish County Continuum of Care
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Snohomish County is the Collaborative Applicant for the Continuum of Care and Continuum of Care staff also provide review for consistency with the Continuum Care plan for CDBG, HOME, and ESG applications.
17	Agency/Group/Organization	SW Neighborhood Center
	Agency/Group/Organization Type	Services - Housing Services-Refugees/Immigrants Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as e-mails and surveys. Anticipated outcome of these activities is to improve coordination and to make progress in preventing and ending homelessness and alleviating the effects of poverty.

18	Agency/Group/Organization	Everett School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
19	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Services - Housing Services-homeless institutional discharge program
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
20	Agency/Group/Organization	Snohomish County Planning & Development
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Snohomish County Human Services Department and Snohomish County Planning & Development Services Department participate in ongoing coordination meetings throughout the year on affordable housing and related planning efforts of both departments, including both comprehensive planning and consolidated planning efforts. The anticipated outcome is to improve consistency and coordination of efforts. Planning & Development Services also provides review of CDBG public facility and infrastructure applications regarding consistency with county-wide planning policies.
21	Agency/Group/Organization	Snohomish County Human Services-Aging & Disability Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation on community needs was conducted via email, in person, and through review of plans and reports. Input was taken into consideration during development of the plan in assessing needs, identifying priority needs, and developing goals and strategies.
22	Agency/Group/Organization	Snohomish County Human Services - Chemical Dependency, Mental Health, & Veteran Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Planning organization Chemical dependency, mental health, veterans Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Veterans Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. Consultation was also conducted regarding community needs via e-mail and through participation in Continuum of Care/ESG consultation input meeting. Input was taken into consideration during development of the plan in assessing needs, identifying priority needs, and developing goals and strategies. This department acts at liaison to the North Sound Mental Health Administration which provides discharge planning for Western State Hospital, a publicly funded institution of care/mental health facility.
23	Agency/Group/Organization	Snohomish County Human Services - Division of Early Learning
	Agency/Group/Organization Type	Services-Children Services-Education Early Childhood Learning Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
24	Agency/Group/Organization	Snohomish County Sheriff
	Agency/Group/Organization Type	Other government - County Law Enforcement

	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
25	Agency/Group/Organization	BUILDING CHANGES
	Agency/Group/Organization Type	Philanthropic Organization Foundation
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
26	Agency/Group/Organization	SW Neighborhood Center
	Agency/Group/Organization Type	Services - Housing Services - refugees/immigrants Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.

27	Agency/Group/Organization	Providence Regional Medical Center
	Agency/Group/Organization Type	Business Leaders Hospital/Health Care Facility, hospital discharge planning Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as e-mails and surveys. Anticipated outcome of these activities is to improve coordination and to make progress in preventing and ending homelessness and alleviating the effects of poverty.
28	Agency/Group/Organization	Work Force Snohomish
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
29	Agency/Group/Organization	Edmonds Community College
	Agency/Group/Organization Type	Services-Education Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
30	Agency/Group/Organization	Community Transit
	Agency/Group/Organization Type	Regional organization Transportation Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
31	Agency/Group/Organization	Department of Social & Health Services
	Agency/Group/Organization Type	Child Welfare Agency Publicly Funded Institution/System of Care social services, foster care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provide through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
32	Agency/Group/Organization	SNOHOMISH HEALTH DISTRICT
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency consulted via phone and website information re: Lead Paint. Input was taken into consideration in assessing needs, identifying priority needs, and strategies and goals.
33	Agency/Group/Organization	Snohomish County Consortium Local Governments
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Non-Homeless Community Development

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Snohomish County sought input on housing needs, homeless needs, non-housing community development needs, anti-poverty strategy, and barriers and strategies to overcome barriers to affordable housing development from the cities and towns in the Snohomish County Consortium through invitations to participate in public hearings and through invitations to participate in on-line surveys conducted for the Snohomish County Human Services Department 2019 Community Needs Assessment and the Snohomish County Human Services Department 2019 Affordable Housing and Community Development Needs Survey. Input was taken into consideration during development of the plan in assessing needs, identifying priority needs, and developing goals and strategies. In addition, the City of Everett and the City of Marysville participated in the Continuum of Care Partnership to End Homeless Board and a subcommittee of the Board, respectively. Opportunity for input through the CoC is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Snohomish County staff have also had in-person consultations on homeless needs and strategies with other local governments in the Snohomish County Consortium. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. The Cities of Marysville and Everett participated in the coordination of public hearings and outreach during the development of the 2020-2024 Consolidated Plan.</p>
34	<p>Agency/Group/Organization</p>	<p>Washington State Dept of Health</p>
	<p>Agency/Group/Organization Type</p>	<p>Health Agency Other government - State</p>

	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted via phone and e-mail re: lead-based paint. Input was taken into consideration in market analysis assessment regarding lead-based paint and developing lead-based paint strategy.
35	Agency/Group/Organization	Snohomish County Jail
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Snohomish County Humans Services Department staff of the Housing & Community Services Division, which includes Continuum of Care staff and Consolidated Planning staff, consult in person and via email with staff of Snohomish County Human Services Chemical Dependency, Mental Health and Veteran Services Division, which administers the Snohomish County Jail Transitions Services program. Memorandums of Understanding exist with the Snohomish County jail and other jails regarding transition services. The program provides eligibility screening and contracts and coordinates with community agencies to provide discharge planning services. Anticipated outcome of continued consultation and coordination is the prevention of discharge of individual into homelessness.
36	Agency/Group/Organization	Snohomish County Human Services - Housing & Community Services
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Snohomish County Human Services Department - Housing and Community Services Division includes both Continuum of Care and Consolidated Planning staff. Staff consulted with each other in-person and via e-mail. Anticipated outcome is coordination and consistency in planning efforts and to continue to make progress in preventing and ending homeless, alleviating the affects of poverty, and addressing affordable housing and community development needs of low and moderate income persons and neighborhoods in the community.
37	Agency/Group/Organization	Western State Hospital
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Snohomish County staff of the Human Services - Housing & Community Services Division which includes Continuum of Care staff and Consolidated Planning staff consulted in-person and via e-mail with staff of Snohomish County Human Services - Chemical Dependency, Mental Health and Veteran Services Division, which is the Snohomish County North Sound Mental Health Association (NSMHA) County Coordinator. NSMHA has two staff who coordinate with Western State Hospital to plan for discharge in coordination with community mental health providers. In addition, Compass Health (listed above) has an inpatient transition team that works with other psychiatric inpatient facilities to provide discharge planning. Anticipated outcome of continued consultation/coordination is prevention of discharge of individual into homelessness.

38	Agency/Group/Organization	Snohomish County Department of Emergency Management
	Agency/Group/Organization Type	Housing Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Snohomish County Office of Housing Staff consulted with the Department of Emergency Management staff to evaluate the vulnerability of housing occupied by low- and moderate-income households to natural hazard risks and strategies to address potential climate change impacts to residents. Anticipated outcome of continued consultation/coordination to update and evaluate natural hazard risks and climate change to low- and moderate-income households in Snohomish County.

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to encourage input and consult as broadly as possible with all types of agencies and community stakeholders through e-mail distribution lists, newspaper ads, flyers, public hearings, consultation input meetings, review of published reports, and other outreach efforts.

Many agencies in addition to those listed above were provided an opportunity for input through on-line surveys conducted as part of the Snohomish County Human Services Department 2019 Community Needs Assessment (CNA). This assessment was underway during development of the 2020-2024 Consolidated Plan and results were used to help assess needs in the areas of non-housing community development, affordable housing, and homelessness. There were 69 responses to the stakeholder on-line survey of elected officials and leadership of non-profit agencies, school districts, foundations, law and justice entities, emergency service providers, libraries, hospitals, housing providers, Native American tribes, County board chairs, community colleges and faith organizations.

Services providers, housing providers, and real estate professionals, and other Snohomish County Divisions were also provided an opportunity to provide input on the Snohomish County Consortium 2019 Analysis of Impediments to Fair Housing Choice through community forums, interviews, and an on-line survey. This report was taken into consideration during development of the 2020-2024 Consolidated Plan in assessing housing, homeless, and non-housing community development needs, identifying priority needs, and developing goals and strategies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Snohomish County	The Homeless Strategy in the Strategic Plan is consistent with Continuum of Care goals. In addition, the Priority Needs and Goals in the Strategic Plan related to homeless and at-risk persons are consistent with Continuum of Care goals.
Comprehensive Plan	Snohomish County	Both plans support a diversity of housing options to meet a variety of needs and to provide housing opportunities for all segments of the population.
Housing Affordability Regional Task Force (HART) Report and Five-Year Action Plan	Snohomish County	Both plans address affordable housing issues related to high cost of housing, the lack of existing units and the need for additional units of affordable housing.
Analysis of Impediments to Fair Housing Choice	Snohomish County	Several affordable housing and non-housing community development goals in the Strategic Plan will help meet goals in the Snohomish County Consortium's Fair Housing Action Plan.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Snohomish County, as lead agency of the Snohomish County Consortium, seeks input and coordination from adjacent units of general local government in implementing the Consolidated Plan through several avenues. Snohomish County, the City of Everett, and the City of Marysville participated in joint planning and coordination meetings during development of the 2020-2024 Consolidated Plan and 2020 Annual Action Plan. This planning and coordination are expected to continue throughout the 2020-2024 Consolidated Plan period, including during development of the Annual Action Plans for successive years and the annual Consolidated Annual Performance and Evaluation Reports.

Consortium-member cities and towns are invited to participate in public hearings and comment periods related to the Consolidated Plan, Annual Actions Plans, and Consolidated Annual Performance and Evaluation Reports (CAPERs) and also post notices and flyers for public hearings and comment periods and make draft documents available for public review at their city and town halls. Consortium-member cities and towns have representative seats on the Snohomish County Consortium’s Technical Advisory Committee (TAC) and Policy Advisory Board (PAB).

Coordination with other local planning efforts is also supported through the application process. Application review for CDBG public facility and infrastructure projects takes into consideration consistency with county-wide planning policies and application review for affordable housing projects takes into consideration consistency with relevant plans such as local government comprehensive plans/housing elements and the Continuum of Care plan.

In addition, various other ongoing coordination and collaboration efforts are expected to continue with, and through, various local, regional, and state groups, including but not limited to: 1) Snohomish County Tomorrow, which provides a forum for the cities, towns, and Snohomish County to collaborate on common growth management issues and periodic reporting on housing characteristics and needs in Snohomish County; 2) The Housing Affordability Regional Taskforce (HART), which was created to bring together elected leaders from cities across Snohomish County and the County Council, to collaboratively address the affordability housing challenge; the Affordable Housing Alliance of Snohomish County, which is an interjurisdictional entity that provides the opportunity for education, technical support, collaboration, and advocacy towards addressing the need for affordable housing throughout the county for participating cities, towns, public housing authorities, and Snohomish County; 3) the Continuum of Care, 4) the Housing Consortium of Everett and Snohomish County, 5) Workforce Snohomish, 6) the Puget Sound Regional Council, 7) the Washington State Department of Commerce, and the 8) the Washington State Housing Finance Commission.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Snohomish County followed its approved Citizen Participation Plan (CPP) for the Snohomish County Consortium in development of the 2020-2024 Consolidated Plan and the 2020 Annual Action Plan.

The CPP provides for and encourages citizen participation in development of the Consolidated Plan, the Annual Action Plans, any substantial amendments to these plans, and the annual performance and evaluation report. The CPP encourages participation by of all of residents of the county, including low- and moderate-income persons, persons with special needs such as elderly persons and persons with disabilities, and persons of racial and ethnic minorities. The CPP provides for consultation with the public housing authorities and its residents. The CPP also incorporates citizen participation through the Consortium’s Technical Advisory Committee (TAC) and Policy Advisory Board (PAB). The TAC is comprised of Consortium-member representatives and citizen representatives, including two citizen seats for low-income persons, two citizen seats for seniors, two citizen seats for persons with disabilities, and two citizen seats for persons of racial/ethnic minority. The TAC assists in the project application review process and makes funding recommendations based on established criteria and met twice in January 2020. The PAB is comprised of Consortium-member representatives and a citizen representative, makes final project funding recommendations and provides other guidance and recommendations on CDBG, HOME, and ESG program administration, and met in September 2019 and March 2020. In addition, the CPP provides residents with a reasonable opportunity to comment on proposed plans, any proposed substantial amendments to the plans, and the annual performance and evaluation reports.

A summary is provided below of the citizen participation and outreach activities conducted in development of the 2020-2024 Consolidated Plan and 2020 Annual Action Plan. This included initial public hearings and other avenues of input. Snohomish County coordinated its citizen participation efforts with the City of Everett and the City of Marysville, which also have and follow their own respective CPPs, and with the Housing Authority of Snohomish County (HASCO) and the Everett Housing Authority (EHA) which were conducting outreach for development of their respective five-year Pubic Housing Agency plans.

The citizen participation and outreach for the 2020-2024 Consolidated Plan and 2020 Action Plan included conducting outreach for the initial public hearings through flyers, which were translated into Spanish, Russian, Vietnamese, and Korean; publication of ads for initial public hearings in Asian and Spanish-speaking newspapers, and in several newspapers of general circulation in Snohomish County, use of e-mail and

the internet, and input from low-income residents for the Snohomish County Human Services Department 2019 Community Needs Assessment, and input through the 2019 Affordable Housing and Community Development Survey, and the 2019 Analysis of Impediments to Fair Housing Choice.

Several comments from residents were received during this stage of the process. These comments were taken into consideration in assessing existing needs in the community and identifying priority needs and developing goals to direct investment of the limited CDBG, HOME, and ESG funds estimated to be received over the next five years.

Publication of the Draft 2020-2024 Consolidated Plan and Draft 2020 Annual Action Plan for a 30-day public review and comment period and additional virtual public hearings provided residents with additional opportunities to comment.

Any additional comments received during the 30-day comment period and will be taken into consideration prior to adoption of the Final 2020-2024 Consolidated Plan and 2020 Annual Action Plan and will be listed here in the final approved plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, and Korean Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Organizations, Agencies, and Local Governments	Public Hearing held in the evening on June 4, 2019 in the City of Marysville at Marysville City Council chambers. Two attendees participated; including one member from a community organization and one member of local government housing rehabilitation program. The meeting site was accessible. Language interpreters were available upon request.	No comments were received.		

2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, Korean</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Organizations, Public Agencies, and Local Governments</p>	<p>Public Hearing held June 4, 2019 at 3:00 pm in the Housing Authority of Snohomish County, Grand Canyon Room, with twenty attendees including eleven residents and nine members from organizations and businesses. The meeting site was accessible. Language interpreters were available upon request.</p>	<p>Attendees expressed concern for the lack of affordable housing options and high cost of rent, affordable housing options for seniors, victims of domestic violence, abused children, funding for rapid rehousing, and homeless prevention. Simplify maze of access to services, quality of case management and services based on caseload; too many clients with a lot of needs reduces quality. Need more funding to hire more workers.</p> <p>See "Appendix 1 to Ap-15: Public Comments".</p>	<p>All comments received were considered in development of the plan.</p>	
3	Public Hearing	Minorities	Public hearing held June 5, 2019 at 5:30 pm at City of	Attendees expressed community needs for the	All comments received were	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		<p>Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, and Korean</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Organizations, Public Agencies, and Local Governments</p>	<p>Sultan City Hall. Six residents attended. The meeting site was accessible. Language interpreters were available upon request.</p>	<p>following categories: In Eastern Snohomish County (Monroe and Sultan) have grown and there is a lack of affordable rental housing and the wait lists for Section 8 Vouchers are too long; access to services is limited as they are mostly located in Everett, but this community is not aware of them and/or cannot get there due to lack of funds and/or transportation options.</p> <p>Please see "Appendix 1 to Ap-15: Public Comments".</p>	<p>considered in development of the plan.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ads	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Organizations, Public Agencies, and Local Governments	Newspaper ads for three public hearings held on June 4th and June 5th, 2019 were placed in the following newspapers through coordination between Snohomish County, the City of Everett, the City of Marysville, HASCO, and EHA: the Herald, which is the newspaper of general circulation in Snohomish County, the La Raza del Noroeste, the Marysville Globe, the North County Outlook, the Northwest Asian Weekly, and the North County Outlook.	See summary of comments received above for the public hearings and See Appendix 1 to Ap-15: Public Comments.	All comments received were considered in development of the plan.	

5	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Russian, Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Organizations, Public Agencies, and Local Governments</p>	<p>Internet outreach was conducted by sending notices and flyers (Flyers were translated into Spanish, Korean, Russian and Vietnamese) announcing public hearings to the affordable housing and community development e-mail distribution lists of interested organizations, agencies, local governments and other interested persons maintained by the Snohomish County Human Services Department Office of Housing and Community Development, the City of Everett, and the City of Marysville, and the Continuum of Care e-mail distribution list maintained by the Snohomish County Human Services Department Office of Community and Homeless Services. The notice and flyer invited participation and also requested assistance in posting flyers about the hearings to help reach program participants and local</p>	<p>See summary of comments received above and Appendix 1 to Ap-15: Public Comments.</p>	<p>All comments received were considered in development of the plan.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			residents. Information and flyers advertising the public hearings were also posted on the Snohomish County Human Services Department, City of Marysville, and HASCO websites.			
6	30-Day Public Comment Period on Draft 2020-2024 Consolidated Plan and 2020 Action Plan	To be determined	Summary of Response/attendance will be posted here before final approval of the plans.	Comments received will be posted before final approval of the plans.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad for Draft 2020-2024 Consolidated Plan and 2020 Action Plan 30-day public comment period.	Non-English Speaking - Specify other language: Asian, Spanish Persons with disabilities Non-targeted/broad community Organizations, Public Agencies, and Local Governments	Summary of Response/attendance will be posted here before final approval of the plans.	All comments received will be reviewed and considered before final approval of the plans.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach for Draft 2020-2024 Consolidated Plan and 2020 Action Plan 30-day public comment period.	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Organizations, Public Agencies, Local Governments	Summary of Response/attendance will be posted here before final approval of the plans.	All comments received will be reviewed and considered before final approval of the plans.		
9	Public Meeting	Non-targeted/broad community	Public Meeting for final 2020-2024 Consolidated Plan and 2020 Action Plan will be held with the Snohomish County Council Subcommittee on Law & Justice/Human Services Department at the Snohomish County administration building in Everett or as a Virtual meeting, depending the status of the COVID-19 Pandemic.	All comments received will be reviewed and considered before final approval of the plans.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Meeting	Non-targeted/broad community	Public meeting of the Snohomish County Council General Legislative Session for approval of the final 2020-2024 Consolidated Plan and 2020 Action Plan	All comments received will be reviewed and considered before final approval of the plans.		

Table 4 – Citizen Participation Outreach

III. Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment, in conjunction with information gathered through consultations and the citizen participation process, is intended to provide a clear picture of the current needs related to affordable housing, special needs housing, community development, and homelessness in our community. From the Needs Assessment, needs with the highest priority were identified, which formed the basis for the Strategic Plan and the programs and projects to be administered.

The Needs Assessment includes six sections: 1) Housing Needs Assessment, 2) Disproportionately Greater Need, 3) Public Housing, 4) Homeless Needs Assessment, 5) Non-Homeless Special Needs Assessment, and 6) Non-Housing Community Development.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Needs Assessment section provides a summary of estimated housing needs in Snohomish County.

Demographics	Base Year: 2000	Most Recent Year: 2015	% Change
Population	606,020	746,660	23%
Households	224,852	274,785	22%
Median Income	\$53,060.00	\$70,722.00	33%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

2000 Census

2000 Census (Base Year) median income is \$53,060; 2011-2015 ACS (Most Recent Year 2015) median income

Data Source Comments:

is \$70,722.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	37,439	34,118	38,815	32,019	132,280
Small Family Households	10,715	11,865	15,700	15,317	77,255
Large Family Households	2,713	3,040	3,710	2,893	10,764
Household contains at least one person 62-74 years of age	7,588	7,559	7,706	6,303	23,863
Household contains at least one person age 75 or older	6,533	5,721	3,977	2,101	5,376
Households with one or more children 6 years old or younger	6,102	6,656	6,557	5,892	16,073

Table 6 - Total Households Table

Data 2011-2015 CHAS

Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	719	420	166	85	1,390	166	131	73	98	468
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	373	308	209	78	968	159	104	174	33	470
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	907	1,215	753	337	3,212	152	279	620	247	1,298
Housing cost burden greater than 50% of income (and none of the above problems)	13,801	3,779	502	115	18,197	7,626	5,601	3,460	1,069	17,756

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	3,154	8,856	6,590	1,453	20,053	1,981	3,909	8,026	7,545	21,461
Zero/negative Income (and none of the above problems)	1,579	0	0	0	1,579	1,006	0	0	0	1,006

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	15,812	5,725	1,652	605	23,794	8,101	6,126	4,319	1,444	19,990
Having none of four housing problems	7,029	12,247	15,159	10,311	44,746	3,913	9,997	17,705	19,694	51,309

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	1,579	0	0	0	1,579	1,006	0	0	0	1,006

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,299	5,952	2,903	15,154	2,302	3,294	5,414	11,010
Large Related	1,656	1,437	712	3,805	791	895	1,228	2,914
Elderly	4,578	2,448	1,034	8,060	4,792	4,036	2,770	11,598
Other	6,180	4,147	2,649	12,976	2,038	1,533	2,348	5,919
Total need by income	18,713	13,984	7,298	39,995	9,923	9,758	11,760	31,441

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,154	1,815	58	7,027	2,100	2,139	1,587	5,826
Large Related	1,389	273	0	1,662	647	498	258	1,403
Elderly	3,395	996	218	4,609	3,302	2,043	909	6,254
Other	5,228	909	274	6,411	1,792	1,027	733	3,552

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	15,166	3,993	550	19,709	7,841	5,707	3,487	17,035

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,105	1,438	701	357	3,601	264	310	704	215	1,493
Multiple, unrelated family households	169	119	255	54	597	49	58	84	58	249
Other, non-family households	24	15	25	4	68	0	15	34	8	57
Total need by income	1,298	1,572	981	415	4,266	313	383	822	281	1,799

Table 11 – Crowding Information - 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2011-2015 American Community Survey data, 69,956 people live alone in Snohomish County, including 24,704 over the age of 65. Single person households in need of housing assistance are represented in the data tables above and they are included in the elderly and other household categories, both of which include households that experience moderate and severe cost burden. Based on this data and additional information received through the consultation and citizen participation process, single persons in need of housing assistance include a significant number of elderly households, persons with disabilities, homeless households, homeless unaccompanied and parenting youth up to age 24, as well as other low- and moderate-income households.

Cocoon House provides the primary services, shelter and transitional housing for homeless unaccompanied youth and youth homeless prevention services for youth under 18 years old. Several agencies provide services, shelter and housing options for youth 18-24 years old. The services support youth to stay with or reunite with family or transition to other safe and stable housing. The services also help youth reengage in school, attend secondary education, and receive employment supports. Life skills help youth prepare for adulthood and build their resiliency toward increased self-sufficiency and success in the world.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Data sources available provide indicators of the scope of need of housing assistance for persons with disabilities. Statistics from the Housing Authority of Snohomish County (HASCO) and Everett Housing Authority (EHA) wait lists for Section 8 Housing Choice Vouchers, include a total of 4,958 individuals and families with disabilities. From December 1, 2018 to November 30, 2019, the Snohomish County Continuum of Care served 4,643 persons with disabilities, 42% of all persons served. The Housing and Essential Needs (HEN) program provided rental assistance to 391 persons from December 1, 2018 to November 30, 2019. HEN participants must have a disability to qualify for services.

Based on this data and information received through the consultation and citizen participation process, persons with disabilities in need of housing assistance include, but are not limited to, individuals, families, persons with physical disabilities, and persons with developmental disabilities.

Data from Domestic Violence Services of Snohomish County (DVSSC) is an indicator of the number and type of families in need of housing assistance in our community who are victims of domestic violence, dating violence, sexual assault and stalking. From 2018 to 2019, DVSSC provided emergency shelter to 129 adult victims of domestic violence and 159 children. The supportive housing department provides shelter residents who face barriers to self-sufficiency, transition from homelessness to permanent housing and from 2018 to 2019, assisted 56 adults and 104 children. Most of the households served through these programs are extremely low-income, putting them at greater need for housing assistance.

What are the most common housing problems?

Data suggests that the most common housing problem in Snohomish County for both renters and owners is lack of affordable housing and housing cost burden. There is both a lack of affordable units for rent and single family homes available, at prices low- and moderate-income households can afford, or qualify to rent, based on income. The availability of affordable homes for purchase by lower-income first-time homebuyers is also declining. According to Snohomish County's Assessor Office, in 2017 the median home sale price in Snohomish County was \$414,950, and in 2019 was \$469,995, an increase of 13% over a two-year period. The Snohomish County median rent in 2017 was \$1,695 and increased by 6% in 2019, to \$1,790.

HUD considers a housing unit affordable if the household pays no more than 30% of its income on housing costs (including rent or mortgage and utilities). Households are considered moderately cost-burdened if they pay more than 30% of their income on housing and severely-cost burdened if they pay more than 50% percent of their income on housing. Cost-burdened households may have difficulty being able to afford other basic necessities such as food, clothing, transportation, and medical care, have fewer financial resources to properly maintain the housing structure, and are at a greater risk for foreclosure and eviction.

In addition to housing costs, transportation costs for households in more rural areas where housing may be less expensive, rely on vehicles to drive further distances to work and resources, which can substantially increase housing costs up to an additional 20% in Snohomish County.¹

Are any populations/household types more affected than others by these problems?

Data suggests that of the total low- and moderate-income renters, the greatest number affected by cost burden are extremely low-income and low-income households (earning 0% to 50% of the area median income). In addition, extremely low-income renters (earning up to 30% of the area median income) make up the greatest number of renters that are severely cost-burdened. Of the total low- and moderate-income owners, the number affected by cost burden and severe cost burden is more evenly distributed among extremely low-income, low-income, and moderate-income households (earning 0% to 80% of the area median income).

The greatest number of cost-burdened renters are small-related families, elderly households, and persons in the other household's category which includes non-elderly, non-family households which may contain only one person, the householder, or additional persons not related to the householder. In addition, based on input received during the consultation and citizen participation process and in the the Snohomish County Consortium 2019 Analysis of Impediments to Fair Housing Choice (AI)² is a need for housing that is affordable among all populations and household types throughout the county, with

¹ Retrieved from: <https://htaindex.cnt.org/>

² Retrieved from: <https://snohomishcountywa.gov/685/Analysis-of-Impediments-to-Fair-Housing->

particular groups in need identified as seniors, people with disabilities, people with mental health illnesses, individuals and families experiencing homelessness, homeless unaccompanied youth and parenting youth up to age 24, singles, households with children including single-parent families, and large families. In addition, there is a need for units of all sizes, with the greatest need for smaller units.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Between 7/1/2018 and 6/30/2019 (PY2018), 2,743 households who were experiencing homelessness contacted the coordinated entry system for assistance. About 26% of these households were families with children. Of families, almost 57% had at least one child under the age of 6 and only 18% had a youngest child between the ages of 12 and 18. There is a notable difference when we compare household composition of homeless verses at-risk households who contact coordinated entry seeking services to prevent becoming homeless where 47% are families. Families with young children have high childcare costs. According to the Economic Policy Institute, WA state has the 8th highest cost for infant care in the US and accounts for 20.2% of household costs for a median income family.³ For families making minimum wage, this cost accounts for 58.3% of their monthly expenses. 90% of family households have an adult between the ages of 20 and 50, 41.5% are between 30 and 40 years old.

Veterans accounted for 5.7% of households entering the coordinated entry system for housing assistance. While entries per quarter have been consistent at 45 the total number of veteran households who are homeless each quarter has been steadily dropping from 196 in Q2 of 2017 to 142 in Q2 of 2019, a 27.6% decrease.

The needs of incoming households: 10.9% of families and 7.7% of adult only households had one or more evictions, 24% had been in jail, mental health triage/crisis beds, contacted a suicide prevention hotline, utilized the emergency room or been hospitalized three or more times. These services were disproportionately accessed by adult only households (31.5% vs 11.67% for families). 15% of families were living unsheltered with very young children. 15.8% of adult only household had one or more members over the age of 60. The proportion of persons who report becoming homeless from a rural area is similar (23.1%) to the total population estimate in rural areas (23.3%).

Characteristics of those at risk of homelessness include those with extremely-low and low incomes who are housing cost-burdened and who have encountered a sudden decrease in income or an increase in rent or other costs. Many have experienced a recent health problem, accident, or family break up that results in financial crisis. Families with young children are at greater risk than families with older

³ Retrieved from <https://www.epi.org/child-care-costs-in-the-united-states/>

children. Credit problems and debt, physical health issues and unstable employment history tend to cause housing instability among all households with low and extremely-low incomes, including those who are imminently homeless and those formerly homeless households exiting rapid rehousing. As rapid rehousing is provided only for time that it is needed for each household to obtain housing stability, therefore it is not possible to provide several households who are nearing the end of their assistance. The average quarterly attrition rate is 38 households. During PY2018, 63 households exited to non-permanent destinations. 86% of these unsuccessful exits were households who were unable to locate, secure and move into a housing unit during their enrollment. Of unsuccessful exits, 75% were to a place not meant for human habitation.

During PY2017, the most recent period for which we have return to homelessness data, 55 households exited to permanent housing. In the following 12 months 8 (15%) had a return to homelessness. Over 50% of those who returned to homelessness did not have a high school diploma. In contrast, this rate was only 21% for those who did not return. Return rates were similar for families with children and households with only adults.

During PY2018, 87 households exited rapid rehousing to permanent housing destinations. The most substantial factor in achieving a successful outcome was whether they were able to locate and move into a unit during their enrollment. Of those who moved in, 84.3% exited to permanent housing, versus only 42% who did not move in during their enrollment. Latinx households had the highest overall success rate of 76.5%, and 85.7% if housed. White, non-Latinx had the lowest success rate at 55.1%. Low vacancy rates for affordable housing units is a barrier to housing placement in Snohomish County.

Stagnant wage growth and limited access to living wage employment is a limiting factor in households' ability to stabilize in and maintain housing. The average income for households at exit is \$556 per month. This amount did not vary substantially between racial and ethnic groups with the range of \$546 (White, non-Latinx) and \$589 (Latinx). However, when accounting for family size, Latinx families exited with an average of \$332/person vs White, non-Latinx households who exited with an average of \$441/person. The income at exit difference is most pronounced between male and female heads of household with males at \$474.4/person and females at \$346/person. Households where members had a high school diploma exited with more income per person on average (\$766) than any other group, including those with a bachelor's degree (\$645.7). Those with a GED or less had an average of \$203 at exit.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Persons are considered at-risk of becoming homeless if they meet the coordinated entry criteria and are at risk of losing housing within two weeks. The intake process explores with the household the reasons they are at-risk of losing housing and if there are any resources, such as family or friends, that can assist

them. If it is determined that the household doesn't have the ability to maintain housing without prevention assistance, then they are further assessed and a plan developed to stabilize the household.

During PY2018, 1,305 households contacted coordinated entry for prevention assistance. In the 90 days following their contact with CE Prevention, 18% (232) became homeless. Using this number alone is problematic as it is well documented that homelessness is difficult to predict. While many people may encounter a scenario where they believe they will lose their housing in the near future, very few of these become homeless. Calculating the total number of people who experience homelessness in a given time period allows us to understand the total size of the homeless housing need, the rate of change and therefore better predict the number of people who will become homeless.

This calculation looks at all HMIS enrollments except those in coordinated assessment for at-risk households. It then determines, within a given quarter, if the person experienced homelessness. A person is counted as experiencing homelessness if any of the following are true:

Person is literally homeless at entry and they enrolled during the given quarter. If the enrollment is in coordinated entry, record is only counted if homelessness has been verified by the housing navigator; or Person is enrolled in a permanent housing project and their enrollment date is prior to the end of the period and their move in date is after the start of the period or is null; or Person is active in emergency shelter or transitional housing during the quarter; or Person exited during the timeframe to a homeless destination.

Between 7/1/2017 and 6/30/2019 (24 months) the total number of people experiencing homelessness within a given quarter increased 17.6%, from 2,489 to 2,928. Using a 95% confidence interval, we project the total number of people who will be experiencing homelessness to grow to 3,220 by quarter 2 of 2020.

Counting the unique number of households by program year (7/1 to 6/30), we see that 3,325 households experienced homelessness in 2017 and 3883 in 2018, for a difference of 558 households.

This methodology likely undercounts Latinx households who experience unsheltered homelessness at lower rates than other groups yet are overrepresented in poverty and homelessness. According to the Supporting Partnerships for Anti-Racist Communities (SPARC) Phase 1 findings, these disparities are perpetuated by a "Lack of capital within social networks precipitates homelessness of many people of color."⁴

⁴ SPARC - Retrieved from <https://c4innovates.com/wp-content/uploads/2019/03/SPARC-Phase-1-Findings-March-2018.pdf>

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The primary housing characteristic linked with instability and an increased risk of homelessness is the lack of affordable housing. Snohomish County rents are high, especially in areas of the county where public transportation and services are located, making it difficult for cost-burdened households to live near services and on transportation lines. Due to the lack of affordable housing, households double up with family and friends. These households are at times on the verge of losing housing, due to overcrowding and other relationship or financial factors. Another factor can be high utility bills, which are often coupled with a lack of energy-efficient units. Another characteristic is housing that has deteriorated and becomes unsafe or unlivable; when this is coupled with a lack of resources to relocate, the household becomes at-risk of homelessness. Finally, over-crowded housing may result in individual or family characteristics exacerbating mental health issues or interpersonal issues resulting in conflict or increased financial burden on the primary household which may put individuals or families at increased risk of homelessness.

A household's risk increases if multiple housing risk characteristics occur simultaneously or concurrently. Fewer households would face this type of housing crisis if they were able to find housing that is affordable in relation to their income and expenses.

Discussion

Characteristics of individuals and families who are currently entering the homeless system include those with extremely-low incomes or low incomes who are housing cost-burdened and who have encountered a sudden decrease in income or increase in rent or other costs. Many have experienced a recent health problem, accident, job loss or family break up that resulted in financial crisis. Credit problems and debt, physical health issues, and unstable employment history tend to cause housing instability among all households with low- and extremely-low incomes, including those who are entering the homeless system for the first time and/or living in cars or other places not meant for habitation. Many unstably-housed or couch surfing individuals and families ultimately become homeless because they cannot obtain their own housing due to landlords not wanting to rent to people with poor credit history, past evictions, and criminal history.

Behavioral health issues, including mental illness and chronic substance abuse, are risk factors for homelessness and these issues are present particularly with the population living in places not meant for habitation such as on the streets or in vehicles. Behavioral health issues, in turn, are exacerbated by the experience of homelessness. The stresses and negative health effects of homelessness and behavioral health issues compound one another; individuals and families experiencing both homelessness and

behavioral health issues face higher mortality rates and are more likely to face victimization than the general population.⁵

The primary need of homeless individuals and families is rapid placement back into housing. Households who are rehoused quickly endure less trauma and stabilize faster. If the household cannot be immediately rehoused, families with children in particular need access to emergency housing vouchers while they pursue permanent housing options so that children can continue going to school and engaging in day-to-day activities which can help minimize the trauma and dislocation. Interviews with formerly homeless families with children have shown that there is a direct correlation between the extent of trauma and dislocation that children endure while homeless and the extent of the family's housing instability once they are housed. Households who endure lengthier periods of homelessness and greater amounts of dislocation and trauma are at an increased risk of becoming homeless again.

Most homeless individuals and families need assistance with the financial costs associated with moving into a new unit in order to get off the streets. They often need assistance talking to landlords, paying increased damage or utility deposits due to poor credit histories, and paying screening fees. Many would benefit from limited-time rent assistance to regain stability. Those with disabilities often need assistance gathering the necessary paperwork or assessments necessary to document their disability for housing programs or social security income. Once housed, these individuals and families need assistance managing issues like chronic illness, substance abuse, and mental health. Because subsidized housing opportunities are minimal, these individuals and families also need to be connected with services and opportunities that can help them ultimately become employed at a living wage. Not all individuals are job ready and basic adult education, life skills coaching, and apprenticeship programs are sometimes a necessary first step to employment.

⁵ Treatment Advocacy Center, Office of Research & Public Affairs, September 2016. Retrieved from [Serious Mental Illness and Homelessness](#).

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For purposes of the Consolidated Plan, based on HUD guidelines, a racial or ethnic group has a disproportionately greater housing need in comparison to the needs of the whole when the percentage of persons in a housing category of need who are members of particular racial or ethnic group are at least 10 percentage points higher than the percentage of persons in that housing category of need as a whole.

This section includes a review of disproportionate need for the following four housing problems: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) overcrowding with more than one person per room, and 4) cost burden of greater than 30%.

Disproportionate need was assessed using the 2011-2015 CHAS data in the tables below. Each table provides data for the jurisdiction and each racial and ethnic group at a different income level: 1) extremely low-income households (0% to 30% of Area Median Income), 2) low-income households (30% to 50% of Area Median Income), 3) moderate-income households (50% to 80% of Area Median Income), and 4) middle-income households (80% to 100% of Area Median Income).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,067	5,802	2,585
White	21,119	4,415	1,630
Black / African American	1,050	210	100
Asian	2,333	580	545
American Indian, Alaska Native	468	94	23
Pacific Islander	108	40	15
Hispanic	3,045	239	195

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,640	9,472	0
White	17,955	7,962	0
Black / African American	872	263	0
Asian	1,768	427	0
American Indian, Alaska Native	246	80	0
Pacific Islander	135	65	0
Hispanic	2,824	523	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,595	18,206	0
White	15,749	14,439	0
Black / African American	529	550	0
Asian	1,470	942	0
American Indian, Alaska Native	96	187	0
Pacific Islander	75	30	0
Hispanic	1,924	1,530	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,058	20,963	0
White	8,419	17,502	0
Black / African American	390	582	0
Asian	1,203	983	0
American Indian, Alaska Native	56	272	0
Pacific Islander	125	73	0
Hispanic	547	1,044	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Based on the data, the following racial and ethnic groups were assessed to disproportionately experience one or more of the four housing problems to a greater extent than the population as a whole:

- Hispanic households in the low-income category,
- Pacific Islander households in the moderate-income category; and
- Pacific Islander and Asian households in the middle-income categories.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For purposes of the Consolidated Plan, based on HUD guidelines, a racial or ethnic group has a disproportionately greater housing need in comparison to the needs of the whole when the percentage of persons in a housing category of need who are members of a particular racial or ethnic group are at least 10 percentage points higher than the percentage of persons in that housing category of need as a whole.

This section includes a review of disproportionate need for the following four severe housing problems: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) overcrowding with more than 1.5 persons per room, and 4) cost burden of greater than 50%.

Disproportionate need was assessed using the 2011-2015 CHAS data in the tables below. Each table provides data for a different income level: 1) extremely low-income households (0% to 30% of Area Median Income), 2) low-income households (30% to 50% of Area Median Income), 3) moderate-income households (50% to 80% of Area Median Income), and 4) middle-income households (80% to 100% of Area Median Income).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,913	10,942	2,585
White	17,419	8,104	1,630
Black / African American	930	330	100
Asian	1,805	1,098	545
American Indian, Alaska Native	358	214	23
Pacific Islander	108	40	15
Hispanic	2,605	683	195

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,851	22,244	0
White	8,346	17,539	0
Black / African American	409	728	0
Asian	904	1,303	0
American Indian, Alaska Native	118	213	0
Pacific Islander	115	85	0
Hispanic	1,528	1,814	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,971	32,864	0
White	4,326	25,933	0
Black / African American	102	972	0
Asian	664	1,773	0
American Indian, Alaska Native	33	262	0
Pacific Islander	50	50	0
Hispanic	640	2,814	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,049	30,005	0
White	1,426	24,524	0
Black / African American	185	788	0
Asian	270	1,934	0
American Indian, Alaska Native	12	316	0
Pacific Islander	15	183	0
Hispanic	133	1,455	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Based on the data, the following racial and ethnic groups were assessed to disproportionately experience one or more of the four severe housing problems to a greater extent in comparison to the population as a whole:

- Hispanic households in the extremely low-income and low-income categories,
- Asian and Pacific islander households in the moderate-income category, and
- Black /African American households in the middle-income category.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For purposes of the Consolidated Plan, based on HUD guidelines, a racial or ethnic group has a disproportionately greater housing need in comparison to the needs of the whole when the percentage of persons in a housing category of need who are members of a particular racial or ethnic group are at least 10 percentage points higher than the percentage of persons in that housing category of need as a whole.

This section includes a review of disproportionate need for the following two housing problems: 1) cost burden, and 2) severe cost burden.

Disproportionate need was assessed using the 2011-2015 CHAS data in the tables below. Each table provides cost burden information for the jurisdiction and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30 to 50%), and severe costs burden (more than 50%).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	177,275	55,837	38,932	2,683
White	144,244	42,603	29,037	1,720
Black / African American	3,884	1,694	1,248	100
Asian	13,356	4,455	3,251	560
American Indian, Alaska Native	1,424	465	401	23
Pacific Islander	529	160	223	15
Hispanic	9,258	4,534	3,553	199

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

Based on the data, Pacific Islander households were assessed to disproportionately experience severe cost burden to a greater extent than the population as a whole.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes, Based on HUD guidelines, Asians, Pacific Islanders, Blacks/African American, and Hispanic households were assessed to have disproportionately greater need at some income levels in some housing problem categories. For more information, see the discussion portions of Sections NA-15, NA-20, and NA-25.

If they have needs not identified above, what are those needs?

No additional housing needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

HUD defines a racially or ethnically concentrated area of poverty (R/ECAP) as having a non-white population of 50% or more, where 40% or more of the population is at or below the poverty line (or the poverty rate is greater than 3 times the average poverty rate in the area). Snohomish County does not have any census tracts that have non-white populations of 50% or more. Areas of disproportionate concentration are those in which there is a greater than 10% difference than the jurisdiction as a whole. There are no areas in the Consortium where a non-white race meets that definition for a disproportionate concentration.

People of color in the Consortium are more concentrated in the southwest area of the County. 10% of the overall County population is Hispanic, with the largest percentage of the County's Hispanic populations located in smaller towns, census designated places, and unincorporated Snohomish County with the exception of the City of Everett, where the second largest percentage of Hispanic populations are located.

Black/African American, Asian, and Native Hawaii and Pacific Islanders have higher population percentages in Mountlake Terrace and Lynnwood, than their percentages in the overall Consortium population. Alaska Native/American Indians have higher population percentages in Gold Bar, Stanwood and Arlington areas, and Asians have higher population percentages in Mill Creek and Mukilteo.

See Section MA-50 for more information on areas of minority concentration in Snohomish County Consortium area, outside the City of Everett. See also Section MA-50 of the City of Everett Participating Grantee CDBG Template and of the City of Marysville Participating Grantee CDBG Template for information on areas of minority concentration in those jurisdictions.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The Public Housing section provides a summary of the needs of Everett Housing Authority (EHA) public housing residents including information on total public housing units and Housing Authority of Snohomish County (HASCO) and Everett vouchers, characteristics of residents served, race and ethnicity of residents served, and additional narratives. Information in the tables below are updated with current information provided by EHA and HASCO. Additional information for this section was provided through consultation with HASCO and EHA staff and their respective five-year Public Housing Agency plans.

The City of Everett, the City of Marysville, and the Snohomish County Urban County Consortium are served by two public housing agencies.

The Everett Housing Authority (EHA) was established in 1942 and its mission statement is to lead the community in developing and providing safe and affordable quality housing for Everett’s diverse low-income families. EHA administers a HUD Section 8 Housing Choice Voucher Program that provides rental assistance for very low-income and extremely low-income households. The program assisted 3,391 households from July 2018 through June 2019. Everett Housing Authority currently has 3,160 Housing Choice Vouchers, of which 912 have been designated as Project-Based Vouchers, which provide assistance to specific special needs populations, including senior and/or disabled households, victims of domestic violence and their dependents, homeless families, and young parents. EHA also operates and maintains 870 other affordable rental housing units throughout the City of Everett and portions of unincorporated Snohomish County within its jurisdiction.

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 outside the City of Everett.

HASCO administers a HUD Section 8 Housing Choice Voucher Program that provides rental assistance for very low-income and extremely low-income households. The program assists approximately 3,800 households annually. HUD has designated 677 of these vouchers to provide assistance to specific special needs populations, including non-elderly persons with disabilities, veterans, families involved in the child welfare system, and youth aging out of foster care. HASCO also operates and maintains other affordable rental housing units throughout Snohomish County.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	1	26	0	6,708	1,351	4,672	262	45	378

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:
HASCO and EHA Voucher Statistics

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	18	0	877	375	292	157	108	
# of Elderly Program Participants (>62)	0	8	0	2,018	777	1,323	119	108	
# of Disabled Families	0	14	0	1,445	454	991	0	0	
# of Families requesting accessibility features	0	0	0	5,419	617	4,734	49	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
HASCO and EHA Voucher Statistics

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	24	0	5,395	1,064	3,718	224	39	330
Black/African American	0	1	0	745	109	570	34	5	27
Asian	0	1	0	294	88	194	1	0	11
American Indian/Alaska Native	0	1	0	106	24	70	1	1	10
Pacific Islander	0	0	0	115	48	65	2	0	0
Other	0	0	0	48	30	30	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
 HASCO and EHA Voucher Statistics
Data Source Comments:

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	0	116	116	280	10	4	15
Not Hispanic	0	25	0	1,235	1,235	4,387	252	41	363
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
 HASCO and EHA Voucher Statistics
Data Source Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The pre-application form completed by applicants for EHA's programs does not request information about required accessibility features. Applicants request these features during the eligibility review process. Requested unit types or modifications include units without stairs, wheelchair accessible units, grab bars, and strobe lights for the hearing impaired.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

As of January 2019, HASCO had 2,419 individuals on its wait list for Housing Choice Vouchers (Section 8). The average number of days on the HASCO waitlist is 2,845 days. Families make-up more than half of the waitlist. HASCO's Section 8 waiting list is closed.

Of the 2,419 individuals on the waitlist, 18.91% qualify for an elderly allowance, 46.28% qualify for a disability allowance, and 68.02% are female-headed households. The average family size is 2.28 persons and the average age of the head of household is 51. The greatest need is for small units, with 49.95% needing a studio or one-bedroom unit, 27.94% needing a two-bedroom unit, 17.69% needing a three-bedroom unit, and 4.42% needing a four-bedroom or larger unit.

Current needs of Housing Choice vouchers holders and/or public housing residents identified by HASCO Staff include: Additional wheelchair accessible units available to voucher holders (including units that can accommodate large wheelchairs or scooters); More units that are affordable to voucher holders; More studios and one-bedroom units; Programs or funding that can provide such items as utility deposit assistance, furniture, and other household items; Legal aid to help voucher holders clean up past tenancy-related issues; landlord education/outreach to encourage more landlords to rent to voucher holders and reduce the stigma about the program; mental health counseling; substance abuse treatment beds and counseling; eviction prevention services for voucher holders with failed Housing Quality Standards inspections and other barriers to remaining housed; employment services for households with serious barriers to obtaining and maintain employment, more housing options near rapid transit and job centers; childcare access and subsidies/assistance; short-term case management/navigation of community services (to help families dealing with a crisis like an illness or death, assistance completing paperwork, accessing services, etc.); and transportation assistance.

EHA has 9,743 individuals on its wait lists for Housing Choice Vouchers (Section 8) and public housing as of October 2019. Of the 9,743 individuals on these lists, 11% qualify for elderly allowance, and 39% qualify for a disability allowance. The greatest need is for small units, with 49% needing a studio or one-bedroom unit, 35% needing a two-bedroom unit, 15% needing a three-bedroom unit, and 1% needing a four-bedroom or larger unit. EHA's public housing and Section 8 waiting list is currently closed.

A sample of current needs of EHA Housing Choice Voucher program participants and/or public housing residents identified in an Analysis of Impediments to Fair Housings study completed in May 2019 include: Lack of funds for applications and deposits; difficulty finding a landlord who will rent to them; difficulty finding a unit with access to proficient schools; shortage of housing in higher opportunity areas; lack of awareness of available community resources; cultural norms of certain groups not understood by Housing Authority staff; shortage of professionally certified translators and interpreters for LEP clients; and location of housing prevents easy access to public transportation.

How do these needs compare to the housing needs of the population at large

The substantial need for additional affordable housing in the Snohomish County population as a whole is reflected in the large numbers of households on the HASCO and EHA wait lists for Public Housing and Section 8 Housing Choice Vouchers. These wait lists reflect significant needs for small units and housing for seniors and people with disabilities, which are also reflected in county-wide needs for the overall population.

Among HASCO' clients, families with barriers to obtaining and maintaining living wage employment and people with disabilities are over-represented compared to the overall population.

Among the individuals on EHA's waitlists, people with disabilities are over-represented as compared to the overall population.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

The Homeless Needs Assessment section describes the nature and extent of sheltered and unsheltered homelessness in Snohomish County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	43	292	1,392	739	652	112
Persons in Households with Only Children	12	27	208	221	131	48
Persons in Households with Only Adults	316	258	1,736	968	446	66
Chronically Homeless Individuals	121	56	49	16	12	102
Chronically Homeless Families	0	4	10	5	4	104
Veterans	35	30	230	115	90	68
Unaccompanied Child	128	73	376	209	116	61
Persons with HIV	3	10	19	15	8	392

Table 26 - Homeless Needs Assessment

Data Source Comments: Homeless Management Information Systems

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Not applicable.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	345	266
Black or African American	58	11
Asian	7	0
American Indian or Alaska Native	9	18
Pacific Islander	15	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	57	15
Not Hispanic	288	251

Alternate Data Source Name:
Homeless Management Information Systems
Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

During PY2018, 1,397 families who were homeless at entry were served, 827 of these families were homeless during the PY.

Of the 924 families who exited, 449 exited to permanent housing. The highest success rate among interventions that served more than 10 households, was Rapid Rehousing (84%), followed by Other Permanent Housing with Services (80%), and Permanent Supportive Housing (76.4%).

Most families were small, 68% consisted of 2 or 3 members, and lead by a single female head of household (65%). Of single adult households (with children), 91.5% had a female head of household. Female lead families entered from unsheltered living situations at a rate three times that of other families (15% vs 5%) and were less likely to attain housing from homelessness (55% vs 62%). Of those who responded (n=843), 22% (187) of households were fleeing domestic violence.

Persons under the age of 40 accounted for 76% of heads of households. Only 12% of households had a head of household under the age of 25. These young adult households were more than twice as likely to enter from an unsheltered living situation (22% vs 10%) and had a lower rate of maintaining their housing (76% vs. 82%) than families with an older head of household.

For households in shelter or transitional housing, 27% had some post-secondary education, 29% had a high school diploma, and 44% had less than a high school diploma. Only 3% reported having a bachelor’s degree or higher level of education which is 1/10th the rate of Snohomish County overall (age 25 to 64,

32.1%, US Census Bureau 2018). Homeless families are primarily White (67%), followed by Black or African American (13%). Asian households are underrepresented in family homelessness comprising 11% of the County, and only 1.4% of homeless families. Native American or Alaska Native families are overrepresented (1.6% in the census vs. 3.6% of family homelessness). Latinx households are overrepresented in family homelessness accounting for 10.2% of the census and 12.9% of homeless families. According to our Equity Analysis Dashboard, [Equity Analysis Dashboard](#) Latinx Families are about half as likely to enter homeless projects from an unsheltered living situation (7% vs. 12%) and attain housing from literal homelessness, maintain housing, increase their total income, have earned income and insurance at exit at similar rates to non-Latinx families. However, People of Color, non-Latinx families exited transitional and permanent housing projects with health insurance at a statistically lower rate than all other families (86% vs 97%).

There were 34 Veteran families served during the period. Of the 27 which exited during the period, 17 exited to a permanent housing situation. The successful exit rate for Rapid Rehousing was 89%. Similar to homeless families overall, the majority had 2 to 3 members (73.5%). In contrast to other homeless families, veterans had a male head of household in 76.5% of cases.

Veteran families reported having a high school diploma at a rate of 54%, and some post-secondary education at 38%, less than diploma at 8%. 7.7% had a bachelor’s degree or higher (twice the rate of homeless families overall).

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In early 2019, Snohomish County published a report, [Intersections of Homelessness: Race, Ethnicity and Household Composition](#). The report noted that homelessness disproportionately impacts People of Color to a degree that is not wholly explained by the disproportionate occurrence of poverty for racial minority groups. According to the Poverty Census (ACS, 2012-2016 5-year estimates), 22.4% of persons in poverty belong to a racial minority group in comparison to 29% of households who accessed coordinated entry for literally homeless assistance during CY2017.

Data Source	Census	Poverty Census	2018 PIT	CY2017 Coordinated Entry
American Indian or Alaska Native	1.60%	1.60%	3.30%	2.80%
Asian	11.10%	8.80%	0.70%	1.30%
Black or African American	3.50%	4.40%	12.80%	11.70%
Multi-Racial	4.70%	7.50%	6.50%	10%
Native Hawaiian or Other Pacific Islander	0.70%	0.10%	3.20%	3.30%

While Latinx persons are slightly under represented in the 2018 Point In Time Count (10.2% vs. 9.1%), they are overrepresented in coordinated entry (12.7%). Furthermore, Latinx households are greatly overrepresented in unaccompanied youth (under 18), accounting for 28% of minor-only households in homeless programs (HMIS, CY2017).

The report also notes that, “Native Hawaiian or Other Pacific Islander households are the least likely to have only one member (35.5%) in comparison to other groups. Conversely, it is also the only group with more than 10% of households with five or more members (19.9%).” Differences in household composition between racial and ethnic groups are important to understand because while it appears that the homeless system over serves People of Color, further analysis reveals that the system in fact favors families and families are disproportionately comprised of People of Color.

On a single night in January 2018, 26% of households who were active in coordinated entry for housing assistance were families. However, 38.9% of the permanent housing inventory for that night in our community is serving homeless families.

This disproportionality is not the result of housing placement policies or tools. The Orders of Priority place chronically homeless households (more often single adult households) at the highest priority, and the vulnerability score, which determine orders of placement within a priority category, consistently score adults as having more vulnerability than families. Rather, this disproportionality is primarily due to project based sites with unit sizes that are more often utilized by families (2+ bedrooms).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The number of unsheltered households entering each year has grown 9% from 2981 in PY2017 to 3255 in PY2018. Utilizing data from the coordinated entry system, it appears that unsheltered homelessness is on the rise. There were 794 households who were active in January 2019 and reported being unsheltered. As of September, that number has risen 16.7% to 926. This number is likely an overestimate of the number of households who are unsheltered at a given time due to data collection methods. However, this trend is important to monitor.

A total of 5,820 households experienced homelessness during PY2018. Of those who enrolled during the period (4,687), 64% came from unsheltered homelessness. Veterans had a slightly higher rate of unsheltered homelessness at entry with 74% vs 69% for non-Veterans. Males and females had similar rates of unsheltered homelessness (68%, 66%). Adult-only households had the highest rate (70%) of entering from unsheltered homelessness, followed by families (65%). Conversely, households with only minors had a rate of 4%. White, non-Latinx households had the highest rate at 69%, followed by People of Color, non-Latinx 64% and Latinx at 56%.

Shelters served 1196 households with an average length of stay in shelter of 67 days. This varied greatly by household type as minor-only households had the briefest stays (24 days), followed by families (82 days) and adult-only households (68 days). There were no differences in length of stay between male

and female, or Latinx and non-Latinx. Households belonging to a racial minority group had shorter lengths of stay (59 days) compared to White Households (70 days).

31% of households in shelter are led by someone between the ages of 30 and 39. Increased age positively correlates with increased length of stay such that a person between the ages of 18 and 24 has an average of 45 days and a person over the age of 50 has an average stay of 91 days.

50% of households in shelter with an adult head of household had a high school diploma or some post-secondary education.

Describe the Jurisdictions Rural Homeless Population

The CoC is not considered a rural CoC, though it does have some urban and rural areas. Households who entered coordinated entry as literally homeless during PY2018 reported becoming homeless while living in a predominantly rural zip code at a rate of 23% which parallels the proportion of the total County population living in rural areas. People experiencing rural homelessness are disproportionately White, non-Latinx (82% vs 69%), female (62% vs 52%), and over 50 (36% vs 27%). Similar proportion of family's vs adult-only households. No data is available for unaccompanied and parenting minors. Our community's outreach staff reports that persons residing in rural areas are more reluctant to engage in services, especially if it means going into the more urban areas for follow-up services, and they face more barriers in doing so. Access to transportation, affordable housing, meal programs, mental health support, medical care, and drug treatment all present challenges in terms of supply versus demand, but persons residing in rural areas experience the added challenge of proximity to services. Snohomish County has established outreach protocols to enhance outreach and access to services through activities intended to engage homeless persons in services. The Outreach Coalition provides cross-system collaboration with homeless housing and service organizations, behavioral health and physical health organizations, Law Enforcement Embedded Social Workers (LEESW), Veterans Affairs, to identify and locate those experiencing homelessness, coordinate outreach and engagement efforts. In particular LEESWs work across the county, including rural areas to identify and locate individuals experiencing homelessness, connect to housing and essential services. Snohomish County and six cities operate LEESW programs in partnership with Law Enforcement.

Discussion:

City of Marysville:

Marysville represents 13% of the County population and are thus represented by households who entered coordinated entry as literally homeless during PY2018 reported staying in Marysville the night before. The median age for the head of household is slightly lower at 40 vs 44 for all others. There are a higher proportion of female heads of household (61% v 53%), almost two times the proportion of American Indian or Alaska Native (6.3% vs 3.2%) households and less than half the proportion of Black or African American Households (8.5% vs 4.1%). In January 2019, there were 99 households active

in CE who reported sleeping in Marysville the night before entry, in September this number has risen to 139, a 40% increase.

City of Everett:

Everett accounts for 56.5% of the County population and 58.3% of the homeless households who entered coordinated entry during PY2018. The number of active households in coordinated entry for literally homeless reporting they stayed in Everett the night before enrollment has increased 24% from 337 to 418 between January and September 2019.

The proportion of Black and African American households experiencing homelessness in Everett was higher than those experiencing homelessness elsewhere in the County (10% vs 5.1%). Conversely, Whites were underrepresented in the Everett homeless population at 75% vs 80% throughout the rest of the County. There was no statistical difference in the proportion of Latinx households. The median age was 43.

High System Utilizers – Most Vulnerable Community Members

Households must complete a housing assessment in coordinated entry to be considered for housing placement. Part of this assessment includes a vulnerability assessment. Looking at the top 50 individuals by score we can gain a clearer understanding of the barriers our most vulnerable community members are experiencing.

Many of the most vulnerable homeless and at risk individuals are single adults who are extremely low income and have developmental or cognitive disabilities, co-occurring substance abuse and mental health disorders or tri-morbidity: a co-occurring disorder combined with a chronic medical condition. On average, these adults had 3.7 health conditions. Out of 50 individuals, 47 reported a serious mental health issue, 36 reported a substance abuse issue, 36 reported having heart disease, 24 reported emphysema/asthma, 19 had a serious brain injury, 12 had hepatitis C, 9 had liver disease, 8 had diabetes, 7 reported having cancer. They are disproportionately over the age of 50 representing 52% of top scoring households vs 43% of all other households. 45% reported having been attacked, beaten or tricked since becoming homeless and 41% are on life sustaining medication.

Individuals with these conditions tend to cycle in and out of homelessness or at risk situations and because of their medical and psychological fragility, tend to consume emergency services provided by multiple systems of care including law enforcement, paramedics, emergency rooms and triage centers at extremely high rates.

Many of these high utilizers have no social supports and are medically fragile with critical needs which, when neglected due to lack of stable housing, tend to result in long institutional stays and ever increasing utilization of the aforementioned service systems. They experience increased and complex challenges in providing for their basic needs and navigating mainstream programs and services, so they

often turn to emergency services as a first resource when their conditions become unmanageable or life threatening. Due to these complex challenges, this population in particular may benefit from a coordinated systems approach which combines low-barrier housing with client-centered services to facilitate sustained connections with community-based supports and increased housing stability.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The Non-Homeless Special Needs Assessment section assesses the housing and supportive housing needs for non-homeless persons living with special needs including the elderly, frail elderly, persons with disabilities (physical and cognitive), persons with mental illness, persons with alcohol or other drug addictions, and persons living with HIV/AIDS and their families. The needs of public housing residents and persons experiencing homelessness are assessed in earlier sections.

Information is based on 2019 Snohomish County Community Needs Assessment, data from the Everett Housing Authority and the Housing Authority of Snohomish County (HASCO) wait-lists, the Snohomish County Consortium 2019 Analysis of Impediments to Fair Housing Choice, and input received through the 2020-2024 consultation and citizen participation process.

Describe the characteristics of special needs populations in your community:

Elderly and frail elderly: As elderly households make up a substantial number of cost-burdened households, they have a significant need for affordable housing. As the number of persons in this age group are projected to increase substantially over the next twenty years, it is anticipated that there will be an increased need in housing types to accommodate this growth including: small units, multi-family housing, senior housing, assisted living facilities, group homes, and accommodations to housing units to help people age in place. Also see below for information on elderly persons with disabilities. In consultation with the Long-term Care and Aging, staff reported the greatest need for seniors and the frail elderly, (frail elderly is identified as person who needs assistance with three or more daily living activities) is affordable housing. Many seniors on fixed incomes are paying more than 50% of their income for rent, putting them at greater risk of becoming homeless.

Persons with disabilities (physical and cognitive): Because persons with disabilities have lower employment rates, lower median incomes, and higher poverty rates than the population as a whole, they are more likely to be cost-burdened and have a greater need for affordable housing. This is reflected in data from the HASCO and EHA wait lists where persons with disabilities are over-represented compared to the population as a whole. The needs of persons with disabilities vary. Some need in-home personal care support, chore services, and accessible transportation. Others need facilities that provide nursing or long-term institutional support.

Persons with mental illness: Our community continues to struggle with providing safe and affordable housing for adults with severe and persistent mental illness. Community Mental Health Centers who provide low-income housing have long waitlist. Individuals institutionalized at Western State Hospital stay longer than is clinically necessary to avoid being discharged into homelessness. Additional services to support individuals with severe mental illness to live independently are also needed.

Persons with substance use disorders: People with substance use disorders often face housing instability due to burnt bridges with their support networks and diminished capacity as their addictions progress. When people exit residential treatment and transition to community-based care they are particularly at risk for homelessness.

Victims of domestic violence: In consultation with Domestic Violence Services of Snohomish County (DVSSC) staff the housing and supportive service needs of victims of domestic violence include emergency shelter and supportive housing. Supportive services needed include legal advocacy, support groups, children's programs, and community education, and advocacy.

Persons Living with HIV/AIDS: Organizations serving persons living with HIV/AIDS in Snohomish County, indicated that persons served are often extremely low-income, most are single although there has been a recent increase in single parent and small families, many have mental health and/or chemical dependency disorders. Advocates state that there is lack of safe emergency shelters for this population; traditional shelters.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and frail elderly: As elderly households make up a substantial number of cost-burdened households, they have a significant need for affordable housing. Input received during the consultation and input process also highlighted the need for affordable housing for this population group including: small units, multi-family housing, senior housing, assisted living facilities, group homes, and accommodations to housing units to help people age in place. As a large percentage of people over age 65 also have a disability, the needs discussed below for persons with disabilities is also applicable.

Persons with disabilities (physical and cognitive): In general, because persons with disabilities have lower employment rates, lower median incomes, and higher poverty rates than the population as a whole, they are more likely to be cost-burdened and have a greater need for affordable housing. The 2019 Analysis of Impediments to Fair Housing Choice identified the following needs for persons with disabilities: increased affordable housing options, short-term personal care and other supportive services, accommodations to housing units for disabilities, and education to landlords and property managers on reasonable accommodations.

Persons with mental illness: Snohomish County has several facilities that provide treatment and residential services to adults with persistent mental illness, with many of the residents coming directly from Western State Hospital, but there are few openings in these settings. Snohomish County also has a Crisis Triage Facility, providing short-term treatment (3-5 days) to adults who are experiencing a behavioral health crisis. For adults who need ongoing 24/7 support, Adult Family Homes, licensed through the Department of Social and Health Services, may be an option.

Persons with substance use disorders: Housing and supportive service needs include more affordable housing options and increased treatment services are needed. Detox and outpatient treatment are available to low-income individuals with a substance use disorder. Assistance for people exiting residential treatment and transitioning to community-based care is needed due to the risk of homelessness; a limited pilot program is just beginning to help address this need for individuals who are literally homeless.

Victims of domestic violence: The housing and supportive service needs of victims of domestic violence include emergency shelter, supportive housing, and permanent housing. Services needed include legal advocacy, support groups, children's programs, child care, and community education and advocacy.

Persons Living with HIV/AIDS: Based on the consultation with agency staff, housing and supportive service needs for persons living with HIV/AIDS in Snohomish County includes more affordable housing options, short-term rent assistance, emergency shelters, homeless prevention assistance, increased mental health and chemical dependency services, and housing programs that provide liaisons with landlords to help maintain housing stability, particularly for those that also experience mental health and chemical dependency disorders.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Snohomish County Consortium includes cities and towns of different sizes which are located in both urban and rural areas. Public facility needs include facilities providing public services, facilities providing community services, and facility accessibility improvements. Public service facilities include facilities such as parks and recreational facilities, libraries and fire stations. Community service facilities include facilities such as senior centers, youth centers, family and community support and resource centers, center for persons with disabilities, day centers for persons experiencing homelessness, childcare and early childhood education centers, and health care and behavioral health care facilities.

Snohomish County consistently receives application requests for public facility projects that exceed the amount of funding available and for a wide variety of types of projects including public service facilities, community facilities, and facility accessibility improvements. Applications are also received for projects located in many different areas of the county, indicating a continuing need in many localities in the Snohomish County Consortium for these types of projects. From 2015 to 2019, Snohomish County received 18 applications for public facility projects of which 15, or 83%, were funded indicating a 17% gap in the number of public facility projects needing funds. Additionally, from 2015 to 2019, only 65% of the amount of funds requested for public facility projects were able to be funded, leaving a 35% funding gap.

The Snohomish County Consortium 2020-2024 Affordable Housing and Community Development Needs Survey indicates public facilities have the third highest overall greatest need and supports a wide variety of types of projects.

How were these needs determined?

A high priority need for public facilities has been identified through input from county, city, town and citizen representatives participating in community needs assessments and surveys, through staff analysis of historical application requests and award data, and through additional input received through the consultation and the citizen participation process.

Describe the jurisdiction's need for Public Improvements:

The Snohomish County Consortium includes cities and towns of different sizes which are located in both urban and rural areas. The Snohomish County Consortium has many areas with low- to moderate-income residents that qualify for public improvements on an area basis. Public improvements and infrastructure projects include streets, sidewalks, water/sewer projects, flood drain improvements, other flood mitigation projects, and accessibility improvements.

Snohomish County consistently receives application requests for public improvements and infrastructure that exceed the amount of funding available. Applications were received for projects

located in many different low- and moderate-income areas of the county, indicating a continuing need in many low- and moderate-income localities in the Snohomish County Consortium for these types of projects.

From 2015-2019, Snohomish County received 22 requests for public improvements and infrastructure projects of which 15, or 68%, were funded indicating a 32% gap in the number of public improvements and infrastructure projects needing funding. Additionally, from 2015 to 2019, only 52% of funds requested for public improvement and infrastructure projects were able to be funded, leaving a 48% funding gap. In addition, from 2015 to 2018, the Consolidated Plan goal supporting water and sewer projects was exceeded by 133%, which indicates a significant need for these types of projects.

The Snohomish County Consortium 2020-2024 Consolidated Plan Affordable Housing and Community Development Needs survey indicates that public improvements rate at medium to high overall greatest need. The survey indicated a variety of infrastructure needs, but the need for street and sidewalk improvements and ADA Accessibility were rated the highest with water/sewer, storm water, and flood drainage projects rated at medium-high.

How were these needs determined?

A high priority need for public improvements and infrastructure has been identified through input from county, city, town and citizen representatives participating in community needs assessments and surveys, through staff analysis of historical application requests and award data, and through additional input received through the consultation and the citizen participation process.

Describe the jurisdiction's need for Public Services:

Public services are needed for persons experiencing or at-risk of homelessness, and for other persons living with special needs. Identified needs include: rental assistance, housing search and placement, housing stability services, emergency shelter, domestic violence services, children's services, services to assist people to access mainstream (i.e., mental health or substance abuse treatment) and other services, in-home services, and life skills that support optimal self-sufficiency. In addition to housing-related needs, there is a need for mental health and substance abuse treatment services and for fair housing education and services.

How were these needs determined?

The Needs Assessment and consultation and citizen participation conducted as part of the 2020-2024 Consolidated Planning process identified public services for persons living with special needs and those experiencing homelessness or at risk of homelessness as high needs. Services for persons living with special needs are identified needs as demonstrated through the Snohomish County Human Services Department 2019 Community Needs Assessment, the Snohomish County Consortium 2020-2024 Affordable Housing and Community Development Needs Survey, and additional input received

through the consultation and citizen participation process. The need for services for persons experiencing homelessness or at-risk of homelessness was also demonstrated through these avenues as well as through the annual Point-in-Time count, the Homeless Management Information System, coordinated entry system data, the 2019 Homeless Prevention and Response System Strategic Plan, and Continuum of Care consultation. Homeless data can be found in the Needs Assessment and Market Analysis sections of this plan. The need for fair housing education and counseling services was identified through the Snohomish County Consortium's 2019 Analysis of Impediments to Fair Housing Choice and will assist Snohomish County and Consortium members to affirmatively further fair housing in our jurisdictions and to address identified needs and goals in our Fair Housing Action Plan. The amount of CDBG funds projected to be available and the eligible uses of these funds was also taken into consideration.

IV. Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis is intended to provide a clear picture of the current environment in which the Snohomish County Consortium must administer the CDBG, HOME, and ESG programs over the course of the 2020-2024 Consolidated Plan. In conjunction with the Needs assessment and information gathered through consultations and the citizen participation process, it provides the basis for the Strategic Plan and the programs and projects to be administered in our community.

The Housing Needs Assessment includes seven sections: 1) General Characteristics of the Housing Market (number of housing units, cost of housing, and condition of housing), 2) Lead-Based Paint Hazards, 3) Public and Assisted Housing, 4) Assisted Housing, 5) Facilities and Services for Homeless Persons, 6) Special Needs Facilities and Services, and 7) Barriers to Affordable Housing; 8) Broadband Needs, and 9) Vulnerability to Increased Natural Hazards.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

According to 2013-2017 American Community Survey data below, Snohomish County had a total of 302,725 housing units, of which 274,728 (93%) were occupied and 18,164 (6%) were vacant. Of the total units, 69% were single family homes, 25% were multi-family buildings, and the remaining 6% consisted of other housing stock including mobile homes, boats, RVs, and vans.

The most common bedroom size for owner-occupied units was three-bedroom units at 84% of the total owner-occupied housing units. The most common bedroom size for renter-occupied units were more evenly distributed with one-bedroom units at 23%, two-bedroom units at 39% of the total renter-occupied housing units, and three-bedroom units at 34%.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	196,257	65%
1-unit, attached structure	13,314	4%
2-4 units	17,910	6%
5-19 units	33,940	11%
20 or more units	25,336	8%
Mobile Home, boat, RV, van, etc	15,968	5%
Total	302,725	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:
Census 2013-2017 ACS Estimates

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	486	0%	2,738	3%
1 bedroom	3,757	2%	21,039	22%
2 bedrooms	24,847	14%	37,288	40%
3 or more bedrooms	152,144	84%	32,429	35%
Total	181,234	100%	93,494	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Housing Consortium of Everett and Snohomish County (HCESC) - 2017 Affordable Housing Inventory⁶ indicates there are 15,370 income restricted homes and 5,323 tenant-based vouchers which totals 20,693. Of the total units, 34% serve extremely low-income renters, 23% serve low-income renters, 33% serve moderate income renters at or below 60% of the area median income, and 9% serve moderate income renters above 60% and at or below 80% of the area median income. Of the total restricted units, 6% were studio or efficiency units, 33% were one-bedroom units, 36% were two-bedroom units, 18% were three-bedroom units, and 7% were four-bedroom or larger units. Of the total units, 232 were located on the Tulalip Indian Reservation, which is not part of the Snohomish County Urban County Consortium, but is located adjacent to it, and has a Tribal Housing Department whose mission is to provide decent, safe, and affordable housing for Native Americans.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Current data as well as applications received over the past five years by the Snohomish County Human Services Department to preserve units at risk of conversion to market-rate units suggests that there is a continued risk of loss of some units from this inventory. Units may be lost from this inventory when the required period of affordability has expired and the property owner chooses to rent the units at market rate. Other factors that can increase the number of affordable housing units being lost includes whether the property owner is a private owner or non-profit owner, the condition of the property, the level of subsidy compared with market rents, and demand for housing in the local market. The Department of Commerce - 2017 Housing Affordability Response Team recommendations,⁷ indicates that one of the most critical issue for retaining affordable housing inventory is how to maintain the physical condition of affordable housing properties so they continue to provide quality homes for low-income renters. Because of required rent limits, project revenues are low and owners cannot afford major repairs from cash flow and are unable to qualify for loans to finance repairs because revenues are not sufficient to service debt. For potential homeowners, the supply of affordable homes for sale has declined significantly due to the rising cost of single family homes in Snohomish County. In 2019, the median price of a single-family-home was \$500,600. Several factors have contributed to the lack of affordable single family homes, especially for low- and moderate-income households. Renter occupied single family homes have increased significantly. Affordable single family homes are being purchased for use as rental housing, reducing the availability of affordable homes, especially in low- and moderate-income markets.⁸

⁶ Retrieved from Housing Snohomish County Affordable Housing Inventory <http://housingsnohomish.org/wp-content/uploads/2018/03/PivotTable.xlsx>

⁷ Department of Commerce – Affordable Housing Advisory Board - 2017 Housing Affordability Response Team Recommendations, June 2017 <http://www.commerce.wa.gov/wp-content/uploads/2017/07/HART-Housing-Affordability-2017.pdf>

⁸ “HOME Team Advantage” Designing and Financing First-Time Homebuyer Programs, Nickerson Group Training, Portland Or, August 8, 2019.

Does the availability of housing units meet the needs of the population?

There are not enough housing units in Snohomish County that are both affordable, and available, to low- and moderate-income renters and owners in Snohomish County. The levels of cost-burden experienced by these households is much greater than the levels of cost-burden experienced in the population as a whole, with extremely low- and low-income renters and homeowners experiencing the most cost burden.

Describe the need for specific types of housing:

As discussed in the Housing Needs Assessment, there is a need for housing that is affordable among all populations and households types, with particular groups in need identified as seniors, people with disabilities, people with mental health illness and or substance use disorders, individuals and families experiencing homelessness, homeless unaccompanied youth and parenting youth up to age 24, singles, and households with children including single parent families. In addition, there is a need for units of all sizes, with the greatest need for smaller units.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

This section of the market analysis reviews the cost of housing in Snohomish County, including median home value and median rent paid, range of rents paid, housing unit affordability table, a rent comparison table, and narrative analysis.

The analysis is based on information from the 2013 – 2017 American Community Survey (ACS) Five-year Estimates, HUD Fair Market Rents, HOME program rents, Snohomish County Assessor’s Office, and additional information received through the consultation and citizen participation processes.

For the Cost of Housing Table below, the default data is the 2011-2015 Census (Base Year) and the 2013-2017 ACS (Most Recent Year). The median home value is the value at which half of the homes are valued above, and half of the homes are valued below the average. From 2011-2015 the median home value was \$293,000 and the most recent years, 2013-2017, was \$338,400, a 15% increase. The median contract rent is the value at which half of the rents are above, and half the rents are below the average. From 2011-2015 the median contract rent was estimated to be \$1,153 and from 2013-2017 the median contract rent was \$1,377, an increase of 19%.

Cost of Housing

	Base Year: 2015	Most Recent Year: 2017	% Change
Median Home Value	293,000	338,400	15%
Median Contract Rent	1,153	1,377	19%

Table 29 – Cost of Housing

Alternate Data Source Name:
Census 2013-2017 ACS Estimates
Data Source Comments:

Rent Paid	Number	%
Less than \$500	10,066	11.4%
\$500-999	29,235	41.5%
\$1,000-1,499	36,280	33.5%
\$1,500-1,999	14,598	10.5%
\$2,000 or more	4,867	2.9%
Total	95,046	99.9%

Table 30 - Rent Paid

Alternate Data Source Name:
Census 2013-2017 ACS Estimates
Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	7,034	No Data
50% HAMFI	27,249	8,890
80% HAMFI	55,954	27,568
100% HAMFI	No Data	50,619
Total	90,237	87,077

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,416	1,557	1,899	2,733	3,228
High HOME Rent	1,240	1,330	1,598	1,837	2,030
Low HOME Rent	968	1,038	1,246	1,439	1,606

Table 32 – Monthly Rent

Alternate Data Source Name:

HUD 2019 Fair Market Rent & HOME Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

The Housing Affordability Table above shows the number of units in Snohomish County affordable to renter and owner households at different income levels. The data shows that even if all the units affordable to extremely low-income renters were available for households at this income level to rent, there would not be sufficient units. However, simply comparing this data to the number of low- and moderate-income renter and owner households in Snohomish County would understate the need for housing when considering the affordability of units, household cost burden, and availability of the units to rent to low- and moderate-income households. As discussed in the Housing Needs Assessment, there are currently not enough housing units in Snohomish County that are both affordable and available to low- and moderate-income renters and owners, to meet the current need. The levels of cost-burden experienced by these households is much greater than the levels of cost-burden experienced in the population, with extremely low- and low-income renters experiencing the most cost burden.

How is affordability of housing likely to change considering changes to home values and/or rents?

Rental housing is not likely to become more affordable in Snohomish County over the next five years. According to the Census ACS 2013-2017 five-year estimates, the median rent in Snohomish County was \$1,377, an increase of 19% when compared to 2011-2015 ACS five-year estimates.

The percentage of units in Snohomish County renting for less than \$500 stayed about the same with a slight increase of 379 units. However, the percentage of units renting between \$500 and \$999 declined by 32%, a substantial decrease of 13,952 units. In comparison, the percentage of units renting between \$1,000 and \$1,499 increased by 54%, an increase of 12,675 units. The percentage of units renting for \$1,500 or more increased by 157%, an increase of 11,903 units. The National Low-Income Housing Coalition – Out of Reach 2019 Report indicates that in Snohomish County the income necessary to afford a 2-bedroom home at 2019 Fair Market Rent (FMR) of \$1,899, would require income of \$36.52 per hour or \$75,960 annually.

The 2013 - 2017 ACS estimates indicated that 95,046 renter households, or 33% of total renter households earning an estimated average renter wage of \$18.60 per hour, could afford to pay no more than \$967 a month for rent. Based on this data, and trends over the past five-years, it is unlikely that rental rates will decline during the next five years and, therefore, it is not anticipated that rental housing will become more affordable over the next five-years.

Considering changes to home values and current trends, homeownership is not likely to become more affordable in Snohomish County over the next five years. The 2013-2017 ACS estimates indicate the median home value in Snohomish County was \$338,400, up 15% since the 2011-2015 ACS estimates. The supply of affordable housing is not keeping up with population growth, especially for low- and moderate-income households. Based on this data it is not anticipated that homeownership will become more affordable over the next five years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area monthly rent table above has been updated with 2019 HUD data due to the substantial changes in the housing market over the last several years. The Fair Market Rents for all unit sizes is substantially higher than the high home rents. Using HOME funds to produce or preserve affordable rental housing does generally make the units assisted more affordable to low-income households, but some households, especially extremely low-income and low-income households, would still require additional rent subsidies to make the units affordable. HOME projects to produce or preserve affordable rental housing that also have rent subsidies from other sources, or that serve a mix of incomes which helps to serve households at lower incomes. Some past projects have involved successful partnerships between affordable housing developers and the local housing authorities, where project based vouchers were provided to ensure a certain number of units would be affordable to

extremely low-income households, particularly homeless households, however the voucher capacity to do so is limited. This points to the challenges associated with capitalizing housing projects sufficiently in order to serve extremely low-income households, and to ensure that rental housing is properly maintained and operated once placed in service.

In addition, while producing and preserving affordable rental housing with HOME dollars continues to be an important long-term strategy to increase and maintain this type of housing stock and to leverage other state and federal funds to assist with these local efforts, combining this strategy with the utilization of a portion of HOME funds to provide limited-term tenant-based rental assistance for extremely low-income households, including homeless and at risk persons, is an effective way to provide immediate housing assistance to the most vulnerable and cost-burdened households in our community who are priced out of the housing market.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The following section outlines four selected housing conditions as defined by the Census. These conditions are generally considered identifiers of substandard housing, although the last two conditions on the list relate to the household and not the housing unit. The Census defines the four selected conditions as:

- Lacking complete plumbing facilities,
- Lacking complete kitchen facilities,
- More than one person per room, and
- Housing costs greater than 30% of household income.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

For purposes of the federal anti-displacement and relocation regulations, the following definitions related to housing unit conditions apply for the Snohomish County Consortium:

Standard Condition is defined as a dwelling unit that meets or exceeds HUD's Housing Quality Standards (HQS) and is rated "Average Condition" or better in accordance with the Snohomish County Assessor's Office Residential Appraisal and Assessment Practices (RAAP) rating system.

Substandard Condition But Suitable For Rehabilitation is defined as a dwelling unit that does not meet one or more of the HQS and is rated "Poor Condition" or better in the RAAP.

Substandard Condition Not Suitable For Rehabilitation is defined as a dwelling unit that has been vacant for at least three months, does not meet one or more of the HQS, and is rated "Very Poor Condition" in the RAAP.

The definition of "Very Poor Condition" in the RAAP is as follows:

"Effective age is near the end of the scale regardless of the actual chronological age. Abuse, limited value in-use, approaching abandonment, reuse is not feasible, change in occupancy is imminent.

- Improvement has reached the end of its economic life. (Not Rentable.)
- Major Reconstruction to reuse structure is deemed **not** economically justified or practicable.
- Uninhabitable - limited potential for rehabilitation.
- It is likely the improvement will not be occupied or even exist six (6) years from inspection.
- Highest and Best used *should* be considered."

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	48,384	27%	42,246	45%
With two selected Conditions	964	1%	3,381	4%
With three selected Conditions	89	0%	280	0%
With four selected Conditions	0	0%	6	0%
No selected Conditions	139,994	77%	49,133	53%
Total	189,431	105%	95,046	102%

Table 33 - Condition of Units

Alternate Data Source Name:
 Census 2013-2017 ACS Estimates
 Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	44,620	25%	17,133	18%
1980-1999	66,712	37%	38,585	41%
1950-1979	56,514	31%	29,653	32%
Before 1950	13,443	7%	8,087	9%
Total	181,289	100%	93,458	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	69,957	39%	37,740	40%
Housing Units build before 1980 with children present	30,962	17%	18,880	20%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Risk of Lead Based Paint	Owner-	Occupied	Renter	Occupied
	Number	%	Number	%
Total Number of Units Built before 1980	69405	37%	36840	39%
Housing Units built before 1980 with children present	7545	11%	6530	18%
Source: 2013-2017 ACS				

Table 36 - Risk of Lead Based Paint Hazard

Vacant Units

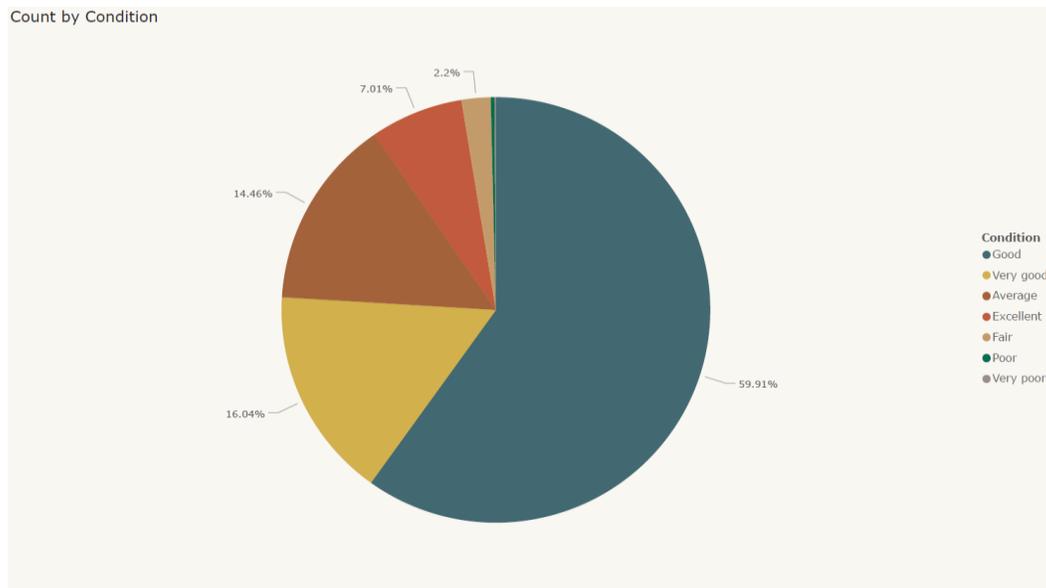
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Not available	0	0
Abandoned Vacant Units	Not available	0	0
REO Properties	Not available	0	0
Abandoned REO Properties	Not available	0	0

Table 37 - Vacant Units

Data Source:

Vacant Units

As stated in Section MA-10, according to the 2013-2017 American Community Survey data, 18,164 housing units (6%) were vacant in Snohomish County. No data is currently available on the number of these units that were abandoned or how many are suitable and not suitable for rehabilitation. The Snohomish County Assessor’s office provided the data for the chart below, which shows that less than one percent of Snohomish County units are rated as being in poor, or very poor condition.



Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Based upon the condition the housing stock and input on housing needs received during development of the 2020-2024 Consolidated Plan, there continues to be a need for the rehabilitation of both owner and rental housing. Age is an important determination in the condition of housing stock. Data in the Year Unit Built table above shows that 38% (69,957) of owner-occupied units and 41% (3,740) of the renter-occupied units were built in 1979 or earlier, with 7% (13,443) and 9% (8,087) of these units built before

1950. In general, housing stock of this age demonstrates a range of need from minor home repairs to rehabilitation and updating of major systems. Input received during the consultation and citizen participation process indicate a continued need in the community for programs that provide minor home repairs to extremely low-income and low-income households and major home rehabilitation to extremely low-income, low-income, and moderate-income homeowners based on the number of households served by two programs that provide this assistance in the community, both of which have either a wait list or backlog of requests for assistance. In addition, input received from the Snohomish County on-line survey “2020-2024 Consolidated Plan Housing and Community Development Survey (2020-2024 Survey)” identified the top three greatest overall needs as increase or improve affordable housing options (34%), continue or increase public services (26%), and increase or improve facilities providing community services (20%). The top affordable housing needs identified include: provide housing for homeless persons (25%), create or maintain rental housing at (23%), and provide housing for persons with special needs (e.g. elderly disabled) at (19%). When asked the type of housing stock most in need of preservation, 52.2% of respondents to the survey identified single family housing, 62.3% of respondents identified multi-family housing, and 27.5% of respondents identified mobile homes.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

The age of housing is a factor commonly used to estimate the risk of lead-based paint hazards in the home. Although lead-based paint was banned for use in residential structures after 1978, many older housing units built before 1978 may still contain lead hazards. Units built before 1950 pose the greatest risk as they generally contain paint with a higher lead content and have had more time to deteriorate; these units are generally located in older town centers. Exposure to lead in the home from paint, chips, and dust can pose serious health hazards, particularly to younger children.

The Risk of Lead Based Paint Hazard in the chart above shows that 39% (69,957) of owner-occupied units in Snohomish County were built before 1980, with children present in 17% of these units (18,880), The table also shows that 40% of renter-occupied units in Snohomish County were built before 1980, with children present in 20% (18,880) of these units, which is an increase in the number of children present in both owner occupied and rental units built before 1980 from 11% to 17% for homeowners and 12 to 20% for rentals, over the past four-years.

The Washington State Department of Health (DOH) maintains the results of blood level tests performed on children under 7 years of age in Washington State. Based on 2018 data, 1890 children were tested in Snohomish County, with 28, or 1.48% having an elevated lead blood level of greater than or equal to 5 5µg/dL. In addition, only a very small number of children tested have higher elevated blood levels of greater than or equal to 10 5µg/dL. State-wide data for 2018 indicates that 22,773 children under 7 in Washington State were tested, with 448, or 1.97% having an elevated lead blood level greater than or equal to 5 5µg/dL. Because only a small number of children overall are screened for elevated lead blood levels, the sample of children screened may not be representative of the state or the county. The

DOH rarely knows the confirmed source of exposure for children with elevated blood levels, and there are a variety of sources of exposure to lead, although lead-based paint is the most common. In addition, when results of elevated blood levels are received, DOH contacts the Snohomish Health District to conduct case follow-up and/or home assessment, which may include education and prevention strategies. Due to confidentiality, data on addresses of children identified as having elevated lead blood levels is not available.

In consultation with the Snohomish County Health District, staff indicated that for low income (especially home owners) there has been little to no assistance available to put permanent solutions into place and often minimal abatement is done.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

This section provides a summary of the needs of public housing in Snohomish County including identification of public housing developments in the jurisdiction, the number and physical condition of public housing units, the restoration and revitalization needs of public housing units, and public housing agency strategy for improving the living environment of low- and moderate-income families residing in public housing. As discussed earlier, Snohomish County, the City of Everett, and the City of Marysville are served by two public housing agencies, the Housing Authority of Snohomish County (HASCO) and the Everett Housing Authority (EHA).

The Public Housing section provides a summary of the needs of Everett Housing Authority (EHA) public housing residents including information on total public housing units and Housing Authority of Snohomish County (HASCO) and Everett vouchers. Information in the tables below in this section are updated with current information provided by EHA and HASCO. Additional information for this section was provided through consultation with HASCO and EHA staff and their respective five-year Public Housing Agency plans.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	26		6,708	1,351	4,672	262	45	378
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Alternate Data Source Name:
HASCO and EHA Voucher Statistics
Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

In the time since HUD approved EHA’s Section 18 application for the disposition of its 288 Public Housing units, all 244 units at Baker Heights, a collection of attached, one-story buildings, have been vacated in preparation for sale of the majority portion of the 15-acre site to Washington State University. The remaining 44 Scattered Site Public Housing units, consisting of detached units and duplexes, are in various stages of the disposition process and will all be sold by the end of calendar year 2020. EHA has retained a 3.62-acre parcel at the south end of Baker Heights where it plans to develop mixed income units, up to 80 of which will be set aside for extremely low-income families. EHA has 333 units under its Rental Assistance Demonstration (RAD) Project-Based Voucher Program including Grandview Homes with 148 units of attached one-story buildings and townhouses, Bakerview Apartments with 151 units in a high-rise building, and Pineview Apartments with 34 units of one-story buildings and townhouses. In addition to these RAD PBV units, EHA has 497 other units under its Project-Based Voucher Program. This includes Broadway Plaza with 190 units in two adjacent high-rise buildings and Wiggums Park Place with 80 units of attached four-plexes, and four smaller complexes (Bridge Creek, Douglas Grove, Pivotal Point, Timber Hill) making up the remainder of PBV units . EHA also has 443 units of HUD 202 senior housing and 509 units under other programs. With the exception of the HUD 202 units, all EHA units are located in Everett.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Almost all EHA developments are in good physical condition. The RAD program financed interior and/or exterior renovations at the Grandview, Bakerview, and Pineview locations, and substantial upgrades at most other properties have been financed with bonds and equity funding via tax credit partnerships. EHA will use HOME and CDBG funds to finance capital improvements at three properties that have not been subject to tax-credit funded improvements: Evergreen Cottages, Lakeview Terrace, and Pacific Square.

Public Housing Condition

Public Housing Development	Average Inspection Score
EHA - 60th Street SW, Everett, WA	85
EHA - Baker Heights, Everett, WA	74
EHA - HUD 202 Program Units	93

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

EHA is in the final phase of disposing of its units under the Public Housing program. The agency has implemented an asset management strategy to analyze its housing portfolio's physical needs and how to fund the required improvements. To date, capital Needs Assessments have been completed for 1,427 units across 33 properties. The assessments prescribe \$54 million dollars (\$3,150 PUPY) of replacements over the next 15 years. We anticipate \$15 million (\$700 PUPY) in replacements funded from Replacement Reserves and Public Funds such as HOME and CDBG. The balance of \$39 million (\$1,825 PUPY) is anticipated to be funded from resyndication and refinancing opportunities.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

EHA's Resident Services Department administers various programs, through Resident Opportunities and Self-Sufficiency (ROSS) grants and other funding, to improve the living environment of its public housing residents. EHA believes in providing more than just housing. The Resident Services staff work in collaboration with residents on meaningful programming to enhance both their housing experience and overall life satisfaction. This is accomplished by focusing on community engagement, health and well-being, basic needs, community supports, and opportunities for increased economic self-sufficiency.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

This section describes the homeless shelter and housing system and complimentary services that are available to persons experiencing or at-risk of homelessness.

The following chart includes Rapid Re-Housing and Other Permanent Housing, both are permanent housing interventions targeted to individuals and families experiencing homelessness.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	209	0	58	1,713	0
Households with Only Adults	229	0	60	951	127
Chronically Homeless Households	0	0	0	866	65
Veterans	2	0	0	430	0
Unaccompanied Youth	20	0	0	0	15

Table 40 - Facilities Targeted to Homeless Persons

Alternate Data Source Name:
Homeless Management Information Systems
Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Homeless housing provider staff and coordinated entry navigators administer Fenn-Jorstad Self-Sufficiency Matrix© to all homeless and formerly homeless households to determine what services might be appropriate to address the current or recent housing crisis. Through administration of this tool, every household served receives a score ranging from 'in crisis' to 'safe' in sixteen life domains, including financial, legal, employment, mental health, substance abuse, and physical health. These life domain scores provide helping professionals and navigators with a basis to identify areas with the household in which services may be desired and to determine what specific programs might be appropriate to meet the household's acuity of need within that domain. Individuals and families are then assisted with accessing appropriate and available programs.

Several homeless housing providers are licensed and have staff trained to administer research based tools to assess employment readiness and resiliency in tandem which allows for tailoring of services specific to needs that will better prepare people to move forward in the employment and education system.

Navigators and provider staff assist those who are likely eligible to sign up for assistance through web-based portals or in persons where available. There are specific organizations that specialize in helping sign up for healthcare or DSHS benefits. The Veteran's group helps veterans sign up for VA benefits.

The type of services that individuals choose to access will depend on their own goals and plan for housing stability. Many individuals choose to work with mainstream employment providers funded through the federal Workforce system to receive assistance developing interviewing skills, conducting job search and creating targeted resumes. However, the Workforce system will not meet every household's needs: some individuals need more intensive or longer term services in order to find and maintain employment and so choose to engage in life skills, adult basic education or basic skills training programs to build the foundation needed for successful participation in the Workforce system.

Housing provider staff and navigators also assist individuals with accessing health care, mental health and substance abuse services available through a range of federal and local programs. Uninsured or underinsured individuals are assisted with applying for Medicaid and those for whom access to healthcare is a goal related to housing stability, helping professionals and navigators provide assistance with choosing primary care providers and navigating the healthcare system. Individuals and families also access a range of mental health and substance abuse services including assessment, counseling, inpatient and outpatient treatment, and support groups.

Civil legal services, financial life skills and credit counseling programs are also vital to assisting households achieve positive housing outcomes: manage finances, increase income through debt reduction and improve employment outcomes by addressing wage garnishments. Often times, households are able to resolve or lessen their housing crisis through connections with all of these

mainstream resources, which can enable them to stabilize without entering the homeless housing system or lessen the need so that they can be assisted through short, less costly, housing interventions.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The services listed on the table are available to persons who are experiencing or at-risk of homelessness, and in many instances the CoC has developed tailored services pathways that are targeted to those individuals and families. The services support households to access and stabilize in housing and meet the identified needs of each individual.

Chronically homeless individuals and families: A coordinated Outreach and Engagement Team, contacts and engages chronically homeless persons and others staying in places not meant for human habitation to connect them with housing, mental health or chemical dependency services, veteran's services, employment services, help signing up for coverage under ACA and other mainstream benefits or other needed assistance. The services support persons in accessing housing, stabilizing in housing and optimizing self-sufficiency. (Clare's Place, Carnegie Service Center, Diversion Center...)

Families with Children: Families are assisted by Navigators or other agency staff to access homeless or homeless prevention assistance. Families are assisted based upon assessment of their needs from a platform that is client/family centered and driven. Services that support families to access housing, prevent homelessness and increase self-sufficiency include financial assistance, mental health counseling, chemical dependency treatment, education and employment pathways, life skills, childcare, assistance to sign up for mainstream benefits, health care and other services. These services are critical for the family to increase income, increase resiliency, and move forward in their lives.

Veterans and their families: The CoC's Veterans Homelessness Committee is a partnership consisting of non-profit agencies, PHA, Veteran's Administration, WorkSource, County Veteran's Assistance, and others CoC stakeholders. This group assists veterans to sign up for VA benefits, other mainstream benefits and health care, provides access to employment services, assist with access to mental health and chemical dependency services, transportation for appointments, financial assistance and other services. The group also ensures veterans and their families are connected to other CoC housing and services, such as legal assistance. This partnership streamlines the process for veterans to access housing and receive services that support increased stability, safety, income, and the services are tailored to each veteran and their family based upon their needs.

Unaccompanied Youth: Cocoon House provides the primary services, shelter and transitional housing for homeless unaccompanied youth and youth homeless prevention services for youth under 18 years old. Several agencies provide services, shelter and housing options for youth 18-24 years old. Services include: mental health and substance abuse services, transportation assistance, outreach and

engagement, pregnant and parenting housing and services, life skills, connection to education and employment, homeless prevention counseling and groups for youth and their families, and other services. The services support youth to stay with or reunite with family or transition to other safe and stable housing. The services also help youth reengage in school, attend secondary education, and receive employment supports. Life skills help youth prepare for adulthood and build their resiliency toward increased self-sufficiency and success in the world.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

The Special Needs Facilities and Services section provides summary information on supportive housing facilities and programs in the community for persons with special needs. For additional information on supportive housing needs for persons with special needs see Section NA-45. For additional information on supportive housing needs for public housing residents see Section NA-30. This section also provides summary information on programs that assist persons returning from mental and physical health institutions with supportive housing.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and frail elderly persons: Housing with supportive services in the community for this population includes senior apartments with service coordinators for those needing assistance with connecting to services in the community, assisted living facilities, congregate or group housing, nursing homes (skilled nursing facilities), programs providing chore services, in-home care, meals, transportation, adult day services, senior information and assistance line, and minor home repair and home rehabilitation programs

Persons with disabilities (physical and cognitive): Housing with supportive services in the community for this population varies. It includes other supportive housing programs in the community for low-income and homeless persons that serve persons with disabilities. Housing for people with developmental disabilities includes congregate living in single family homes, small multi-family, group homes, and residing at home with parents or family members. Many people with developmental disabilities receive supportive services that help with personal care or daily living skills through the Washington State DSHS Department of Development Disabilities or through Medicaid.

Persons with mental illness: Snohomish County has several facilities that provide treatment and residential services to adults with persistent mental illness, with many of the residents coming directly from Western State Hospital, but there are few openings in these settings. Snohomish County also has a Crisis Triage Facility, providing short-term treatment (3-5 days) to adults who are experiencing a behavioral health crisis. Homelessness is not considered a reason for admission. For adults who need ongoing 24/7 support, Adult Family Homes, licensed through the Department of Social and Health Services, may be an option.

Persons with substance use disorders: Detox and outpatient treatment is available to low-income individuals with a substance use disorder. Assistance for people exiting residential treatment and transitioning to community-based care is needed due to the risk of homelessness; a limited pilot program is just beginning to help address this need for individuals who are literally

homeless. Snohomish County currently has no inpatient treatment capacity for Medicaid or low-income persons, but there is a project underway to remodel a portion of the Juvenile Justice center for this use.

Persons Living with HIV/AIDS: Housing and supportive services for persons living with HIV/AIDS is coordinated through one organization in Snohomish County (in coordination with another agency in King County) and includes medical assistance, connections and referrals to mental health services, substance abuse and chemical dependency treatment services, and housing assistance programs. In addition, there are two HASCO Section 8 project-based units for this population. Advocates stated that there is lack of safe emergency shelters for this population; traditional shelters are not always safe for this population due to discrimination and victimization.

Victims of domestic violence: The housing and supportive service needs of victims of domestic violence include emergency shelter, supportive housing and permanent affordable housing. Services needed include legal advocacy, support groups, children's programs, and community education and advocacy, and childcare. Additional affordable housing units and rental assistance are needed for this population.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Snohomish County has several programs aiming to assist persons returning from mental and physical health institutions to access housing resources.

Compass Health operates three Residential Treatment Facilities that serve adults age 18 and over diagnosed with severe and persistent psychiatric disorders. The program focuses on helping residents reach increasing levels of recovery in order to successfully transition back into the community. Priority placement for residential treatment services is given to individuals discharging from psychiatric inpatient units. Individuals currently living independently but struggling to maintain stability in the community may be referred by their treatment team. Typical length of stay is between 6-18 months, while individuals focus on developing the skills necessary to live independently in the community.

The Housing Authority of Snohomish County (HASCO) administers 250 Housing Choice Vouchers for families that have a non-elderly adult with disabilities; 50 of those are dedicated to individuals exiting institutions such as nursing homes or other health care facilities. The Sales Tax Housing Voucher Program provides financial assistance in the form of short-term housing vouchers to adults leaving the Snohomish County Diversion Center who are engaged in treatment and employment services.

See also the discharge planning narrative in Section SP-60 Homeless Strategy.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Snohomish County Consortium plans to undertake the following activities during Year 1 (2020 Program Year) of the 2020-2024 Consolidated Plan with CDBG and HOME funds to address the housing and supportive services needs of persons who are not homeless but have other special needs. Links to the corresponding Snohomish County Consortium 2020 Annual Action Plan Goals and Projects for the activities are included below as reference.

- Homage Senior Services of Snohomish County – Minor Home Repair Program (AP-20, Goal 3; AP-35 Project 5)
- Mercy Housing Northwest – Senior Housing Support Services. (AP-20, Goal 10; AP-35, Project 25)
- Stanwood Community and Senior Center - Kitchen and Dining Hall Restoration & Renewal (AP-20, Goal 10; AP-35, Project)
- Homage Senior Services of Snohomish County – Food and Nutrition Services (AP-20, Goal 3; AP-35 Project 5)

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Describe any negative effects of public policies on affordable housing and residential investment.

This section describes public policy barriers that may exist for affordable housing and residential development. Barriers may exist when the cost of housing or the incentives to develop, maintain, or improve affordable housing are negatively affected by public policies of the jurisdiction. Public policies include tax policies affecting land and other properties, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect return on residential investment.

Over the past five years, Snohomish County and Consortium members continued their commitment to overcoming cost and other barriers to developing and maintaining affordable housing through the administration and allocation of federal, state, and local resources for this purpose. Existing programs include housing for homeless persons and those at risk of homelessness, rental housing preservation and development, homeowner home repair and rehabilitation, homeownership development, and purchase assistance for first-time homebuyers. Despite progress made over the past five-years, demand for affordable housing has continued to increase due to several factors, including population growth, redevelopment of affordable housing into market rate housing, lagging wages, a booming economy, low-vacancy rates for both rental and homeowner, and lack of new affordable housing developments.

During the consultation and citizen participation process, Snohomish County conducted an on-line survey “2020-2024 Consolidated Plan Housing and Community Development Survey (2020-2024 Survey)”. Responders were asked to list common barriers to low-income housing development and listed below are the common themes identified:

- Lack of available land
- Zoning and land use requirements increase costs
- Community resistance
- Regulatory barriers
- Lack of capital resources

Early in 2019, Snohomish County Executive, Dave Somers, created the Housing Affordability Regional Task Force (HART)⁹, to bring together elected leaders from cities across Snohomish County and the County Council, on the belief that the housing affordability challenge before us is intensifying and is best

⁹ Housing Affordability Regional Task Force (HART) Report and Five-Year Action Plan, January 2020
<https://snohomishcountywa.gov/5422/HART>

addressed collaboratively and proactively. The HART report, completed in January 2020, identified three goals to increase housing affordability at all income levels in Snohomish County:

1. Promote greater housing growth and diversity of housing types at all levels of affordability and improve jobs/housing connection.

Sub-Goal A: Promote greater housing growth and diversity of housing types and job/housing connections at all levels of affordability.

Sub-Goal B: Promote greater housing growth and diversity of housing types and job/housing connections for homes affordable to households at or below 60% AMI.

2. Identify and preserve existing housing at risk of rapid rent escalation or redevelopment balancing this with the need for more density, and
3. Increase housing density on transit corridors and/or in job centers, while also working to create additional housing across the entire county.

The HART report concluded, in part, that Snohomish County has seen a significant decrease of housing affordability and production has not kept up with the needs of the growing population, in terms of housing units completed and the cost to rent or purchase a home. Approximately one-third of Snohomish County households are cost burdened (paying more than 30% of their income for housing costs).

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Snohomish County is one of four counties in the Puget Sound Economic Development Region, including King, Kitsap, Pierce, and Snohomish Counties. The region is home to key export focused industries including Aerospace, Information & Communication Technology, Maritime, Military & Defense, Life Sciences & Global Health, Clean Technology, Tourism, Transportation & Logistics, and business services. Also looks beyond these large key industries, identifying the industry clusters that 4.0 highlight strengths in each of the region’s four counties. Snohomish County’s top five employers include:

- The Boeing Company,
- Providence regional Medical Center,
- Edmonds School District,
- Tulalip Tribes, and
- Washington State Government.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,004	1,244	1	1	0
Arts, Entertainment, Accommodations	24,913	16,764	11	13	2
Construction	18,888	15,782	8	12	4
Education and Health Care Services	37,225	18,175	16	14	-2
Finance, Insurance, and Real Estate	13,908	9,522	6	7	1
Information	11,946	4,686	5	4	-1
Manufacturing	40,896	19,017	18	14	-4
Other Services	8,548	4,626	4	3	-1
Professional, Scientific, Management Services	21,925	10,090	10	8	-2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	49	0	0	0	0
Retail Trade	31,758	24,321	14	18	4
Transportation and Warehousing	5,395	2,070	2	2	0
Wholesale Trade	10,768	6,449	5	5	0
Total	228,223	132,746	--	--	--

Table 41 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	412,425
Civilian Employed Population 16 years and over	390,186
Unemployment Rate	5.40
Unemployment Rate for Ages 16-24	12.20
Unemployment Rate for Ages 25-65	4.50

Table 42 - Labor Force

Alternate Data Source Name:
Census 2013-2017 ACS Estimates
Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	79,767
Farming, fisheries and forestry occupations	10,578
Service	28,174
Sales and office	66,914
Construction, extraction, maintenance and repair	27,231
Production, transportation and material moving	18,175

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	180,185	52%
30-59 Minutes	119,822	35%
60 or More Minutes	45,453	13%
Total	345,460	100%

Table 44 - Travel Time

Alternate Data Source Name:
Census 2013-2017 ACS Estimates
Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	18,991	2,046	11,744
High school graduate (includes equivalency)	70,696	4,158	24,118
Some college or Associate's degree	123,240	5,713	32,930
Bachelor's degree or higher	115,851	3,451	19,627

Table 45 - Educational Attainment by Employment Status

Alternate Data Source Name:
 Census 2013-2017 ACS Estimates
 Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	534	2,080	3,456	5,480	4,002
9th to 12th grade, no diploma	9,168	6,493	5,636	9,650	5,982
High school graduate, GED, or alternative	21,305	26,092	22,232	50,965	26,194
Some college, no degree	21,591	29,832	26,210	59,301	24,841
Associate's degree	5,103	11,889	12,700	23,235	7,706
Bachelor's degree	6,063	27,071	25,474	45,963	16,020
Graduate or professional degree	347	8,161	11,419	21,479	10,554

Table 46 - Educational Attainment by Age

Alternate Data Source Name:
 Census 2013-2017 ACS Estimates
 Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	28,368
High school graduate (includes equivalency)	37,619
Some college or Associate's degree	43,400
Bachelor's degree	61,758
Graduate or professional degree	78,121

Table 47 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
 Census 2013-2017 ACS Estimates

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The business activity table above indicates that management, business, science, and arts occupations are the number one major employment sectors in Snohomish County, with sales and office occupations second, and service occupations third.

Manufacturing is Snohomish County’s leading industry and continues to be a major economic driver in Snohomish County. In 2018, 58,500 jobs (20.2% of the total nonfarm employment) were in manufacturing industries, proportionally higher than any other county in Washington. Aerospace products and parts manufacturing makes up the largest portion of employment, supplying 38,800 jobs in 2018. Other major industry sectors employing more than 20,000 included government (40,100), retail trade (35,100), educational and health services (35,400), professional and business services (28,600), leisure and hospitality (26,600), and construction (24,700). Goods-producing industries (generally manufacturing & construction) supported an average of 83,200 jobs in 2018, a 2% increase since 2017.¹⁰

Describe the workforce and infrastructure needs of the business community:

Snohomish County’s business community requires a highly-skilled workforce with a strong foundation in science, technology, engineering, and mathematics (STEM). Supporting efforts to address the workforce gaps in STEM occupations in the K-20 education system is a key economic development priority. According to Washington STEM,¹¹ the state ranks second in the nation in concentration of STEM jobs, but 45,000 of these jobs in the next four years will go unfilled due to lack of qualified candidates.”

Washington ranks in the top 10 states for student achievement in math, only 39% of Washington’s 8th graders have scored at or above proficient on the nation’s math exam. Similarly, only 36% of Washington 8th graders scored at or above proficient on the nation’s science exam. While graduation rates have been improving – up from 77.8% for the region’s class of 2011 to 80.6% for the region’s class of 2016 – both state and regional rates fall behind the national average.

The lack of affordable housing options and increases in population growth have increased the cost of housing substantially in Snohomish County over the past several years. Census ACS data indicates that 33% of all households in Snohomish County pay 30% or more of their income for housing costs. More affordable housing options, for both homebuyers and renters, are needed to support a local workforce. Affordable housing near employment centers and better transportation options are also needed.

¹⁰ Employment Security Department, November 2019, Snohomish County Labor Area Summary, retrieved at: <http://workforcesnohomish.org/inform/reports/>

¹¹ Retrieve from Washington STEM at: <https://washingtonstem.org/>

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Snohomish County government, education, workforce, and economic development partners have launched several major initiatives designed to increase the global competitiveness and prosperity of the entire community. Snohomish County is home to two Innovation Partnership Zones designated by the Washington State Department of Commerce: the Aerospace Convergence Zone and the Bothell Biomedical Manufacturing Zone. These zones have been created to facilitate the research, technology transfer, and commercialization cycles and to attract investment in cutting edge technological advancements, creating high-wage employment opportunities. These two zones are incorporated within the North Puget Sound Manufacturing Corridor, which stretches from Arlington in the north to the King County line in the south along Interstate 5. The zone also includes two FAA general aviation airports; a Manufacturing Industrial Center centered around Snohomish County Airport-Paine Field; and a Manufacturing Industrial Center in north Marysville/Arlington; as well as numerous centers of excellence and innovation operated by public institutions of higher education. Government, education, economic, and workforce development partners have aligned efforts to individually and collectively attract federal, state, and private investment in infrastructure, transit, transportation, research and development, and educational resources to attract and grow businesses offering tens of thousands of well-paying, high-skill jobs. These businesses will also generate billions in revenues that can support additional funding for schools, parks, social services, and arts, to the benefit of every Snohomish County resident.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As noted above, there is a gap between the skills of the workforce, particularly those workers between the ages of 16 and 24, and employment opportunities offering living wages in Snohomish County, resulting in an unemployment rate of 12.% percent in this group, which is a decrease of 8% since 2011. The unemployment rate among low-income youth and young adults is likely even higher.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce training initiatives support the 2020-2024 Consolidated Plan by providing avenues to opportunity and resources for all residents, including low- and moderate income persons, youth, persons experiencing homelessness or at risk of homelessness, and for persons with special needs, by providing skills, training, access, and support needed for success in the workplace, and in turn, provide a pipeline of highly-skilled and trained workforce to meet demand.

The following workforce training initiatives are available in Snohomish County:

Workforce Snohomish, the local workforce investment board, and every K-20 public educational institution in Snohomish County are collaborating on workforce training initiatives to address this skills gap and create economic opportunity for all Snohomish County residents.

The Workforce Training and Education Coordinating Board is a partnership of labor, business and government dedicated to helping Washington State residents obtain and succeed in family-wage jobs, while meeting employers' needs for skilled workers. It oversees a workforce development system that includes 18 education and training programs.

Workforce Development Council Snohomish County supports local workforce development, including administering the national Workforce Investment Act and other initiatives, to increase the competitiveness of Snohomish County workers and businesses.

Housing Stability and Employment Initiative: Snohomish County is placing a high priority on addressing the workforce development needs of individuals who are experiencing and at risk of homelessness through the pilot grant. This Initiative, funded by Building Changes, assists previously homeless community residents served by rapid rehousing and vulnerably housed community residents engaged in early learning programs realize the importance of embedding education and employment goals in their life stability plans. See SP-70 Anti-Poverty Strategy for additional information.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, the Puget Sound Regional Council – Regional Economic Strategy.¹²

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Puget Sound Regional Council “Regional Planning for a Sustainable Future” works to ensure a future for the region through planning for growth, transportation and economic development. PSRC is leading implementation of the regional economic strategy, Amazing Place: Growing jobs and opportunity in the central Puget Sound region.¹³ This data-driven strategy identifies leading sectors and the ways the region intends to sustain economic development.

¹² Puget Sound Regional Council – Regional Economic Strategy: <https://www.psrc.org/our-work/regional-economic-strategy>

¹³ Amazing Place – Growing Jobs and Opportunity in the Central Puget Sound Region <https://www.psrc.org/our-work/regional-economic-strategy>

Discussion

Add in final – Impact of COVID-19 Pandemic.

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As defined by HUD, Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) as having a non-white population of 50% or more, where 40% or more of the population is at or below the poverty line (or the poverty rate is greater than 3 times the average poverty rate in the area). are areas where there is extreme poverty and where the majority of the population is non-white. Snohomish County does not have census tracts that have non-white populations of 50% or more.

The 2019 Snohomish County Consortium - Analysis of Impediments to Fair Housing Choice (2019 AI), completed in November 2019, reviewed racial/ethnic and low-income concentrations for the Snohomish County Consortium area, outside the City of Everett. For information on areas of concentration and definitions of concentration for the City of Everett see Section MA-50 of the Participation Grantee CDBG Template.

As reported in the 2019 AI, there are no areas in the Snohomish County Consortium where a non-white race meets the definition of a disproportionate concentration. However, combining all non-white races with Hispanic ethnicity, so that "racial and ethnic minority" is defined as a single race, where more than 50 percent of a census tract or block group is made of minority populations (all minority groups together), Lynwood has numerous block groups that meet this definition, Mukilteo has one, and Bothell has two block groups meeting this definition.

Race and Ethnicity Dissimilarity Index is a measure of community level segregation with a range of 0 to 100, with zero representing perfect integration between racial groups and 100 representing perfect segregation. Less than 40 is deemed low segregation and 55 is deemed high segregation. Snohomish County has a low dissimilarity indexes for white to non-white, Hispanic, and Asian and Pacific Islander (ranging 29.97 – 39.38), and the highest between white and black at 41.99.

People of color in the Consortium are more concentrated in the southwest area of the County, white populations are inversely lowest in these areas. 10% of the overall County population is Hispanic, with the largest percentage of the County's Hispanic populations located in smaller towns, census designated places, and unincorporated Snohomish County with the exception of the City of Everett, where the second largest percentage of Hispanic populations are located.

Black/African American, Asian, and Native Hawaii and Pacific Islanders have higher population percentages in Mountlake Terrace and Lynnwood, than their percentages in the overall Consortium population. Alaska Native/American Indians have higher population percentages in Gold Bar, Stanwood and Arlington areas, and Asians have higher population percentages in Mill Creek and Mukilteo.

Maps showing areas of concentration identified in the 2019 AI are attached as Appendix 1 to MA-50.

What are the characteristics of the market in these areas/neighborhoods?

The Snohomish County Consortium contains both rural and urban areas, and the areas of concentrations noted above are located in the urban southwest region of Snohomish County. The southwest region contains a mix of single family and multi-family housing units, with a greater percentage of multi-family units and renter households located in the cities versus the unincorporated areas. About 68.4% of the households in the region are families, 33.1% of which have children living at home. Neighborhoods with higher median incomes in the southwest region are generally located on the west and east sides, while neighborhoods with more low-to-moderate median incomes are generally located more centrally along the major transportation corridors of I-5 and Highway 99.

While rental housing in the southwest region is generally more affordable to moderate-income households with incomes above 60% of the area median income, units are generally not affordable to extremely low-income households and there is limited affordability for low-income households, similar to market characteristics in Snohomish County as a whole. Affordable homeownership options in the southwest area are limited for moderate-income households and very limited for extremely low-income and low-income households, similar to market characteristics in Snohomish County as a whole.

Affordable housing options are provided in the southwest region through assisted rental units as well as through participants in the Section 8 programs administered by the local housing authorities who use their rental vouchers in this region. In addition, the 2019 Snohomish County Consortium Analysis of Impediments to Fair Housing Choice reviewed locations of assisted rental units and found that Voucher holders are concentrated in Lynnwood, Mountlake Terrace, Mill Creek, southern Everett, but also showed affordable housing opportunities located in most areas of Snohomish County.

Are there any community assets in these areas/neighborhoods?

Many community assets exist in or near these areas/neighborhoods including public schools, libraries, a WorkSource Center, commercial businesses, health care facilities including facilities serving low-income persons, recreational facilities some of which provide assistance for low-income persons, parks, senior centers, grocery stores, a community college, and other amenities and services. The areas are located near I-5 and Highway 99 which provides access to public transit that travels along these corridors. The public transit provides connective links to King County to the south and to Everett to the north, both of which are major employment centers, and provides access to another WorkSource Center and another community college in Everett which also partners with universities to provide four-year degrees.

Are there other strategic opportunities in any of these areas?

Opportunity exists for local governments in these communities, and agencies and organizations serving these communities, to apply for funding for projects through the Snohomish County Consortium's CDBG, HOME, and ESG programs.

Some of the concentrated areas include block groups that are considered predominately low- and moderate-income under the CDBG program and may be eligible for public facility and infrastructure improvements such as parks, streets, and sidewalks. Improvements to existing or new community facilities may also be eligible under this program if at least 51% of the people served are low- and moderate-income. It is also anticipated that the rental housing, rental assistance, homeowner home repair, and homebuyer assistance goals for the Snohomish County Consortium's CDBG, HOME, and ESG programs will help to maintain and increase affordable housing options for residents county-wide, including residents of these areas.

Opportunity Zones in Snohomish County

Opportunity Zones, created by the 2017 Tax Cut and Jobs Act, established the federal opportunity zones program, a new community reinvestment tool designed to stimulate private investment in designated, low-income census tracts nationwide. use tax incentives to drive long-term investments to rural and low-income urban communities throughout the nation. The purpose of the legislation is to spur private investment in low-income census tracts by providing for a temporary deferral of tax on capital gains, a reduction in the amount of capital gains tax that must ultimately be paid, and tax-free appreciation — subject to certain conditions — in special investment vehicles known as “qualified opportunity zone” funds, or opportunity funds (sometimes referred to as o-funds).

Opportunity zones are low-income census tracts, or census tracts contiguous with a low-income census tract, which were nominated by the chief executive of a state or territory (typically the governor of the state in which it is located) and have been certified by the Treasury Department. Purpose: Opportunity zones are an economic development tool designed to spur economic development and job creation in distressed communities. Snohomish County has Seven designated Opportunity Zones, which are shown on the following page.

For requirement to consider using CDBG in Opportunity zones, In Consolidated Plan, identify projects that are funded in these areas: Darrington projects, etc.

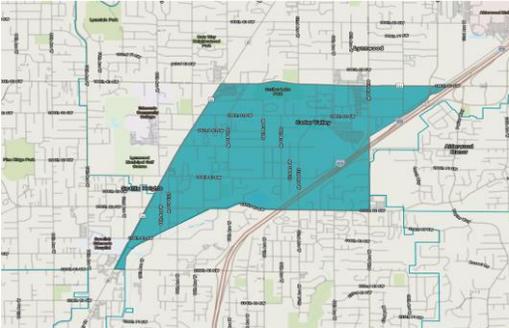
In the 2020 Annual Action Plan, developed in conjunction with the 2020-2024 Consolidated Plan, includes three infrastructure waterline projects were funded in the Town of Darrington, Opportunity Zone in Census Tract 53061053700:

1. Darrington Street & Elwell Avenue Waterline
2. Trail Street Waterline
3. Mountain Loop Highway Waterline

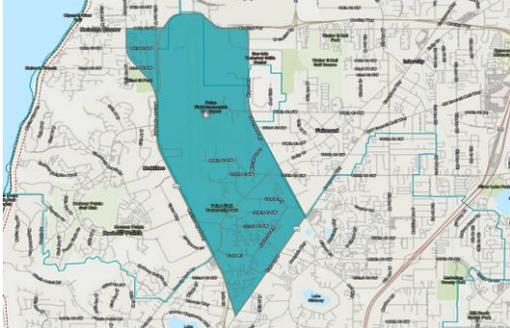
See the following page for Maps of Opportunity Zones in Snohomish County.

Opportunity Zones located in Snohomish County¹⁴

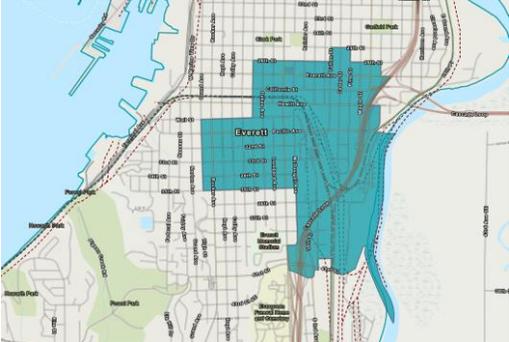
1. LYNNWOOD CITY CENTER



2. SNOHOMISH COUNTY/PAIN FIELD



3. EVERETT DOWNTOWN



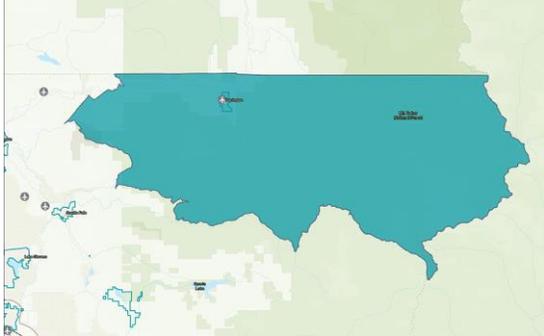
4. EVERETT NORTH



5/6 MARYSVILLE NORTH & ARLINGTON AIRPORT



7. TOWN OF DARRINGTON



¹⁴ Maps used with permission from Economic Alliance of Snohomish County:
<https://www.economicalliancesc.org/opportunity-zones/>

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Department of Housing and Urban Development (HUD) is requiring jurisdictions submitting Consolidated Plans on or after January 1, 2018, address the need for broadband access for low- and moderate-income residents in the communities they serve. Broadband availability data in Federal Communications Commission (FCC) indicates that the Broadband is technology of ADSL, Cable, Fiber, Fixed Wireless, Satellite, other providers with a speed of $\geq 25/3$ Mbps. Broadband is the common term used to refer to a high-speed, always on connection to the Internet.

The FCC Broadband availability data (June 2018)¹⁵ indicates that Snohomish County is 88% urban and 12% rural, and 1.03% of the rural population does not have access to broadband internet. In the urban community, 99.01% of the population have access to three or more providers with $\geq 25/3$ Mbps ability and 99% have access to two or more providers. The 2014 – 2018 Census estimates indicate that 89.1% of all households in Snohomish County have a broadband internet subscription.

In the rural community, 75.54% of the population has access to three or more providers and 24.5% have access to two providers. In 2018, 96.5% of Snohomish County's non-tribal population have access to three or more providers and 3.5 % have access to two providers. In the tribal population of 13,468, only 74.2% of the population has access to three or more providers and 25.8% have access to two providers.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As stated above, 96.5 of Snohomish County residents have access to three or more providers, and 3.5% have access to two or more providers. Only 1.03% of Snohomish County's rural residents does not have access to broadband internet.

The Broadband Internet Service Access law (Second Substitute Senate Bill 5511) established minimum requirements for broadband internet access for businesses and residences throughout Washington State. By 2028, all Washington businesses and residences will have access to at least one service provider with upload and download speeds of at least 150 megabits per second. This legislation also created the Governor's Statewide Broadband Office and a grant and loan program administered by the Public Works Board for financing broadband infrastructure projects.

¹⁵ Federal Communications Commission – Fixed Broadband Deployment <https://broadbandmap.fcc.gov/#/>

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

Snohomish County has been a leader in working to address climate change and has engaged in the following planning strategies and efforts to address greenhouse gas emissions and the expected impacts that climate change will have on people, property, the economy, and ecosystems:

- Executive Order 07-48: Order Regarding Climate Change and Sustainability;
- The Snohomish County Green Ribbon Taskforce;
- 2013 Snohomish County Sustainable Operations Action Plan; and
- The Snohomish County General Policy Plan.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

For Consolidated Plans submitted on or after January 1, 2018, HUD is requiring jurisdictions include in their Consolidated Plan an evaluation of the vulnerability of housing occupied by low-and moderate-income households to natural hazard risks.

Snohomish County’s Hazard Mitigation Plan (HMP) identifies and prioritizes actions to reduce or alleviate risks from natural hazards, which reduces loss of life, personal injury, and property damage to residents and businesses within the county. The following table shows the hazards of concern and risk ranking for Snohomish County, with “1” representing the highest risk and “9” the lowest risk to county residents. Some priorities of county subregions varied from that of the county as a whole.

HAZARDS OF CONCERN AND RISK RANKING			
Hazards of Concern	Ranking	Hazards of Concern	Ranking
Earthquake	1	Cybersecurity Threats	8
Epidemic	2	Mass Earth Movement – Landslides and Mudslides	9
Hazardous Materials – Train Accident	3	Volcano	10
Weather Events – includes: Windstorm, Winter Storm, and Drought	4	Active Assailant	11
Flooding	5	Aircraft Accident	12

Dam Failure	6	Tsunami	No Ranking
Wildfire	7		

Some populations experience greater risk from hazard events because of decreased resources and/or physical abilities. Research has shown that people living near or below the poverty line, the elderly (especially older single men), the disabled, women, children, ethnic minorities, and renters all experience, to some degree, more severe effects from disasters than the general population. There is a need for increased awareness of and sensitivity to these demographic differences.

Indicators of vulnerability, such as disability, age, poverty, and minority race and ethnicity, often overlap spatially, and often in the geographically most vulnerable locations. Detailed spatial analysis to locate areas with higher concentrations of vulnerable community members (e.g., people with low incomes, people who are elderly or with disabilities, and people of minority ethnicity) can assist the county in extending focused public outreach and education to these residents.

To assist residents to prepare for, and mitigate disasters, Snohomish County provides the following electronic resources:

1. A Natural Hazards Viewer map that allows residents to identify and better understand the hazards that impact their community: [Natural Hazard Viewer Map](#).
2. The Snohomish County Planning and Development Department maintains a Flood Hazard webpage that provides the public with information on the flood hazard insurance program; flood hazard maps, the flood hazard permit process, and Shoreline regulations: [Flood-Hazard](#).
3. And a 2020 Snohomish County Disaster Preparedness Guide: [2020-Herald-Preparedness-Guide](#).

V. Strategic Plan

SP-05 Overview

Strategic Plan Overview

Based on the Needs Assessment, information gathered through consultations and the citizen participation process, and the Market Assessment, the Strategic Plan identifies current priority needs in the community and describes goals and strategies the Snohomish County Consortium plans to undertake during the 2020-2024 Consolidated Plan period to address these priority needs.

The Strategic Plan includes the following sections: 1) Geographic Priorities, 2) Priority Needs, 3) Influence of Market Conditions, 4) Anticipated Resources, 5) Institutional Delivery Structure, 6) Goals, 7) Public Housing, 8) Barriers to Affordable Housing, 9) Homeless Strategy, 10) Lead-Based Paint Hazards, 11) Anti-Poverty Strategy, 12) Monitoring.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the County

Because the needs addressed by the Snohomish County Consortium exist throughout the county, the investment of CDBG, HOME, and ESG funds for housing and non-housing community development projects are likewise anticipated to support projects in locations throughout the county. It is anticipated that some projects may benefit specific areas of the county, while others may provide county-wide benefits. It is anticipated that some CDBG projects will benefit all residents of an area, such as some public facility and infrastructure projects for streets, sidewalks, water/sewer systems, and parks, and these types of projects will be located in areas that consist predominately of low- and moderate-income households.

Based on current CDBG criteria for Snohomish County Consortium areas outside the City of Everett and the City of Marysville, these are areas where at least 50.54% of the households are low- and moderate-income income, with the percentages updated by HUD annually. In addition, pursuant to an interlocal agreement, 21% of HOME funds received each year are set-aside for City of Everett affordable housing projects which typically benefit residents of the City of Everett, with some more recent projects also benefiting residents of the City of Everett's Urban Growth Area.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p>
Geographic Areas Affected		

	Associated Goals	CHDO Operating Support First-Time Homebuyer Assistance Grant Planning and Administration Homeowner Home Rehabilitation Homeowner Minor Home Repair Rental Housing Tenant-Based Rental Assistance
	Description	In order to help address the affordable housing needs of low- and moderate-income residents in Snohomish County, the Snohomish County Consortium will invest CDBG and HOME funds to help preserve, maintain, and increase the number of units of rental housing, provide tenant-based rental assistance, provide homeowner home repair and home rehabilitation assistance, provide first-time homebuyer assistance, and provide operating support for Community Housing Development Organizations. Investment shall be guided by the priority needs identified during development of the 2020-2024 Consolidated Plan.
	Basis for Relative Priority	The basis for relative priority includes the Needs Assessment and Market Analysis conducted as part of the 2020-2024 Consolidated Planning process, the 2020-2024 Affordable Housing and Community Development Needs Survey, the Snohomish County Human Services Department 2019 Community Needs Assessment, the Housing Affordability Regional Taskforce (HART) Report and Five-Year Action Plan, and additional input received through the consultation and citizen participation process. The amount of CDBG and HOME grant funds projected to be available and eligible uses of funds were also taken into consideration.
2	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Grant Planning and Administration Public Facilities 1 Public Facilities 2 Public Facilities 3 Public Facilities 4

	Description	In order to provide a suitable living environment in Snohomish County for, and expand the economic opportunities available to, low- and moderate-income persons and to special needs populations, the Snohomish County Consortium will invest CDBG funds to address 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.
	Basis for Relative Priority	The Needs Assessment conducted as part of the 2020-2024 Consolidated Planning process identified public facilities as a high need. This included the 2020-2024 Affordable Housing and Community Development Needs Survey, the Snohomish County Human Services Department 2019 Community Needs Assessment, historical application requests and award data, and other input received through the 2020-2024 consultation and citizen participation process. The amount of CDBG funds projected to be available and eligible uses of these funds were also taken into consideration.
3	Priority Need Name	Public Improvements and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Grant Planning and Administration Infrastructure 1 Infrastructure 2
	Description	In order to provide for the health, safety, and welfare of Snohomish County's low- and moderate-income neighborhoods, the Snohomish County Consortium will invest CDBG funds to 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.

	Basis for Relative Priority	The Needs Assessment conducted as part of the 2020-2024 Consolidated Planning process identified public improvements and infrastructure as a high need. This included the 2020-2024 Affordable Housing and Community Development Needs Survey, the Snohomish County Human Services Department 2019 Community Needs Assessment, historical application requests and award data, and other input received through the consultation and citizen participation process. The amount of CDBG funds projected to be available and eligible uses of these funds were also taken into consideration.
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	CDBG Public Services - Fair Housing CDBG Public Services - Homeless CDBG Public Services - Non Homeless Special Needs Grant Planning and Administration

	Description	The Snohomish County Consortium will invest CDBG funds to provide a range of public services for persons living with special needs and those experiencing homelessness or those at-risk of homelessness and fair housing counseling and education services. Services may include legal assistance, services for the elderly, disabled, or other persons with special needs, housing placement and stability services or services to assist people to access mainstream services or otherwise meet their specific needs.
	Basis for Relative Priority	The Needs Assessment and consultation and citizen participation conducted as part of the 2020-2024 Consolidated Planning process identified public services for persons living with special needs and those experiencing homelessness or at risk of homelessness as high needs. Services for persons living with special needs are identified needs as demonstrated through the Snohomish County Human Services Department 2019 Community Needs Assessment, the Snohomish County Consortium 2020-2024 Affordable Housing and Community Development Needs Survey, and additional input received through the consultation and citizen participation process. The need for services for persons experiencing homelessness or at-risk of homelessness was also demonstrated through these avenues as well as through the annual Point-in-Time count, the Homeless Management Information System, coordinated entry system data, the 2019 Homeless Prevention and Response System Strategic Plan, and Continuum of Care consultation. Homeless data can be found in the Needs Assessment and Market Analysis sections of this plan. The need for fair housing education and counseling services was identified through the Snohomish County Consortium's 2019 Analysis of Impediments to Fair Housing Choice and will assist Snohomish County and Consortium members to affirmative further fair housing in our jurisdictions and to address identified needs and goals in our Fair Housing Action Plan. The amount of CDBG funds projected to be available and the eligible uses of these funds was also taken into consideration.
5	Priority Need Name	Homeless Shelter, Rapid Rehousing, and HMIS
	Priority Level	High

	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Substance Use Disorders Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	ESG Homeless Emergency Shelter ESG Homeless Rapid Rehousing Grant Planning and Administration Homeless Management Information System
	Description	The Snohomish County Consortium will prioritize ESG funding to meet emergency shelter needs for services and operations, to meet the need for rapid rehousing through rent assistance and housing search and stability services, and for Homeless Management Information System (HMIS) costs.
	Basis for Relative Priority	The Needs Assessment and consultation and citizen participation conducted as part of the 2020-2024 Consolidated Planning process identified emergency shelter for services and operations and rapid rehousing as high needs. The Snohomish County 2019 Point-in-Time count data, Homeless Management Information System data, the 2019 Homeless Prevention and Response System Strategic Plan, the Snohomish County Human Services Department 2019 Community Needs Assessment, Continuum of Care consultation, coordinated-entry data and additional input received through the consultation and citizen participation process provide the basis for demonstrating the need. The amount of ESG funds projected to be available and eligible uses of these funds were also taken into consideration. HMIS is required to meet the data collection and reporting requirements for the U.S. Department of Housing and Urban Development.
6	Priority Need Name	Grant Planning and Administration
	Priority Level	High
	Population	Other

	Geographic Areas Affected	
	Associated Goals	Grant Planning and Administration
	Description	A portion of the CDBG, HOME, and ESG funds will be used by Snohomish County, as lead agency of the Snohomish County Consortium, to undertake required grant planning and administration activities.
	Basis for Relative Priority	This is a necessary activity for administration of CDBG, HOME, and ESG funds. Planned investment is guided by the projected funds to be available and the regulatory funding caps on these types of activities. This includes: 1) 15% of the annual CDBG allocation plus 15% of annual CDBG program income for eligible CDBG planning and administration costs; 2) 10% of the annual HOME allocation plus 10% of annual HOME program income for eligible HOME planning and administration costs; and 3) 7.5% of the annual ESG allocation for eligible administration costs.
7	Priority Need Name	Community and Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Small Business Relief, Recovery, and Resiliency Grant Program
	Description	Provide grants to small businesses impacted by the COVID-19 public health emergency.
	Basis for Relative Priority	The issuance of a Major Disaster Declaration on under Title IV of the Stafford Act issued by the President of the United States, Donald Trump, as a result of the COVID-19 Pandemic. The designation of a State of Emergency by Governor Jay Inslee, through Proclamation 20-05 and the Stay Home Stay Healthy Proclamation 20-25, which, in part, prohibits non-essential businesses in Washington State from conducting business.

Narrative (Optional)

As summarized in the Needs Assessment and Market Analysis sections of this plan, the affordable housing and non-housing community development needs for the Snohomish County Consortium far outweigh the amount of funding estimated to be available under the CDBG, HOME, and ESG programs to help address these needs. The priority needs listed above were developed based on the citizen participation and consultation process, the Needs Assessment, the Market Analysis, local and regional reports and strategic plans, the eligible uses of the grant funds and other grant requirements, and the estimated amount of funding and estimated program income projected to be available under these grant programs for the next five years.

The overall allocation plan for Snohomish County Consortium CDBG, HOME, and ESG grant funds is listed below. For information on allocation of City of Everett and City of Marysville CDBG grant funds, see the Participating Grantee CDBG Template for each of those jurisdictions.

CDBG:

- 20% of annual grant plus up to 20% of current year program income for grant planning and administration,
- 15% of annual grant plus up to 15% of prior year program income for public service projects,
- 55% of balance of grant funds for public facility and infrastructure projects, and
- 45% of balance of grant funds for housing projects.

HOME:

- 10% of annual grant plus 10% of current year program income for grant planning and administration,
- Up to 5% of grant for Community Housing Development Organization operating costs,
- 21% of annual grant for housing projects and programs selected through City of Everett process based on interlocal agreement, and
- Balance of annual grant for housing projects and programs selected through the Snohomish County Consortium process.

ESG:

- 7.5% of annual grant for grant administration, and
- Balance of annual grant to be used for emergency shelter, rapid rehousing, and Homeless Management Information System costs. Current allocation percentage is 34% of total for rapid rehousing, 47% of total for shelter, and 11% for HMIS. The allocation priorities and percentages may be adjusted over the upcoming five years as ongoing consultation with the Continuum of Care is required regarding allocation of these funds.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The high level of immediate need for rental housing assistance for persons experiencing homelessness and at risk of homelessness; the high level of cost burden experienced by extremely low-income and low-income households; the significant gap in the market between the number of affordable rental units needed for extremely low-income and low-income households and the number of rental units currently affordable and available to households at these income levels; the long wait lists for Section 8 Vouchers, Public Housing, and other assisted housing; current market trends indicating that rental housing is not likely to become more affordable over the next five years; and other market barriers to housing for this population including security and utility deposits.
TBRA for Non-Homeless Special Needs	
New Unit Production	<p>The high level of cost burden among low- and moderate-income renters with incomes at or below 60% of the area median income, with the greatest cost burden experienced by extremely low-income and low-income renters at or below 50% of the area median income; the significant gap in the market between the number of affordable rental units needed for households at these income levels and the number of rental units currently affordable and available to households at these income levels; the long wait lists for Section 8, Public Housing, and other assisted housing; and current market trends indicating that rental housing is not likely to become more affordable over the next five years.</p> <p>The higher level of cost burden among low- and moderate-income homeowners with incomes at or below 80% of the area median income; the very low supply of homeowner units currently affordable and available to households at these income levels; and current market trends indicating that homeowner housing is not likely to become more affordable over the next five years.</p>
Rehabilitation	The age and condition of the housing stock and the age and condition of the assisted/subsidized housing stock. In addition, rehabilitation needs for housing units for elderly persons and persons with disabilities.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	<p>The number of assisted/subsidized rental housing units at risk of loss from the subsidized/assisted housing inventory in Snohomish County in the next five years; the high level of cost-burden experienced by extremely low-income, low-income, and moderate-income renters with incomes at or below 60% of the area median income; the gap in the market between the number of affordable rental units needed for households at these income levels and the number of rental units currently affordable and available to households at these income levels; the long wait lists for Section 8 Vouchers, Public Housing, and other assisted housing; and current market trends indicating that rental housing is not likely to become more affordable over the next five years.</p> <p>The higher level of cost burden experienced by low- and moderate-income homeowners with incomes at or below 80% of the area median income, the lower supply of homeowner units currently affordable and available to households at these income levels; and current market trends indicating that homeowners housing is not likely to become more affordable over the next five years.</p>

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section describes the resources anticipated to be available to help address the priority needs and objectives identified in this Strategic Plan. It includes federal funds and program income anticipated to be available under the Snohomish County Consortium CDBG, HOME, and ESG programs during the 2020-2024 Consolidated Plan period, broken out by Year 1 (Program Year 2020) and Remainder of Con Plan (Program Years 2021 to 2024). It also includes information on other federal, state, local, and private resources anticipated to be available.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,111,023	75,000	609,540	3,795,563	12,794,113	2020 CDBG allocation is actual. CDBG program income is estimated. 2021-2024 CDBG annual allocations and program income are estimated.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,026,370	1,614,193	743,175	4,383,738	5,085,052	2020 HOME allocation and HOME program income are actual. 2021-2024 HOME annual allocations and program income are estimated.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	265,179	0	0	265,179	1,033,151	2020 ESG annual allocation is actual. 2021-2024 annual allocations are estimated.
Other	public - federal	Other	0	0	0	0	0	

Table 51 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG, HOME, and ESG funds leverage additional resources from a variety of private, state, and local funds. Applicants for projects to be funded from these programs provide information on leveraged funds during the application process and leveraging of resources is one of the criteria evaluated during the application review process for affordable housing and service projects. For Year 1 (Program Year 2020), it is estimated that CDBG, HOME, and ESG projects will have contributing funds of over \$168 million from other resources.

Matching funds are required for HOME and ESG funds. For these funds, project sponsors will be required to provide matching resources as part of the contracting process and will subsequently be monitored to document that the match was expended. The County will provide required matching funds for ESG funds used for County administration and County HMIS costs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Snohomish County Executive Dave Somers convened a Housing Affordability Regional Taskforce (HART) with cities and towns throughout the county to develop a five-year action plan that identifies priorities for county and city governments to accelerate our collective ability to meet the housing affordability needs of all Snohomish County residents and set a foundation for continued success through 2050. Over the course of several months, HART examined a comprehensive set of data and reports which served as the foundation for a rich strategic plan. One of the key funding strategies in the plan is to identify and provide surplus and under-utilized publicly owned property for low-income housing. Their analysis found that, 'Finding and purchasing land is a major challenge in the construction of all housing. It is typically 10 to 20 percent of the cost of a project. Donating real property or offering discounted long term-leases for developers of low-income housing, can be a particularly effective way to make such projects viable. Jurisdictions are encouraged to survey their existing real estate holdings and determine if any properties may be declared surplus and made available for low-income housing development.' That surveying process is about to be launched or currently underway in jurisdictions throughout Snohomish County.

Discussion

Other federal, state, local, and private funds anticipated/estimated to be available to help address the needs and objectives in Year 1 (Program Year 2020) of this Strategic Plan include:

FEMA Emergency Food and Shelter Program, \$21,625

HUD Continuum of Care, \$9,868,888

HUD Section 8 Housing Administration Funds (EHA), \$3,226,288

HUD Section 8 Housing Assistance Funds (EHA), \$40,777,842

HUD Section 8 Housing Administration Funds (HASCO), \$3,415,000

HUD Section 8 Housing Assistance Funds (HASCO), \$44,000,000

WA State Combined Homeless Grant, \$9,868,888

WA State DSHS Shelter Grant, \$442,699

Older Americans Act, \$869,158

WA State ESG, 310,760

WA State Housing and Essential Needs, \$442,699

WA State Housing Finance Commission, Low-Income Housing Tax Credits, \$\$29,648,176

Snohomish County Affordable Housing Trust Fund, \$650,000

Snohomish County Ending Homelessness Program, \$4,200,000

Snohomish County General Funds, \$184,587

Snohomish County Sales Tax Affordable Housing Development Fund, \$2,967,171

Snohomish County Sales Tax Rental Voucher Program, \$1,126,880

City of Everett Human Needs, \$100,772

City of Marysville, \$15,000

Building Changes - Systems Innovation Grant, \$400,372

Federal Housing Administration 221 D4, \$15,316,808

Washington State Housing Trust Funds, \$6,000,000

Miscellaneous Foundation Grants and Private Donations, \$19,897,424

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CATHOLIC COMMUNITY SERVICES	Subrecipient	Homelessness Non-homeless special needs public services	
COCOON HOUSE	Subrecipient	Homelessness public services	
DOMESTIC VIOLENCE SERVICES OF SNOHOMISH COUNTY	Subrecipient	Homelessness public services	
FULL LIFE CARE	Subrecipient	Non-homeless special needs public services	
HOUSING HOPE	Subrecipient	Homelessness public services	
MERCY HOUSING NORTHWEST	Subrecipient	Non-homeless special needs Rental public services	
VOLUNTEERS OF AMERICA WESTERN WASHINGTON	Subrecipient	Homelessness Non-homeless special needs public services	
YWCA	Subrecipient	Homelessness public services	
ARLINGTON, CITY OF	Government	Planning neighborhood improvements public facilities	
Monroe, City of	Government	Planning neighborhood improvements public facilities	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Mountlake Terrace, City of	Government	Planning neighborhood improvements public facilities	
Sultan, City of	Government	Planning neighborhood improvements public facilities	
Snohomish Fire District #24	Subrecipient	public facilities	
SNOHOMISH COUNTY	Government	Homelessness Ownership Planning neighborhood improvements public facilities	
Consortium Policy Advisory Board	Other	Planning	
Consortium Technical Advisory Committee	Other	Planning	
TOWN OF DARRINGTON	Government	Planning neighborhood improvements public facilities	
CITY OF EDMONDS	Government	Planning neighborhood improvements public facilities	
City of Everett	Government	Ownership Planning	
CITY OF GOLD BAR	Government	Non-homeless special needs Planning neighborhood improvements public facilities	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF GRANITE FALLS	Government	Planning neighborhood improvements public facilities	
TOWN OF INDEX	Government	Planning neighborhood improvements public facilities	
CITY OF LAKE STEVENS	Government	Planning neighborhood improvements public facilities	
CITY OF LYNNWOOD	Government	Planning neighborhood improvements public facilities	
CITY OF MARYSVILLE	Government	Planning	
STANWOOD	Government	Planning neighborhood improvements public facilities	
Everett/Snohomish County Continuum of Care	Continuum of care	Homelessness Planning	
HOUSING HOPE PROPERTIES	CHDO	Ownership Rental	
SENIOR SERVICES OF SNOHOMISH COUNTY	Subrecipient	Non-homeless special needs public services	
Mill Creek, City of	Government	Planning neighborhood improvements public facilities	
Mukilteo, City of	Government	Planning neighborhood improvements public facilities	

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Snohomish, City of	Government	Planning neighborhood improvements public facilities	
Woodway, City of	Government	Planning neighborhood improvements public facilities	
Brier, City of	Government	Planning neighborhood improvements public facilities	
HOUSING AUTHORITY OF SNOHOMISH COUNTY	PHA	Planning Public Housing Rental	
Everett Housing Authority	PHA	Planning Public Housing Rental public services	

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The list above includes many entities that are anticipated to help in carrying out the Snohomish County Consortium's 2020-2024 Consolidated Plan Strategic Plan. It is anticipated that additional organizations and agencies not listed above will also help in achieving goals and strategies identified in this Strategic Plan. This includes additional organizations and agencies selected for project/program funding awards through the Snohomish County Consortium's application process for 2021-2024 CDBG, HOME, and ESG funds and additional organizations and agencies that may participate in other partnerships or collaborations to achieve the identified strategies. For additional information on organizations and agencies coordinating/collaborating through the Everett/Snohomish County Continuum of Care, see additional information provided in response below, PR-10 Consultation, MA-30 Homeless Facilities and Services, and SP-60.

Key strengths in the Snohomish County Consortium institutional structure continue to be the existence of a broad range of project sponsors for affordable housing and non-housing community development projects (public facilities, infrastructure improvements, public services), two public housing authorities, ongoing local government and resident input through the Snohomish County Consortium Technical Advisory Committee and Policy Advisory Board, local community planning processes particularly around

housing and homelessness, and the collaborative partnerships between the County, local governments, Everett/Snohomish County Continuum of Care, public agencies, private non-profit organizations, and faith-based organizations to address local housing and non-housing community development needs for low- and moderate-income persons.

The Snohomish County Housing Affordability Regional Taskforce (HART) Report and Five-Year Action Plan was created by County Executive Dave Somers to bring together elected leaders from cities across Snohomish County and the County Council, on the belief that the housing affordability challenge before us is intensifying and is best addressed collaboratively and proactively. The County will continue to collaborate with the housing development community to address the community capacity to develop, own, and operate affordable housing.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		X
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The County's system of housing and services provides a coordinated system for financial assistance and supportive services available to households experiencing homelessness. Coordinated entry housing navigators provide direct financial assistance, connections to mainstream services, and action planning with households to help them obtain housing and stabilize. Coordinated entry housing navigators use a common self-sufficiency matrix to determine appropriate referrals to services. The matrix gives individuals a score in sixteen different "life domains" ranging from safety to mental health, substance abuse and income. Households are connected with services ranging from employment, life skills, adult education, mental health, substance abuse, conflict resolution, civil legal, child care, and children's services. Coordinated entry services are located throughout the county and provide outreach to vulnerable, hard to serve households as well as transportation assistance, if needed, to help families and individuals engage in services. Individuals and Families living with HIV/AIDS can receive housing and connection to services like medical case management and counseling through Catholic Community Services. The veteran's services agencies collaborate closely to meet the various service needs for veterans and to make referrals to other community services. Tailored services linkages are developed that crosswalk to life domains to streamline access for persons needing specific types of services, such as civil law or specialized employment services. Youth services are available throughout the county, including youth homeless prevention, homeless youth outreach and advocacy, navigation assistance to help youth access services, engage in education or employment activities, receive mental health or substance abuse treatment and to obtain stable housing if needed.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strength of the service delivery system for the special needs population is that there are various service providers that deliver these types of services and they regularly collaborate in their efforts to increase access, efficiency, and improve outcomes for participants. The primary gap is the limited funding resources to meet the existing need.

In regard to the service delivery system for persons experiencing homelessness, the strength of the service delivery system is the more recent system transformations that focus on the most effective and efficient interventions for quickly moving individuals and families experiencing homelessness into permanent housing. By targeting effective and efficient interventions and using evidence-based practices, the goal is that those experiencing homelessness have access to a safe, stable, and affordable home. The County in partnership with the CoC has developed a number of effective referral pathways to expedite connections with services. Our local family homelessness initiative made significant strides to improve service delivery based and tailored services. The homeless veteran's provider group has a

strong system in place to create a streamlined veterans service delivery system. The recent Youth Homeless Demonstration Program work has led to the creation of innovative projects to effectively prevent and end youth and young adult homelessness. While these are significant accomplishments, there are often not enough services for those in need, which primarily comes down to funding, rather than an access or eligibility issue. Another challenge is bringing all the stakeholders together that are necessary to build out a seamless service delivery system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Services needs for the special needs population are included in the Priority Needs and Goals of the Strategic Plan, which will provide some funding to help meet these needs in the community.

For the homeless system, one strategy for overcoming gaps and addressing priority needs is increasing collaborative programming and integrated, cross-system approach. The Partnership to End Homelessness, and the Continuum of Care governance Board are focused on undertaking some of that work in coordination with advocacy groups, housing and services providers and the homeless population. Cross-system collaboration with integrated care, including health and behavioral health systems, ensures individuals and families who are experiencing homelessness or who are at risk of homelessness receive the services needed to obtain and maintain permanent housing. For example, the Chronic Utilizer Alternative Response Team (CHART) is a partnership, with representation from criminal justice, emergency response, human services, and research, which identifies chronic utilizers of costly criminal justice and emergency response systems. Each identified individual receives wrap-around services from a specialized team that helps connect individuals to treatment providers, public defenders, social workers, and medical professionals. CHART has brought together a number of key stakeholders, including the Snohomish County HSD, City of Everett, Everett Police Department, Everett Fire Department, Providence Regional Medical Center, Snohomish County Jail, and Everett City Attorney's office. Cross-system collaboration with the criminal justice system also ensure that individuals and families who are experiencing homelessness or who are at risk of homelessness receive the services needed to obtain and maintain permanent housing. The County renovated the historic Carnegie Building into a Resource Center that serves individuals with mental health and/or substance use disorders who come into contact with the criminal justice system. The Community Service Center provides a variety of support and services in one location, including mental health and chemical dependency assessments, connections to mainstream resources, housing supports, and access to Coordinated Entry.

A number of pilot projects have been implemented in recent years to focus on how cross-systems collaboration can increase and promote successful client outcomes.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$404,820 HOME: \$6,157,276	Rental units constructed: 36 Household Housing Unit Rental units rehabilitated: 88 Household Housing Unit Other: 5 Other
2	Tenant-Based Rental Assistance	2020	2024	Affordable Housing		Affordable Housing	HOME: \$500,000	Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted
3	Homeowner Minor Home Repair	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$3,800,000	Homeowner Housing Rehabilitated: 2037 Household Housing Unit
4	Homeowner Home Rehabilitation	2020	2024	Affordable Housing		Affordable Housing	HOME: \$1,865,538	Homeowner Housing Rehabilitated: 30 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	First-Time Homebuyer Assistance	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$650,000 HOME: \$432,152	Homeowner Housing Added: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 29 Households Assisted
6	CHDO Operating Support	2020	2024	Affordable Housing		Affordable Housing	HOME: \$473,440	Other: 5 Other
7	Infrastructure 1	2020	2024	Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$1,242,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7840 Persons Assisted
8	Infrastructure 2	2020	2024	Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$1,458,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 9140 Persons Assisted
9	Public Facilities 1	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$360,000	Other: 4 Other
10	Public Facilities 2	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$450,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3928 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Public Facilities 3	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$594,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1794 Persons Assisted
12	Public Facilities 4	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$414,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3942 Persons Assisted
13	CDBG Public Services - Homeless	2020	2024	Homeless		Public Services	CDBG: \$1,991,826	Public service activities other than Low/Moderate Income Housing Benefit: 4355 Persons Assisted
14	CDBG Public Services Non-Homeless Special Needs	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$354,750	Public service activities other than Low/Moderate Income Housing Benefit: 1370 Persons Assisted
15	CDBG Public Services - Fair Housing	2020	2024	Fair Housing		Public Services	CDBG: \$141,875	Public service activities other than Low/Moderate Income Housing Benefit: 1320 Persons Assisted
16	ESG Homeless Emergency Shelter	2020	2024	Homeless		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$701,150	Homeless Person Overnight Shelter: 3025 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	ESG Homeless Rapid Rehousing	2020	2024	Homeless		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$448,860	Tenant-based rental assistance / Rapid Rehousing: 145 Households Assisted
18	Grant Planning and Administration	2020	2024	Planning and Administration		Affordable Housing Grant Planning and Administration Homeless Shelter, Rapid Rehousing, and HMIS Public Facilities Public Improvements and Infrastructure Public Services Community and Economic Development	CDBG: \$3,317,935 HOME: \$946,880 ESG: \$97,370	Other: 5 Other
19	Homeless Management Information System	2020	2024	HMIS		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$148,320	Other: 5 Other
20	Small Business Relief, Recovery, and Resiliency Grant Program	2020	2024	Non-Housing Community Development		Small Business Relief	TBD	Businesses Assisted: 20

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing
	Goal Description	Preserve, maintain, increase, and provide accessibility improvements for rental units that are affordable to households with incomes at or below 60% of the area median income, with at least 90% of the units for households with incomes at or below 50% of the area median income and no more than 10% of the units for households with incomes above 50% and at or below 60% of the area median income. Activities anticipated to include acquisition, rehabilitation, and/or new construction. There is a need for rental housing that is affordable among all population types and household sizes in the county, with particular needs identified for small units, seniors, persons with physical and cognitive disabilities, persons with mental health illnesses, individuals and families experiencing homelessness, homeless unaccompanied youth and parenting youth up to age 24, singles, households with children including single parent families, and large families.
2	Goal Name	Tenant-Based Rental Assistance
	Goal Description	Provide tenant-based rental assistance and/or security deposits to persons experiencing homelessness or at-risk of homelessness, including individuals, families, unaccompanied youth, and/or persons with special needs.
3	Goal Name	Homeowner Minor Home Repair
	Goal Description	Provide health- and safety-related minor home repairs to homeowners with incomes at or below 50% of the area median income who are elderly and/or living with disabilities to help them stay in their homes and to help maintain the current housing stock.
4	Goal Name	Homeowner Home Rehabilitation
	Goal Description	Provide housing rehabilitation loans to low- and moderate-income homeowners with incomes at or below 80% of the area median income to help them stay in their homes and to help maintain the current housing stock.
5	Goal Name	First-Time Homebuyer Assistance
	Goal Description	In order to increase homeownership by low- and moderate-income households, provide financing assistance for, and develop housing units for purchase by, first-time homebuyers with incomes at or below 80% of the area through purchase or downpayment assistance programs, self-help construction programs, and manufactured housing.

6	Goal Name	CHDO Operating Support
	Goal Description	Provide support for operating costs of Community Housing Development Organizations (CHDOs).
7	Goal Name	Infrastructure 1
	Goal Description	Support construction and rehabilitation of up to five street and/or sidewalk projects to principally benefit low- and moderate-income neighborhoods and/or which promote accessibility and mobility for elderly and disabled persons.
8	Goal Name	Infrastructure 2
	Goal Description	Support up to eleven other infrastructure projects, including but not limited to, water/sewer projects, flood drain improvements, and other flood mitigation needs to principally benefit low- and moderate-income households.
9	Goal Name	Public Facilities 1
	Goal Description	Support construction and/or rehabilitation of up to four public facilities which serve to remove material or architectural barriers to the mobility or accessibility of elderly persons and severely disabled adults.
10	Goal Name	Public Facilities 2
	Goal Description	Support acquisition, construction and/or rehabilitation of up to three 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 AIDS, and migrant workers.
11	Goal Name	Public Facilities 3
	Goal Description	Support acquisition, construction and/or rehabilitation of up to four 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.
12	Goal Name	Public Facilities 4
	Goal Description	Support acquisition, construction and/or rehabilitation of up to three (3) 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.

13	Goal Name	CDBG Public Services - Homeless
	Goal Description	Provide services for persons experiencing homelessness or at-risk of becoming homeless, including individuals, families, unaccompanied youth, and/or persons with special needs.
14	Goal Name	CDBG Public Services – Non-Homeless Special Needs
	Goal Description	Provide services to persons living with special needs to assist them to access, maintain or stabilize in their housing, optimize self-sufficiency, and support safe independent living in the community. Persons living with special needs include, but are not limited to, elderly and frail elderly persons, persons with disabilities, victims of domestic violence (inclusive of the HUD Continuum of Care definition), persons with mental illness, persons with alcohol or other drug addictions, and persons living with HIV/AIDS.
15	Goal Name	CDBG Public Services - Fair Housing
	Goal Description	Provide fair housing education and counseling services to low- and moderate-income persons.
16	Goal Name	ESG Homeless Emergency Shelter
	Goal Description	Provide temporary, short-term shelter and crisis services that assist persons experiencing homelessness, including individuals, families, unaccompanied youth, and/or persons with special needs, in receiving the services and resources they need to quickly move to permanent housing.
17	Goal Name	ESG Homeless Rapid Rehousing
	Goal Description	Provide rent assistance and housing search and stability services to persons experiencing homelessness, including individuals, families, unaccompanied youth, and/or persons with special needs, who are staying in emergency shelters or assisted with an emergency motel voucher, transitional housing, and staying in places not meant for human habitation.
18	Goal Name	Grant Planning and Administration
	Goal Description	As the grant recipient and lead agency of the Snohomish County Consortium, Snohomish County will undertake required CDBG, HOME, and ESG grant planning and administration activities.

19	Goal Name	Homeless Management Information System
	Goal Description	Provide support for Homeless Management Information System costs for required data collection and reporting.
20	Goal Name	Small Business Relief, Recovery, and Resiliency Grant Program
	Goal Description	Provide small business relief, recovery, and resiliency grants to small businesses that are critical to supporting the community's broad-based recovery from the impacts of the COVID-19 Pandemic.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the 2020-2024 Consolidated Plan period, it is estimated that Snohomish County Consortium 2020-2024 CDBG, HOME, and ESG projects will provide affordable housing to 804 renter households and 2,101 homeowner and homebuyer households. Of the 804 renter households, it is estimated that 733 will be extremely low-income, 56 will be low-income, and 16 will be moderate-income. Of the 2,101 homeowner and homebuyer households, it is estimated that 1,329 will be extremely low-income, 764 will be low-income, and 10 will be moderate-income.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not Applicable.

Activities to Increase Resident Involvements

HASCO plans to undertake the following activities to encourage its program residents to become more involved in management and participate in homeownership programs:

- Continue to have a resident Commissioner on its six-member Board of Commissioners which provides an important voice on the Board and represents the interests of residents.
- Continue to have a Resident Advisory Board to assist in the development of the annual Public Housing Agency Plan.
- Continue to print and distribute quarterly newsletters, including a holiday newsletter for Section 8 Housing Choice Voucher participants. The newsletters are designed to inform residents of news and updates at HASCO and to provide information on ways residents can become involved in HASCO activities, such as the resident Board Commissioner position and the Resident Advisory Board.
- Continue to host a weekly Lobby Day when Community Services specialists offer resources, books to children, and promote activities such as the Resident Advisory Board.
- Maintain an email contact list which participants may sign up for to receive information about upcoming engagement activities at HASCO and other community agencies.
- Continue to provide homeownership opportunities at three manufactured housing communities in Snohomish County. Continue to partner with HomeSight to provide purchase assistance and homeownership education and counseling.
- Continue to partner with HomeSight to provide the Manufactured Home Replacement Program at two manufactured housing communities. The program replaces outdated pre-HUD code homes with HUD-code, emergency efficient manufactured homes.

EHA plans to undertake the following activities to encourage its program residents to become more involved in management and participate in homeownership programs:

- Encourage a broad spectrum of residents to attend regular meetings of the EHA Resident Advisory Board to assist with the development of EHA's Public Housing Agency Plan.
- Encourage residents of properties with active resident councils to become involved with those councils.

- Appoint a resident to the Limited English Proficiency committee, which oversees compliance with the agency’s LEP policy, to include evaluating the effectiveness of staff training and translation/interpretation services provided for LEP residents.
- Keep residents informed of management activities and other agency updates through the distribution of newsletters and flyers.
- Continue to maintain an active caseload of Family Self-Sufficiency program participants.
- Continue partnerships with local agencies, such as Housing Hope, in order to promote homeownership options.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not Applicable.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Describe any negative effects of public policies on affordable housing and residential investment.

This section describes public policy barriers that may exist for affordable housing and residential development. Barriers may exist when the cost of housing or the incentives to develop, maintain, or improve affordable housing are negatively affected by public policies of the jurisdiction. Public policies include tax policies affecting land and other properties, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect return on residential investment.

Over the past five years, Snohomish County and Consortium members continued their commitment to overcoming cost and other barriers to developing and maintaining affordable housing through the administration and allocation of federal, state, and local resources for this purpose. Existing programs include housing for homeless persons and those at risk of homelessness, rental housing preservation and development, homeowner home repair and rehabilitation, homeownership development, and purchase assistance for first-time homebuyers. Despite progress made over the past five-years, demand for affordable housing has continued to increase due to several factors, including population growth, redevelopment of affordable housing into market rate housing, lagging wages, a booming economy, low-vacancy rates for both rental and homeowner, and lack of new affordable housing developments.

During the consultation and citizen participation process, Snohomish County conducted an on-line survey “2020-2024 Consolidated Plan Housing and Community Development Survey (2020-2024 Survey).” Responders were asked to list common barriers to low-income housing development and listed below are the common themes identified:

- Lack of available land
- Zoning and land use requirements increase costs
- Community resistance
- Regulatory barriers
- Lack of capital resources

Early in 2019, Snohomish County Executive, Dave Somers, created the Housing Affordability Regional Task Force (HART) <https://www.snohomishcountywa.gov/5422/HART>, to bring together elected leaders from cities across Snohomish County and the County Council, on the belief that the housing affordability challenge before us is intensifying and is best addressed collaboratively and proactively. The HART report, completed in January 2020, identified three goals to increase housing affordability at all income levels in Snohomish County:

1. Promote greater housing growth and diversity of housing types at all levels of affordability and improve jobs/housing connection,

Sub-Goal A: Promote greater housing growth and diversity of housing types and job/housing connections at all levels of affordability.

Sub-Goal B: Promote greater housing growth and diversity of housing types and job/housing connections for homes affordable to households at or below 60% AMI.

2. Identify and preserve existing housing at risk of rapid rent escalation or redevelopment balancing this with the need for more density, and
3. Increase housing density on transit corridors and/or in job centers, while also working to create additional housing across the entire county.

The HART report concluded, in part, that Snohomish County has seen a significant decrease of housing affordability and production has not kept up with the needs of the growing population, in terms of housing units completed and the cost to rent or purchase a home. Approximately one-third of Snohomish County households are cost burdened (paying more than 30% of their income for housing costs).

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Snohomish County and Consortium members will continue their commitment to overcoming cost barriers to developing and maintaining affordable housing for low- and moderate-income households in our community through the allocation of a portion of CDBG and HOME funds over the next five years to help develop and maintain affordable housing, as outlined in other areas of the Strategic Plan.

In the 2020-2024 Affordable Housing and Community Development Survey responders were asked to list strategies local governments could use to help overcome barriers to affordable housing. Common themes identified were:

- Provide incentives for developers to create low-income housing;
- Educate communities, existing homeowners and decision-makers on low-income housing;
- Expand the use of vouchers for low-income households; and
- Adjust zoning requirements.

The HART Report included a five-year action plan and the following policy and regulatory strategies were identified to remove barriers to affordable housing development, commensurate with the three HART Housing affordability Goals:

Goal 1, Sub-Goal A - Policy and Regulatory Strategies:

- Establish specific housing affordability goals in city and county comprehensive plans and provide more accurate information into the development of those plans.
- Ensure adequate Buildable Land Supply for housing.
- Increase SEPA33 categorical exemption thresholds for housing developments.

- Facilitate more efficient deal assembly and development timelines / promote cost effectiveness through consolidation, coordination, and simplification.
- Remove barriers by reducing construction costs and delays and expedite the permit process.
- Increase housing variety allowed at a range of affordability levels both in single-family zones, in areas with connections to jobs, and along transit corridors, including consideration of zoning for duplex, triplex, 4-plex, courtyard apartments, etc.

Snohomish County and Consortium members will continue their commitment to overcoming cost barriers to developing and maintaining affordable housing for low- and moderate-income households in our community through the allocation of a portion of CDBG and HOME funds over the next five years to help develop and maintain affordable housing, as outlined in other areas of the Strategic Plan.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

The Snohomish County Human Services Department works with key stakeholders to meet the goal of effectively engaging that experiencing homelessness and reduce their barriers to housing. The Outreach Coalition (OC) provides a monthly venue for cross-system collaboration with a variety of organizations to identify and locate those experiencing homelessness and coordinate outreach and engagement efforts. Organizations that participate in the OC include homeless housing service providers, PATH, youth programs, Behavioral Health, law Enforcement Embedded Social Workers (LEESW), Veterans Affairs, Mercy Watch, Community Health Centers. Examples of local outreach efforts includes:

- LEESWs identify and locate individuals experiencing homelessness, connect them to housing, Behavioral Health, health, and other essential services. Snohomish County and six cities currently operate LEESW programs in partnership with local Law Enforcement.
- The Diversion Center provides space for individuals experiencing homelessness that are identified by LEESW's to await inpatient treatment and connection to services.
- The Carnegie Resource Center provides a one-stop resource for community to homeless housing resources, including coordinated entry, employment/education navigation, and other mainstream services.
- Student Support Advocates and McKinney Vento Homeless Liaisons in schools identify homeless/at-risk students and connect households to housing and services.

All unsheltered individuals and families are assessed through coordinated entry tools and processes and connected directly to homeless housing navigators who work with the household to reduce barriers to obtaining housing or accessing needed services. Homeless youth outreach is done primarily through Cocoon House which has a youth outreach program, in addition to advocates who are available throughout the county to meet the safety and service needs of unaccompanied minors. Unaccompanied minors are assessed for youth specific services and housing and youth age 18-24 are assisted with specialized supports are also connected to mainstream services or housing where appropriate. Youth are also entered into coordinated entry and assessed with common tools. Tailored supportive services based upon assessment of need include mental health and substance abuse services, assistance signing up for mainstream benefits and accessing health care, legal services, and specialized services for specific populations. Navigators increase the likelihood that chronically homeless and vulnerable homeless persons access the appropriate services by providing assertive outreach and support when needed.

Addressing the emergency and transitional housing needs of homeless persons

Consultation with the CoC and key stakeholders shows the continued need for shelter for all populations of persons experiencing homelessness. Housing search can be difficult for those who have significant housing barriers, such as multiple evictions or criminal histories. Lower rental market vacancy rates and the lack of affordable housing stock can also contribute to longer periods of housing search.

The need continues for crisis housing beds to provide shelter to vulnerable individuals and families while they search for appropriate housing. Emergency Shelter offers temporary, short-term shelter and crisis services to homeless individuals and families. For many, emergency shelter is the only option to immediately alleviate a short-term housing crisis. Like other successful interventions, emergency shelters maintain a strong focus on quickly assisting individuals and families in moving to permanent housing, either on their own or with the assistance of another intervention via the Coordinated Entry System (e.g., rapid rehousing). In Snohomish County, emergency shelters operate under a variety of program models, including year-round, drop-in, and seasonal (i.e., shelters that are open during the cold weather season); some emergency shelters are also targeted to specific subpopulations, such as youth and young adults, or survivors of domestic violence.

Emergency shelters in Snohomish County are at various stages of transitioning to a low-barrier approach. Low-barrier shelters are essential to ensuring the homeless housing and service system is accessible to those most in need. These shelters also increase system efficiencies by creating pathways to permanent housing for chronic utilizers of emergency services.

Households residing in transitional housing programs are provided with housing stability services and deep rental subsidy. Transitional housing program resources are prioritized for specific populations for whom evidence has shown intensive supports to be appropriate. There continues to be need for transitional housing for specialized populations such as victims of domestic violence and youth under 18, as that is often the most appropriate housing type for youth under 18 as they work on transition to other stable housing options. Those fleeing domestic violence and still in danger are assisted with safety plans and then assisted with connecting with the appropriate programs to access housing. Youth are assisted with life skills and other pre-employment activities such as GED completion and connections to internship, apprenticeship and other job skills programs.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Coordinated Entry is a process for people who are homeless or at-risk of homelessness to access needed homelessness prevention, housing, and other services. Coordinated Entry incorporates uniform

screening and assessment, prioritization and program matching, and connections to mainstream services to help those seeking housing and services access programs more efficiently.

Coordinated Entry Navigators work with individuals and families not only to address their current housing crisis, but also to address their immediate barriers to housing stability by providing direct referrals to tailored services by Coordinated Entry service partners, including landlord dispute resolution and family mediation, civil legal assistance, mental health and substance use disorder services, and a range of employment and job training programs. By providing these next-step referrals, Navigators can assist individuals and families to identify and resolve their immediate barriers to housing stability and retention, regardless of whether a housing intervention is immediately available to address their situation.

Homeless housing vacancies are filled according to Orders of Priority adopted by the Partnership to End Homelessness CoC Board; prioritization is based on the length of time an individual or family has resided in a place not meant for human habitation, a safe haven, or an emergency shelter *and* the severity of the individual's or family's service needs. These Orders of Priority have been adopted to ensure that the community's most vulnerable individuals and families are housed as quickly as possible.

Consistent with federal and state guidance on evidence-based practices, Snohomish County's Continuum of Care has adopted a low-barrier and housing first approach and is expanding implementation to all levels of the homeless housing and service system. A core principle of Housing First is the belief that all people are ready for housing. Housing First means that no individual or family is denied housing because they face challenges with sobriety or substance use, poor credit or financial history, or have past involvement with the criminal justice system. Instead, safe and stable housing is viewed as the first step in meeting these challenges and provides individuals and families with a foundation on which they are then able to work on overcoming barriers to housing stability. Housing first also creates efficiencies in the homeless housing and service system by providing pathways to permanent housing for chronic users of costly emergency response, health care, behavioral health, and other social services.

Client choice is an essential component of housing first. Individuals and families are more likely to maintain housing stability when they have a choice in housing and services. Service providers engage individuals and families by providing meaningful opportunities to participate in services.

Housing and service providers that use a housing first approach require a high level of training and skill. Providers must have the ability to serve individuals and families with varying needs, including co-occurring mental health and substance use disorders. Wellness and recovery action plans are an important component for teams using a Housing First approach. Staff should have access to training on motivational interviewing, crisis intervention, harm reduction, and trauma informed care.

Homeless veterans are served through the veterans' partnership including coordinated entry housing and prevention navigation, employment, and other mainstream supportive services. The coordinated

entry system for veterans connects veterans with the homeless housing intervention that is appropriate to meet their needs as quickly as possible. Rapid Rehousing resources are available for use within the veteran's system through SSVF programs so that homeless veterans have access to permanent housing. Chronically homeless veterans may be served through the VASH program or permanent supportive housing programs through the coordinated entry process.

Coordinated entry for homeless unaccompanied youth is done through Cocoon House. Cocoon House provides services for young adults ages 18-24 and specialized services for youth under 18 to assist in identifying permanent housing options. Homeless unaccompanied minors who cannot be unified with their families have access to transitional housing. Youth served in these programs are connected with life skills and other pre-employment activities such as GED completion, adult basic education and connections to internship, apprenticeship and other job skills programs. Various services are available to help youth increase their life skills and resiliency toward increased self-sufficiency. Young adults, 18-24, have access to permanent housing options that include specialized rapid rehousing, other permanent housing, and permanent supportive housing that is largely a set aside within a larger homeless housing project.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Homeless prevention navigators work with those who are imminently homeless, including those with low income – facing evictions, exiting mental hospitals, treatment facilities, or getting forced out of temporary housing options and assist them in resolving their housing crisis and avoid experiencing homelessness through increasing income, resolving conflicts with landlords or family members, and connecting with civil legal services to prevent eviction, when necessary. Prevention navigators are able to contact landlords to understand their perspective and willingness to stop evictions and other notice violations through a mutually beneficial agreement. Navigators can also provide housing search and move-in assistance when it is necessary to move to another permanent housing situation due to concerns for safety, stability, and/or affordability. Prevention navigators have access to flexible funds that can pay rents, program fees, etc. in order to stabilize housing or obtain housing. To increase housing stability and reduce barriers to housing retention, navigators provide comprehensive and individualized services to households, including education, life skills, financial counseling and credit repair and affordable health care.

In 2018, Snohomish County Human Services, Behavioral Health Division, in partnership with Pioneer Human Services opened the Carnegie Resource Center. The CRC operate as a hub for individuals within Snohomish County, providing them with the ability to seek and become connected to community services, such as housing, mental health, and substance use treatment. Agencies with proficiency in

these areas will be able to offer appointment times to complete applications and assessments, pass on important information about services to clients.

The Snohomish Diversion Pilot (SDP) is a residential jail diversion program the County opened in 2019 and serves homeless individuals at risk of arrest for minor infractions who have substance use or co-occurring mental health and substance use disorders were referred to the SDP by embedded social workers and law enforcement officers throughout Snohomish County. Upon entry into the facility, SDP staff connect participants to substance use disorder treatment and social services. In addition, the County employs a Housing Navigator that works with justice-involved homeless persons in the County jail to conduct a Coordinated Entry intake and to plan for housing and services after discharge. The IIF Navigator makes referrals to other needed services, such as behavioral health services.

The County also directly supports Cocoon House who provides homeless prevention, housing, and other supportive services to unaccompanied youth. Cocoon House serves as a coordinated entry site for youth under the age of twenty-five. This agency provides family reconciliation services where appropriate and also provides emergency shelter for youth under 18 when reconciliation is not possible. Examples of youth specific programming:

- The Youth Engagement Team provides a team of mobile navigators and a designated behavioral health specialist to work with youth up to 21 years old to identify natural supports, community resources and secure safe, viable housing options. The program has intentional connections to the juvenile justice system and the Department of Children, Youth, and Families, including cross-system collaboration and a system-wide referral process.
- The FUP (Family Unification Project) program provides Section 8 rental assistance combined with case management for youth aging out of foster care.
- The Cocoon House-Denney Juvenile Justice Center partnership – Transitional Planning Program – is an innovative partnership that was developed because of high recidivism rates among justice-involved youth and the need to generate more effective discharge planning, so that youth are not discharged to homelessness or the foster care system without a support plan.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In order to address the risk of lead-based paint hazards, Snohomish County requires projects and programs funded with CDBG, HOME, and ESG funds it administers to comply with lead-based paint regulations for rehabilitation work on structures built before 1978.

Proposed projects are first reviewed for lead-based paint hazards during the application review process. If the project is selected for funding and lead-based paint is found to be a hazard, project sponsors are required to comply with the applicable federal lead-based paint requirements regarding reduction of the hazard. Funded projects and programs are monitored by Snohomish County Human Services Department staff to ensure compliance with federal regulations, such as notification of lead-based paint hazards, performance of work by certified workers according to acceptable procedures, and clearance of the work by certified inspectors. Project sponsors for the homeowner home rehabilitation and minor home repair programs assess lead hazard risks for homes rehabilitated and repaired under those programs and follow lead-based paint requirements for homes found to be at risk.

How are the actions listed above related to the extent of lead poisoning and hazards?

While Snohomish County does contain housing units older than 1978, some of which are estimated to be occupied by low- and moderate-income families, based on information reviewed in the Market Analysis of this plan, the overall lead exposure risk in Snohomish County, outside the City of Everett and the City of Marysville, is low with a few pockets that may have more risk due to older homes or other higher risk factors. Requiring projects and programs that seek funding under the CDBG, HOME, and ESG programs to comply with the lead-based paint requirements helps reduce the risk that is present. Please also see Section 65 of the Non-Housing Community Development Plans for the City of Everett and the City of Marysville for additional information on actions to address lead-based paint hazards in those jurisdictions.

How are the actions listed above integrated into housing policies and procedures?

The actions listed above are included in the Snohomish County Consortium application, contracting, and monitoring processes.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The mission of the Snohomish County Human Services Department is to help all persons meet their basic needs and develop their potential by providing timely, effective human services and building community. The Department is guided by a core set of values to act as a catalyst for enhancing our communities' own intrinsic abilities to support and care for their residents. Snohomish County is the local community action agency with the primary aim of helping low-income individuals and families move from poverty toward self-sufficiency through the integration of an array of services designed to increase well-being, education, and employment opportunities.

The groundwork is being laid for Snohomish County to continue enhancing its comprehensive and effective workforce system under the direction of the Snohomish County Executive and the local workforce development board appointed by the Executive. The provision of employment opportunities is central to Snohomish County's anti-poverty strategy which creates synergy between nine industry sectors targeted for attraction, retention, and expansion and the need of low-income residents countywide.

One example is the high priority Snohomish County is placing on addressing the workforce development needs of individuals who are experiencing and at risk of homelessness through the Housing Stability and Employment Initiative pilot grant. This Initiative, funded by Building Changes, assists previously homeless community residents served by rapid rehousing and vulnerably housed community residents engaged in early learning programs realize the importance of embedding education and employment goals in their life stability plans.

Benefits planning is incorporated into the above work, as are services which help individuals to use subsidies to advance their skill building, training, and self-sufficiency building goals while they access other critical housing stability services. Strategies to remove barriers to education and employment engagement are also prioritized and include connecting community residents to resources such as childcare, tutoring, transportation, work clothing, and tools. Career development services are delivered by skilled navigators through a trauma-informed lens in a supportive environment. In this system, those community residents who are ready for, or nearly ready for, employment are directed by Coordinated Entry staff to mainstream employment resources like the network of WorkSource American Job Center sites throughout the county as well as programs funded by Workforce Snohomish, a local workforce development partner, to continue their job search and pursue demand-driven training.

Benefits planning is incorporated into the above work, as are services which help individuals to use subsidies to advance their skill building, training, and self-sufficiency building goals while they access other critical housing stability services. Strategies to remove barriers to education and employment engagement are also prioritized and include connecting community residents to resources such as childcare, tutoring, transportation, work clothing, and tools. Career development services are delivered by skilled navigators through a trauma-informed lens in a supportive environment. In this system, those

community residents who are ready for, or nearly ready for, employment are directed by Coordinated Entry staff to mainstream employment resources like the network of WorkSource American Job Center sites throughout the county as well as programs funded by Workforce Snohomish, a local workforce development partner, to continue their job search and pursue demand-driven training.

Those who face additional barriers to employment and are assessed to need more education or training, will be referred to available English as a Second Language, high school completion-related programs, social enterprises, apprenticeships, and/or to postsecondary opportunities where they can earn short-term certificates, engage in training, and/or job readiness and job search workshops.

As part of these efforts, those who need more intensive supports but who are not eligible at the time of assessment for vocational rehabilitation, Supplemental Security Income, Social Security Disability Insurance, Veterans Assistance, or other benefit services will be referred to county-contracted social enterprise providers to engage in a modified, time-limited subsidized work experience programs while their progress is tracked.

Those who require and are eligible for the most intensive subsidy supports will be connected to the appropriate supported employment services. All engaged in this assessment-driven employment system will have access to professionals who have the skills to incorporate benefit planning and to promote and support employment transitions through a trauma-informed care model.

On a broader scale, Snohomish County Aging and Disability Services, Behavioral Health, Developmental Disabilities and Early Learning, Housing and Community Services, and Veterans Assistance Program staff recognize that some persons engaged in these systems will have more positive life outcomes if education and employment is part of their life plan. Staff are informing persons discharged from hospitals and those engaged in or exiting foster care, hospitals, behavioral health treatment, and justice programs about the resources they could access from workforce development partners.

Additionally, the HUD Section 3 program requires that grant recipients of CDBG and HOME funds provide job training, employment, and contracting opportunities for low-income residents in connection with contraction projects and activities in their neighborhoods to the greatest extent possible. The Department continues to effectively operate its Section 3 Plan to ensure that these opportunities are made widely available to low-income residents and Section 3 business concerns of our communities.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Department has aligned its goals, programs, and policies for ending poverty in our communities with comprehensive land use strategies and the HUD strategic goals of using housing as a platform to improve quality of life and building strong, resilient, and inclusive communities. We are committed to the objectives of promoting health and housing stability of vulnerable populations, promoting economic

development and economic resilience, affirmatively furthering fair housing, and increasing the health and safety of homes.

The Department is aligning its affordable housing plan with the Planning and Development Department General Planning Policies that accompany that report. The Department collaborates with the Partnership to End Homelessness CoC Board to support a coordinated effort to prevent and end homelessness in Snohomish County. This includes partnering with local agencies to implement system transformations that focus on the most effective and efficient interventions and evidence-based practices for quickly moving individuals and families experiencing homelessness into permanent housing.

To realize our aims, the Department utilizes the housing programs funded through the Consolidated Plan with our other programs and services to address the needs of the lowest-income, most vulnerable households in our communities. These efforts include focusing CDBG and HOME rental housing projects on serving extremely low-income and low-income households and vulnerable households with special needs. We support an array of services designed to affirmatively further fair housing and access to economic opportunities. Our minor home repair program is increasingly focused on health and safety measures and healthy homes principles to ensure that we are retaining existing housing stock as well as creating new affordable housing stock.

We are collaborating extensively with local municipalities and the two Public Housing Authorities within our jurisdiction to ensure housing is coupled with appropriate subsidies as well as an expanded menu of economic opportunity services. We have also served as a pilot site for new programs that couple housing-choice housing with economic opportunity services. Our ultimate aim is to increase the number of households that move out of poverty and make our county's affordable housing stock available to those most in need. This will, in turn, serve as the platform for improving the quality of life for Snohomish County's most vulnerable residents and enhance the resiliency and inclusiveness of all our communities.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring of organizations, agencies, and municipalities for activities assisted with CDBG, HOME, and ESG funds administered by Snohomish County through the Snohomish County Consortium is conducted by the Snohomish County Human Services Department. The City of Everett Department of Community Development also conducts some monitoring for projects funded out of the portion of HOME funds set-aside for Everett projects, with oversight monitoring conducted by Snohomish County. On-site physical inspections of some HOME-assisted rental housing properties are conducted by the Washington State Department of Commerce, under a Memorandum of Understanding with Snohomish County, and any inspection reports and required remedial actions and responses are provided to Snohomish County.

Program performance and compliance monitoring is conducted in accordance with the specific requirements for each of the three grant programs and the type of activities receiving funding. Monitoring activities include: ongoing communications with, and technical assistance to, the organizations, agencies, and municipalities receiving funds before and during project implementation regarding grant requirements such as participant and activity eligibility, environmental, relocation, procurement, construction bidding, construction, labor standards, contractor payment schedules, change orders, and final inspection; risk assessment; on-site monitoring including an entrance interview, review of grant activities, participant files, program and fiscal policies and procedures, and other records, and written notice of monitoring results and follow-up if needed; and remote monitoring such as desk review of invoices to ensure costs are expended within the approved budget and for eligible costs and review of performance reports.

The Snohomish County Human Services Department provides, where necessary and appropriate, technical assistance, recommendations and/or corrective measures to ensure that projects are operated in compliance with applicable rules and regulations. If a project sponsor fails to implement a corrective action plan and continues to operate a project in non-compliance, the Snohomish County Human Services Department will follow contracting procedures for suspension or termination of the contract.

Public facility and infrastructure activities and HOME-assisted rental housing properties are also monitored for a period of years after completion to ensure continued compliance with grant requirements during the public benefit period. The HOME monitoring includes on-site physical inspections to ensure that property standards continue to be met.

Snohomish County continues its policy of ensuring that business enterprises owned by minorities and women (M/WBEs) are given an equal opportunity to compete for projects receiving funding through Snohomish County Consortium grant funds by: 1) referring subgrantees to the internet website

maintained by the State of Washington with a list of qualified M/WBEs, 2) including the County's policy on M/WBE opportunity in contracts, and 3) discussing M/WBE requirements at pre-bid and pre-construction meetings with subgrantees and their contractors.

Snohomish County prepares a Consolidated Annual Performance and Evaluation Report (CAPER) after the end of each program year that reviews program performance and whether the specific goals and strategies are being met.

VI. 2020 Annual Action Plan - Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

This section describes the resources anticipated to be available to help address the priority needs and objectives identified in this Strategic Plan. It includes federal funds and program income anticipated to be available under the Snohomish County Consortium CDBG, HOME, and ESG programs during the 2020-2024 Consolidated Plan period, broken out by Year 1 (Program Year 2020) and Remainder of Con Plan (Program Years 2021 to 2024). It also includes information on other federal, state, local, and private resources anticipated to be available.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,111,023	75,000	609,540	3,795,563	12,794,113	2020 CDBG allocation is actual. CDBG program income is estimated. 2021-2024 CDBG annual allocations and program income are estimated.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,026,370	1,614,193	743,175	4,383,738	5,085,052	2020 HOME allocation and HOME program income are actual. 2021-2024 HOME annual allocations and program income are estimated.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	265,179	0	0	265,179	1,033,151	2020 ESG annual allocation is actual. 2021-2024 annual allocations are estimated.
Other	public - federal	Other	0	0	0	0	0	

Table 55 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG, HOME, and ESG funds leverage additional resources from a variety of private, state, and local funds. Applicants for projects to be funded from these programs provide information on leveraged funds during the application process and leveraging of resources is one of the criteria evaluated during the application review process for affordable housing and service projects. For Year 1 (Program Year 2020), it is estimated that CDBG, HOME, and ESG projects will have contributing funds of over \$168 million from other resources.

Matching funds are required for HOME and ESG funds. For these funds, project sponsors will be required to provide matching resources as part of the contracting process and will subsequently be monitored to document that the match was expended. The County will provide required matching funds for ESG funds used for County administration and County HMIS costs.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Snohomish County Executive Dave Somers convened a Housing Affordability Regional Taskforce (HART) with cities and towns throughout the county to develop a five year action plan that identifies priorities for county and city governments to accelerate our collective ability to meet the housing affordability needs of all Snohomish County residents and set a foundation for continued success through 2050. Over the course of several months, HART examined a comprehensive set of data and reports which served as the foundation for a rich strategic plan. One of the key funding strategies in the plan is to identify and provide surplus and under-utilized publicly owned property for low-income housing. Their analysis found that, 'Finding and purchasing land is a major challenge in the construction of all housing. It is typically 10 to 20 percent of the cost of a project. Donating real property or offering discounted long term leases for developers of low-income housing, can be a particularly effective way to make such projects viable. Jurisdictions are encouraged to survey their existing real estate holdings and determine if any properties may be declared surplus and made available for low-income housing development.' That surveying process is about to be launched or currently underway in jurisdictions throughout Snohomish County.

Discussion

Other federal, state, local, and private funds anticipated/estimated to be available to help address the needs and objectives in Year 1 (Program Year 2020) of this Strategic Plan include:

FEMA Emergency Food and Shelter Program, \$21,625

HUD Continuum of Care, \$9,868,888

HUD Section 8 Housing Administration Funds (EHA), \$3,226,288

HUD Section 8 Housing Assistance Funds (EHA), \$40,777,842

HUD Section 8 Housing Administration Funds (HASCO), \$3,415,000

HUD Section 8 Housing Assistance Funds (HASCO), \$44,000,000

WA State Combined Homeless Grant, \$9,868,888

WA State DSHS Shelter Grant, \$442,699

Older Americans Act, \$869,158

WA State ESG, 310,760

WA State Housing and Essential Needs, \$442,699

WA State Housing Finance Commission, Low-Income Housing Tax Credits, \$\$29,648,176

Snohomish County Affordable Housing Trust Fund, \$650,000

Snohomish County Ending Homelessness Program, \$4,200,000

Snohomish County General Funds, \$184,587

Snohomish County Sales Tax Affordable Housing Development Fund, \$2,967,171

Snohomish County Sales Tax Rental Voucher Program, \$1,126,880

City of Everett Human Needs, \$100,772

City of Marysville, \$15,000

Building Changes - Systems Innovation Grant, \$400,372

Federal Housing Administration 221 D4, \$15,316,808

Washington State Housing Trust Funds, \$6,000,000

Miscellaneous Foundation Grants and Private Donations, \$19,897,424

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities 3	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$366,597	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
2	First-Time Homebuyer Assistance	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$45,000 HOME: \$10,697	Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Rental Housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$261,618 HOME: \$3,413,802	Rental units constructed: 17 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit
4	Tenant-Based Rental Assistance	2020	2024	Affordable Housing		Affordable Housing	HOME: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 70 Households Assisted
5	Homeowner Minor Home Repair	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$1,092,231	Homeowner Housing Rehabilitated: 450 Household Housing Unit
6	Homeowner Home Rehabilitation	2020	2024	Affordable Housing		Affordable Housing	HOME: \$605,538	Homeowner Housing Rehabilitated: 7 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	CHDO Operating Support	2020	2024	Affordable Housing		Affordable Housing	HOME: \$50,000	Other: 1 Other
8	Infrastructure 2	2020	2024	Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$618,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5730 Persons Assisted
9	CDBG Public Services - Homeless	2020	2024	Homeless		Public Services	CDBG: \$371,828	Public service activities other than Low/Moderate Income Housing Benefit: 70 Persons Assisted
10	CDBG Public Services - Non Homeless Special Needs	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$70,950	Public service activities other than Low/Moderate Income Housing Benefit: 80 Persons Assisted
11	CDBG Public Services - Fair Housing	2020	2024	Fair Housing		Public Services	CDBG: \$28,375	Public service activities other than Low/Moderate Income Housing Benefit: 375 Persons Assisted
12	ESG Homeless Emergency Shelter	2020	2024	Homeless		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$125,225	Homeless Person Overnight Shelter: 935 Persons Assisted
13	ESG Homeless Rapid Rehousing	2020	2024	Homeless		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$89,772	Tenant-based rental assistance / Rapid Rehousing: 23 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Grant Planning and Administration	2020	2024	Planning and Administration		Grant Planning and Administration	CDBG: \$628,204 HOME: \$203,431 ESG: \$19,888	Other: 1 Other
15	Homeless Management Information System	2020	2024	HMIS		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$30,294	Other: 1 Other
16	Public Facilities 4	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$302,955	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4380 Persons Assisted

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities 3
	Goal Description	Support acquisition, construction and/or rehabilitation of up to four 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.
2	Goal Name	First-Time Homebuyer Assistance
	Goal Description	In order to increase homeownership by low- and moderate-income households, provide financing assistance for, and develop housing units for purchase by, first-time homebuyers with incomes at or below 80% of the area through purchase or downpayment assistance programs, self-help construction programs, and manufactured housing.

3	Goal Name	Rental Housing
	Goal Description	Preserve, maintain, increase, and provide accessibility improvements for rental units that are affordable to households with incomes at or below 60% of the area median income, with at least 90% of the units for households with incomes at or below 50% of the area median income and no more than 10% of the units for households with incomes above 50% and at or below 60% of the area median income. Activities anticipated to include acquisition, rehabilitation, and/or new construction. There is a need for rental housing that is affordable among all population types and households' sizes in the county, with particular needs identified for small units, seniors, persons with physical and cognitive disabilities, persons with mental health illnesses, individuals and families experiencing homelessness, homeless unaccompanied youth and parenting youth up to age 24, singles, households with children including single parent families, large families, and refugees.
4	Goal Name	Tenant-Based Rental Assistance
	Goal Description	Provide tenant-based rental assistance and/or security deposits to persons experiencing homelessness or at-risk of homelessness, including individuals, families, unaccompanied youth, and/or persons with special needs.
5	Goal Name	Homeowner Minor Home Repair
	Goal Description	Provide health- and safety-related minor home repairs to homeowners with incomes at or below 50% of the area median income who are elderly and/or living with disabilities to help them stay in their homes and to help maintain the current housing stock.
6	Goal Name	Homeowner Home Rehabilitation
	Goal Description	Provide housing rehabilitation loans to low- and moderate-income homeowners with incomes at or below 80% of the area median income to help them stay in their homes and to help maintain the current housing stock.
7	Goal Name	CHDO Operating Support
	Goal Description	Provide support for operating costs of Community Housing Development Organizations (CHDOs).
8	Goal Name	Infrastructure 2
	Goal Description	Support up to ten other infrastructure projects, including but not limited to, water/sewer projects, flood drain improvements, and other flood mitigation needs to principally benefit low- and moderate-income households.

9	Goal Name	CDBG Public Services - Homeless
	Goal Description	Provide services for persons experiencing homelessness or at-risk of becoming homeless, including individuals, families, unaccompanied youth, and/or persons with special needs.
10	Goal Name	CDBG Public Services - Non Homeless Special Needs
	Goal Description	Provide services to persons living with special needs to assist them to access, maintain or stabilize in their housing, optimize self-sufficiency, and support safe independent living in the community. Persons living with special needs include, but are not limited to, elderly and frail elderly persons, persons with disabilities, victims of domestic violence (inclusive of the HUD Continuum of Care definition), persons with mental illness, persons with alcohol or other drug addictions, and persons living with HIV/AIDS.
11	Goal Name	CDBG Public Services - Fair Housing
	Goal Description	Provide fair housing education and counseling services to low- and moderate-income persons.
12	Goal Name	ESG Homeless Emergency Shelter
	Goal Description	Provide temporary, short-term shelter and crisis services that assist persons experiencing homelessness, including individuals, families, unaccompanied youth, and/or persons with special needs, in receiving the services and resources they need to quickly move to permanent housing.
13	Goal Name	ESG Homeless Rapid Rehousing
	Goal Description	Provide rent assistance and housing search and stability services to persons experiencing homelessness, including individuals, families, unaccompanied youth, and/or persons with special needs, who are staying in emergency shelters or assisted with an emergency motel voucher, transitional housing, and staying in places not meant for human habitation.
14	Goal Name	Grant Planning and Administration
	Goal Description	As the grant recipient and lead agency of the Snohomish County Consortium, Snohomish County will undertake required CDBG, HOME, and ESG grant planning and administration activities.

15	Goal Name	Homeless Management Information System
	Goal Description	Provide support for Homeless Management Information System costs for required data collection and reporting.
16	Goal Name	Public Facilities 4
	Goal Description	Support acquisition, construction and/or rehabilitation of up to three (3) 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.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The project descriptions below provide a concise summary of the activities that will be undertaken during the upcoming 2020 program year to address priority needs and goals established in the Strategic Plan of the Consolidated Plan.

#	Project Name
1	ESG Rapid Rehousing, Emergency Shelter, HMIS, and Grants Administration
2	Catholic Community Services - Pregnant and Parenting Housing Program
3	Cocoon House - Central and East Shelters
4	Housing Hope - Homeless Services
5	Housing Hope - Teen and Young Parent Housing Program
6	Senior Services of Snohomish County DBS Homage - Food and Nutrition Services
7	Mercy Housing Northwest - Senior Housing Support Services
8	Volunteers of America Western Washington - Fair Housing Education and Counseling Services
9	Homage Senior Services - Minor Home Repair Program
10	Stillaguamish Senior Center - Stillaguamish Pointe Elevator Replacement
11	Stanwood Community & Senior Center - Kitchen & Dining Hall Restoration & Renewal
12	Snohomish County Fire District - Advance Life Support Ambulance
13	Town of Darrington - Darrington Street & Elwell Avenue Waterline
14	Town of Darrington - Mountain Loop Highway Waterline
15	Town of Darrington - Trail Street Waterline
16	HomeSight - Puget Sound Homeownership
17	CDBG Planning & Administration
18	HOME Planning & Administration
19	Snohomish County -HOME Rental Housing Project TBD
20	YWCA of Seattle-King-Snohomish County - Pathways to Stability TBRA Program
21	Everett Housing Authority - Baker Heights Legacy
22	Housing Hope Properties - Twin Lakes Landing II
23	Housing Hope Properties - CHDO Operating Support Grant
24	Everett - Community Housing Improvement Program (CHIP)

Table 57 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation priorities for these activities are according to the allocation priorities set forth in the Strategic Plan of the 2020-2024 Consolidated Plan. See SP-25 for more information.

The number of activities that may be undertaken are limited by the amount of CDBG, HOME, and ESG funds available.

AP-38 Project Summary
Project Summary Information

1	Project Name	ESG Rapid Rehousing, Emergency Shelter, HMIS, and Grants Administration
	Target Area	
	Goals Supported	ESG Homeless Emergency Shelter ESG Homeless Rapid Rehousing Grant Planning and Administration Homeless Management Information System
	Needs Addressed	Homeless Shelter, Rapid Rehousing, and HMIS Grant Planning and Administration
	Funding	ESG: \$265,179
	Description	Rapid Rehousing (RRH) housing search and stabilization services and tenant-based rental assistance to rapidly re-housing homeless individuals and families into permanent housing. Emergency shelter (ES) facilities operating costs and supportive services. Homeless Management Information System (HMIS) costs for required data collection and reporting activities. County administration costs for required grant administration activities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 23 households who are extremely low-income and homeless (residing in emergency shelters, places not meant for human habitation, or fleeing domestic violence) will receive rapid rehousing assistance through Catholic Community Services Western Washington. Approximately 530 homeless households (935 persons) will be served in emergency shelter facilities operated by Cocoon House, Domestic Violence Services of Snohomish County, Housing Hope, Monroe Gospel Women's Mission, and the YWCA. N/A for HMIS and Grant Administration.
	Location Description	Rapid re-housing is provided at scattered sites throughout the county. Emergency shelters are located in Everett, Lynnwood, Monroe, and Stanwood and a confidential location for the domestic violence shelter.

	Planned Activities	<p>Rapid rehousing households will be provided with housing search, placement, and other assistance, including supportive services, and short- and medium-term rental assistance under a graduated rental subsidy to ensure housing stability prior to exit. Persons served through emergency shelter facilities will receive safe shelter with supportive services, connection to resources, and other essential services. HMIS activities include data entry, data quality, and reporting. Eligible grant administration costs include: 1) overall program management, coordination, monitoring, and evaluation, 2) providing training on ESG requirements, 3) preparing and amending the ESG and homeless-related sections of the Consolidated Plan, and 4) carrying out required environmental review responsibilities. The allocated cost for ESG Administration falls within the allowed rate of 7.5% of the 2020 ESG allocations.</p> <p>Of the \$265,179 in 2020 ESG funding, \$89,772 is allocated for rapid rehousing, \$125,225 for emergency shelter, \$19,888 for ESG administration, and \$30,294 for HMIS.</p>
2	Project Name	Catholic Community Services - Pregnant and Parenting Housing Program
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$50,525
	Description	<p>The project will provide supportive housing with case management services to homeless adults who are pregnant, parenting, or in verifiable reunification with their children who are currently in chemical dependency treatment or have been in treatment within the past year. The overall goal is to reduce homelessness, increase self-sufficiency, and move households towards permanent housing.</p>
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 homeless adults who are pregnant, parenting, or in verifiable reunification and their children, for a total of approximately 60 persons.
	Location Description	1918 Everett Avenue, Everett, WA 98201. County-wide. Housing sites are located at scattered sites in Snohomish County, outside the cities of Everett and Marysville and outside the King County portion of Bothell.

	Planned Activities	It is anticipated that CDBG funds will be used to provide case management services for the program.
3	Project Name	Cocoon House - Central and East Shelters
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$57,359
	Description	The project will provide emergency shelter with case management and supportive services to homeless teens to increase safety and stability. The overall goal is for teens to reunite with family or locate another safe and desirable housing option.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 155 homeless teens ages 12 to 17.
	Location Description	County-wide. Central Shelter 2726 Cedar St., Everett and East Shelter 15302 Plainview Pl., Monroe, WA.
	Planned Activities	It is anticipated that CDBG funds will be used to provide case management and other support staff.
4	Project Name	Housing Hope - Homeless Services
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$133,139
	Description	The project will provide affordable housing and comprehensive support services to families experiencing homelessness and previously homeless individuals with disabilities. Overall goals are to obtain and maintain permanent housing, increase life skills, and increase self-sufficiency.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	The project will serve approximately 178 homeless families including previously homeless individuals with disabilities.
	Location Description	10 Housing Hope Facilities in Snohomish County (Everett, Arlington, Sultan, Monroe and Stanwood). Administrative offices located at: 5826 Evergreen Way, Everett, WA 98203.
	Planned Activities	Family support services and employment services for homeless families and previously homeless individuals residing at the designated 104 units of permanent housing.
5	Project Name	Housing Hope - Teen and Young Parent Housing Program
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$42,868
	Description	The project provides affordable housing with comprehensive support services to homeless pregnant and parenting teens and young parents ages 16 to 24 and their children. The overall goals are to increase housing stability and self-sufficiency.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 29 households, consisting of homeless pregnant or parenting teens or young parents ages 16 to 24 and their children (75 persons).
	Location Description	New Century Village Apartments, 2505/2507 Howard Avenue, Everett, WA 98203
Planned Activities	The CDBG funds are anticipated to be used to provide family support services for the program.	
6	Project Name	Senior Services of Snohomish County DBA Homage - Food and Nutrition Services
	Target Area	
	Goals Supported	CDBG Public Services - Non Homeless Special Needs
	Needs Addressed	Public Services

	Funding	CDBG: \$50,000
	Description	The project will provide home delivered meals for home-bound seniors and people with disabilities; and freshly prepared hot meals at 9 sites.
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from the proposed activities	20 elderly persons and severely disabled adults.
	Location Description	Agency administrative office: 5026 19th St. SW. Lynnwood, WA 98036. County-wide, 9 meal sites outside the cities of Everett and Marysville.
	Planned Activities	The project will provide home delivered meals for home-bound seniors and people with disabilities; and freshly prepared hot meals at 9 sites.
7	Project Name	Mercy Housing Northwest - Senior Housing Support Services
	Target Area	
	Goals Supported	CDBG Public Services - Non Homeless Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$20,950
	Description	The project will provide on-site service coordination and group programming for low-income elderly residents at two affordable senior housing properties in rural Snohomish County. The overall goals are to enable seniors to age in place and maintain independence as long as possible.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	30 low-income senior households (35 persons).
	Location Description	Agency administrative office: 2505 Third Avenue, Suite 204, Seattle, WA 98212. Services to be provided at two senior housing properties in Lake Stevens and Snohomish.

	Planned Activities	It is anticipated that the CDBG funds will be used for staffing for a Resident Services Coordinator to provide both group programming and one on one assistance in the areas of health and wellness, housing stability, and community involvement.
8	Project Name	Volunteers of America Western Washington - Fair Housing Education and Counseling Services
	Target Area	
	Goals Supported	CDBG Public Services - Fair Housing
	Needs Addressed	Public Services
	Funding	CDBG: \$28,375
	Description	The project will provide fair housing education, counseling, and referral services to homeless persons, and to persons, at least 51% of whom are low- and moderate-income, who reside in Snohomish County, outside the cities of Everett and Marysville.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	375 homeless and low- and moderate-income individuals.
	Location Description	Administrative Office at 2802 Broadway, Everett, WA. County-wide, outside the cities of Everett and Marysville.
	Planned Activities	It is anticipated that CDBG funds will be used to provide a portion of the staffing, supply, and operating costs of the program.
9	Project Name	Homage Senior Services - Minor Home Repair Program
	Target Area	
	Goals Supported	Homeowner Minor Home Repair
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,092,231

	Description	The program will provide health and safety repairs to homes owned and-occupied by low-income elderly persons and persons with disabilities with incomes at or below 50% of the area median income. Priority is given to households earning at or below 30% of area median income. Program serves homeowners residing in Snohomish County, outside the Cities of Everett, Marysville, and the King County portion of Bothell. Snohomish County will use a portion of the funds allocated to this activity for activity delivery costs and for contingency funds if needed.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	450 households who are low-income elderly persons and persons with disabilities with incomes at or below 50% of the area median income.
	Location Description	5026 196th St SW, Lynnwood, WA. Repair Services will be provided County-wide, outside the cities of Everett, Marysville, and outside the King County portion of the City of Bothell.
	Planned Activities	See Project Description Above.
10	Project Name	Stillaguamish Senior Center - Stillaguamish Pointe Elevator Replacement
	Target Area	
	Goals Supported	Rental Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$270,522
	Description	The project consists of construction costs associated with replacement of the sole existing elevator, HVAC upgrade for the elevator mechanical room, fire safety upgrades and temporary resident relocation costs at the Stillaguamish Point apartment building. The 3-story building containing 40 units of affordable housing for low-income persons that are 62 years of age or more with limited mobility was placed in service in 1994. Snohomish County will use a portion of the funds allocated to this activity for activity delivery costs, and for contingency funds should the project sponsor request contingency funds from the County under the approved Contingency Fund Policy.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	40 low-income households who are age 62 and over.
	Location Description	18308 Smokey Pt. Blvd., Arlington, WA 98223
	Planned Activities	See project description above.
11	Project Name	Stanwood Community & Senior Center - Kitchen & Dining Hall Restoration & Renewal
	Target Area	
	Goals Supported	Public Facilities 3
	Needs Addressed	Public Facilities
	Funding	CDBG: \$366,597
	Description	Construction and demolition costs associated with renovating the existing kitchen and dining hall areas. Kitchen renovations include relocation/re-design, plumbing, purchase and installation of commercial appliances, wall repairs and an addition of a pass-through door. Dining room renovations include converting the existing kitchen space into additional seating area, remodeling the ceilings, addition of an accordion wall, new entry way and coffee bar area, and replacement of flooring and lighting. Snohomish County will use a portion of the funds allocated to this activity for activity delivery costs and for contingency funds if needed.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	A total of 3,000 persons will benefit from the project, of which 76% are low- and- moderate-income.
	Location Description	The project site is at 7430 276th Street NW, Stanwood, WA 98292.
	Planned Activities	See project description above.
12	Project Name	Snohomish County Fire District - Advance Life Support Ambulance
	Target Area	
	Goals Supported	Public Facilities 4
	Needs Addressed	Public Facilities

	Funding	CDBG: \$302,955
	Description	Acquisition of a new ambulance with a gurney power load system which will enable the District to provide advance life-saving emergency services to residents in their service area. Snohomish County will use a portion of the funds allocated to this activity for activity delivery costs, and for contingency funds should the project sponsor request contingency funds from the County under the approved Contingency Fund Policy.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	4380 persons will be assisted.
	Location Description	Administrative Offices located at: 1115 Seeman St, Darrington, WA 98241. Census Tract 53700, Block Groups 1 & 2, and Census Tract 53506, Block Group 1 with a combined total of 53% low-and moderate-income households.
	Planned Activities	Acquisition of a new ambulance with a gurney power load system which will enable the District to provide advance life-saving emergency services to residents in their service area.
13	Project Name	Town of Darrington - Darrington Street & Elwell Avenue Waterline
	Target Area	
	Goals Supported	Infrastructure 2
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$263,468

	Description	Professional services and construction costs associated with replacement of 1 fire hydrant and approximately 1,352 lineal feet of existing water main with 8-inch ductile iron water main along with approximately 18 service hook-ups and the addition of 3 new fire hydrants and 6 new gate valves. As part of the Town's complete water system, these improvements will improve services and provide essential fire flow to all residents in the Town of Darrington. Snohomish County will use a portion of the funds allocated to this activity for activity delivery costs, and for contingency funds should the project sponsor request contingency funds from the County under the approved Contingency Fund Policy.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,910 persons.
	Location Description	Darrington Street from Elwell Avenue to Montague Avenue; Elwell Avenue from Darrington Street to Fir Street; Elwell Avenue from Fir Street to Trail Street, Darrington, WA 98241. Census designated Low-Mod Place located in Census Tract 053700, Block Group 1 with an LMI of 57.33%.
	Planned Activities	Professional services and construction costs associated with replacement of 1 fire hydrant and approximately 1,352 lineal feet of existing water main with 8-inch ductile iron water main along with approximately 18 service hook-ups and the addition of 3 new fire hydrants and 6 new gate valves. As part of the Town's complete water system, these improvements will improve services and provide essential fire flow to all residents in the Town of Darrington.
14	Project Name	Town of Darrington - Mountain Loop Highway Waterline
	Target Area	
	Goals Supported	Infrastructure 2
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$96,809

	Description	Professional services and construction costs associated with replacement of approximately 300 lineal feet of existing water main with 8-inch ductile iron water main along with approximately 3 service hook-ups and the addition of 1 new fire hydrant and 3 new gate valves. The project also includes a 30-foot pavement patch. As part of the Towns complete water system, these improvements will improve services and provide essential fire flow to all residents in the Town of Darrington. Snohomish County will use a portion of the funds allocated to this activity for activity delivery costs, and for contingency funds should the project sponsor request contingency funds from the County under the approved Contingency Fund Policy.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,910 persons.
	Location Description	Mountain Loop Highway from Mountain Loop Highway to Clear Creek Road, Darrington, WA 98241. Census designated Low-Mod Place located in Census Tract 053700, Block Group 1 with an LMI of 57.33%.
	Planned Activities	See Project Description above.
15	Project Name	Town of Darrington - Trail Street Waterline
	Target Area	
	Goals Supported	Infrastructure 2
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$258,623

	Description	Professional services and construction costs associated with replacement of 2 fire hydrants and approximately 1,280 lineal feet of existing water main with 8-inch ductile iron water main along with approximately 15 service hook-ups and the addition of 3 new fire hydrants and 7 new gate valves. The project also includes a 100-foot pavement patch. As part of the Town's complete water system, these improvements will improve services and provide essential fire flow to all residents in the Town of Darrington. Snohomish County will use a portion of the funds allocated to this activity for activity delivery costs, and for contingency funds should the project sponsor request contingency funds from the County under the approved Contingency Fund Policy.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1,910 persons.
	Location Description	Trail Street from Elwell Avenue to Timber Street and from Trail Street to Mountain Loop Highway, Darrington, WA 98241 Census designated Low-Mod Place located in Census Tract 053700, Block Group 1 with LMI of 57.33%
	Planned Activities	See Project Description above.
16	Project Name	HomeSight - Puget Sound Homeownership
	Target Area	
	Goals Supported	First-Time Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$45,000 HOME: \$10,968

	Description	Provide purchase assistance to low- and moderate-income first-time homebuyers. Assistance will be provided through second or third mortgages up to \$50,000 per household at three percent deferred interest for 30 years with no monthly or annual payments. Repayment would be due at the time of resale, refinance, or transfer of property. The subrecipient will use the recaptured provisions “Shared Appreciations” as stated in Section C of the Snohomish County HOME Homebuyer Recapture Guidelines. Repaid funds including the amount of purchase assistance and any shared appreciation will be used to provide additional loans to future first-time homebuyers under the program. Assistance will be provided to households with incomes at or below 80% of the area median income; it is anticipated that some households served will have incomes at or below 50% of the area median income. HomeSight will also provide homebuyer education and housing counseling services to participants with other funds. Funding amount reflects \$10,968 in actual PY 2019 HOME program income and \$45,000 in estimated 2020 CDBG program income. Any additional HOME PI collected through the end of the 2019 PY will be allocated to this activity, contingency upon receipt.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 household with an income at or below 80% of the area median income.
	Location Description	Scattered sites county-wide outside the cities of Everett and Marysville (CDBG only), and the King County portion of Bothell. HomeSight office is 4219 S Othello Street, Ste 130-B, Seattle, WA 98118.
	Planned Activities	See project description above.
17	Project Name	CDBG Planning & Administration
	Target Area	
	Goals Supported	Grant Planning and Administration
	Needs Addressed	Grant Planning and Administration
	Funding	CDBG: \$628,204
	Description	Funds will be used by Snohomish County to provide general management, oversight, and coordination of CDBG grant program.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	3000 Rockefeller Ave, Everett, WA 98201
	Planned Activities	Eligible costs include: project selection process, contract development and management, monitoring, reporting and other compliance activities, engaging in citizen participation and consultation process, evaluating program performance, fulfilling program audit obligations, development of consolidated plan and annual action plan and other consolidated planning and reporting requirements, fair housing, and other eligible planning and administration activities. The cost of planning and administration activities falls within the allowed rate of 20% of 2020 CDBG allocation and PY 2020 CDBG program income. PY 2020 program income is estimated at this time. An additional allocation of 20% of any PY 2020 CDBG program income remitted to the County in excess of the estimated amount is also allocated to this activity, contingent upon receipt.
18	Project Name	HOME Planning & Administration
	Target Area	
	Goals Supported	Grant Planning and Administration
	Needs Addressed	Grant Planning and Administration
	Funding	HOME: \$203,431
	Description	Funds will be used by Snohomish County to provide general management, oversight, and coordination of the HOME grant program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA

	Location Description	3000 Rockefeller Avenue, Everett, WA 98201.
	Planned Activities	Eligible costs include: project selection process, contract development and management, monitoring, reporting and other compliance activities, engaging in citizen participation and consultation process, evaluating program performance, fulfilling program audit obligations, development of consolidated plan and annual action plan and other consolidated planning and reporting requirements, fair housing, and other eligible planning and administration activities. The cost of planning and administration activities falls within the allowed rate of 10% of 2020 HOME allocation and PY 2020 HOME program income. An additional allocation of 10% of any PY 2020 HOME program income remitted to the County in excess of the estimated amount is also allocated to this activity, contingent upon receipt.
19	Project Name	Snohomish County - HOME Rental Housing Project TBD
	Target Area	
	Goals Supported	Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$233,802
	Description	Funds will be used for the acquisition, rehabilitation, and/or new construction of rental housing units to preserve, maintain, or increase the number of rental units affordable to households with incomes at or below 60% of the area median income, with at least 90% of the units for households with incomes at or below 50% of the area median income. Once a specific project or projects is/are selected, a substantial amendment to this plan will be proposed with a 30-day public review and comment period.
	Target Date	TBD
	Estimate the number and type of families that will benefit from the proposed activities	To be determined. At least 90% of the rental units must be affordable to households with incomes at or below 50% of the area median income and no more than 10% of the units may be affordable to households with incomes above 50% and at or below 60% of the area median income.
	Location Description	TBD
	Planned Activities	See project description.

20	Project Name	YWCA of Seattle-King-Snohomish County - Pathways to Stability TBRA Program
	Target Area	
	Goals Supported	Tenant-Based Rental Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,000
	Description	Provide tenant-based rental assistance to households who are homeless or at risk of homelessness and have incomes at or below 30% or 50% of the area median income, with a priority for homeless households with children.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	70 households who are homeless or at risk of homelessness and have incomes at or below 30% or 50% of the area median income, with a priority for homeless households with children.
	Location Description	YWCA office location: 3301 Broadway Ave, Suite A, Everett, WA 98201. Units assisted: Scattered-sites, county-wide.
	Planned Activities	Assistance with security deposits, utility deposits, and other HOME-eligible tenant-based rental assistance costs.
21	Project Name	Everett Housing Authority - Baker Heights Legacy
	Target Area	
	Goals Supported	Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,000,000
	Description	Funds will be used for acquisition and new construction development of 105 rental housing units as part of the required replacement units for EHA demolition of 244 Baker Height Public Housing units, per HUD Section 18 program. The project will include 41 one-bedroom, 52 two-bedroom, and 12 three-bedroom units. The project will include 29 units affordable to households with incomes at or below 30% of the Area Median Income (AMI), 34 units affordable to households with incomes at or below 50% of AMI and 42 units affordable to households with incomes at or below 60% of AMI. EHA plans to provide a number of units for homeless McKinney Vento students/families enrolled in Everett Public Schools.

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The project will serve low income households and families, including 29 units affordable to households with incomes at or below 30% of AMI, 34 units affordable to households with incomes at or below 50% of AMI, and 42 units affordable to households with incomes at or below 60% of AMI. EHA plans to provide a number of units for homeless McKinney Vento students/families enrolled in the Everett Public Schools.
	Location Description	The project is located in north Everett at: 2750 14th St., Everett, WA 98201.
	Planned Activities	See project description above.
22	Project Name	Housing Hope Properties - Twin Lakes Landing II
	Target Area	
	Goals Supported	Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$2,180,000
	Description	Funds will be used for acquisition and the new construction development of 60 rental housing units, including 30 two-bedroom units and 30 three-bedroom units. The project will include 30 units affordable to households with incomes at or below 30% of the AMI, and 30 units affordable to households with incomes at or below 50% of AMI. The project provides permanent supportive housing, with the populations proposed to be served those who are homeless at entry, including 25 units for households/families with children, and 5 units for households with diagnosed histories of substance use disorders supported by PBV Section 8 vouchers.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The project provides permanent supportive housing, with the populations proposed to be served those who are homeless at entry, including 30 units affordable to households with incomes at or below 30% of the Area Median Income (AMI), and 30 units affordable to households with incomes at or below 50% of AMI.
	Location Description	The project is located in Marysville, WA, adjacent to the Twin Lakes Landing I project. No address is available for the vacant site located on 164th St. NE., east of Interstate I-5.

	Planned Activities	The project may include acquisition, refinancing of bridge loans, new construction and/or related development activities. The anticipated number of HOME-Assisted Units is estimated to be 9.
23	Project Name	Housing Hope Properties - CHDO Operating Support Grant
	Target Area	
	Goals Supported	CHDO Operating Support
	Needs Addressed	Affordable Housing
	Funding	HOME: \$50,000
	Description	This is a Community Development Organization (CHDO) operating support grant to sustain a portion of the organization's operating expenses. Examples of such costs include staff salaries, benefits, training, and administrative support.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	5830 Evergreen Way, Everett, WA 98203.
	Planned Activities	See project Description above.
24	Project Name	Everett - Community Housing Improvement Program (CHIP)
	Target Area	
	Goals Supported	Homeowner Home Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	HOME: \$605,538
	Description	Rehabilitation of seven (7) owner-occupied single-family homes eligible households earning 80% (low to moderate income) and below area median income. Projects are awarded via 15-year, deferred payment, 3% simple interest loans. Eligibility requires income verification and homeowners must have at least 20% equity in the home.
	Target Date	6/30/2021

Estimate the number and type of families that will benefit from the proposed activities	Seven (7) low to moderate income homeowners will benefit from the proposed activities. The types of households served include, singles, seniors, disabled individuals, and families with children.
Location Description	City of Everett office is located at: 2930 Wetmore Avenue, Suite 8-A, Everett, WA 98201. Project locations will be inside the city limits of Everett or the urban growth boundary.
Planned Activities	Home rehabilitation assistance for seven low- and moderate-income homeowner households.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The 2020 Annual Action Plan projects funded with Snohomish County Consortium CDBG, HOME, and ESG funds will serve the following geographic areas:

- Two rental housing capital projects are located in Everett and Marysville.
- A minor home repair program serves households Consortium-wide and a home rehabilitation program serves households in Everett and the Everett Urban Growth Area.
- One homeownership assistance program is targeted to Snohomish County Consortium, outside the Cities of Everett and Marysville, and the King County portion of Bothell.
- Two public facility projects are located in Darrington and Stanwood.
- Three infrastructure improvement projects are located in Darrington.
- Public services, rapid rehousing, and emergency shelter projects generally serve people Consortium-wide.

Geographic Distribution

Target Area	Percentage of Funds
NA	

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Because the needs addressed by the Snohomish County Consortium exist throughout the county, the investment of CDBG, HOME, and ESG funds for housing and community development projects likewise support projects in locations throughout the county. Some projects benefit specific areas of the county, while others provide county-wide benefits. CDBG public facility and infrastructure projects that benefit all residents of an area, such as streets, sidewalks, water/sewer systems, and parks, serve areas that consist predominately of low- and moderate-income households. Based on current HUD criteria for Snohomish County Consortium areas outside the City of Everett and the City of Marysville, these are areas where at least 50.54 of the households are low- and moderate-income, with the percentages updated by HUD annually. In addition, pursuant to an interlocal agreement, 21% of HOME funds received each year are set-aside for affordable housing projects selected by the City of Everett. These projects benefit residents of the City of Everett, with some projects also benefiting residents of the City of Everett's Urban Growth Area.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The following is a summary of the one-year goals for Snohomish County Consortium CDBG, HOME, and ESG affordable housing activities in the 2020 program year. Activities include rehabilitation and construction of new rental housing, homeowner home repair and rehabilitation, first-time homebuyer purchase assistance, and rapid re-housing rental assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	123
Non-Homeless	25
Special-Needs	490
Total	638

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	123
The Production of New Units	17
Rehab of Existing Units	497
Acquisition of Existing Units	1
Total	638

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

For the 2020 Annual Action Plan, it is estimated that Snohomish County Consortium 2020 CDBG, HOME, and ESG projects will provide affordable housing to 180 renter households and 458 homebuyer and homeowner households. Of the 180 renter households, it is estimated that 142 will be extremely low-income, 37 will be low-income, and 1 will be moderate income. Of the 458 homebuyer and homeowner households, it is estimated that 291 will be extremely low-income, 167 will be low-income, and 0 will be moderate income.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Everett Housing Authority (EHA) and the Housing Authority of Snohomish County (HASCO) administer HUD Section 8 Housing Choice Voucher programs that provide rental assistance to very low-income and extremely low-income households in Snohomish County. EHA also manages a small number of public housing units currently in the relocation phase of the disposition process, and both EHA and HASCO own other units of assisted and affordable housing in Snohomish County. In addition to these activities, information is provided below on other actions planned by EHA and HASCO in the upcoming year to address the needs of public and assisted housing and to encourage public and assisted housing residents to become more involved in management and participate in homeownership.

Actions planned during the next year to address the needs to public housing

Everett Housing Authority (EHA): Key initiatives to ensure the long-term availability of subsidized and affordable housing and improve the housing services to EHA's clients and those of its partners include the following:

- EHA expects to complete the disposition of Baker Heights, to include the portion of Wiggums Park it owns, to Legacy LLLP and Washington State University. EHA also intends to complete the relocation and disposition of its remaining 44 Scattered Sites Public Housing units.
- EHA plans to complete the design and begin construction of Phase 1 of Baker Heights redevelopment (105 tax credit units), including up to 65 PBV units for homeless families with children enrolled in Everett Public Schools and an early learning facility. This activity represents the first subsidized units to be developed as a part of EHA's commitment to one-for-one replacement of public housing units under disposition.
- EHA anticipates it will complete the formation of a 501 (c)(3) nonprofit that will develop Phase 2 of Baker Heights redevelopment, including 60 to 65 modular housing tax units, and develop complete plans for Phase 2, including a development finance plan and closing activities. Explore the development of and implement a local preference for families with children and/or other strategies to increase the percentage of families with children served by the HCV Program.
- EHA will continue to spearhead advocacy efforts at the city, county, state, and federal levels to expand housing opportunities within EHA's jurisdiction for extremely low-income families with children, in partnership with local non-profits (e.g., Housing Consortium of Snohomish County) and agencies, with a focus on policy development and allocation of resources.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HASCO plans to undertake the following activities to encourage its program residents to become more

involved in management and participate in homeownership programs:

- Continue to have a resident Commissioner on its six-member Board of Commissioners which provides an important voice on the Board and represents the interests of residents.
- Continue to have a Resident Advisory Board to assist in the development of the annual Public Housing Agency Plan.
- Continue to print and distribute quarterly newsletters, including a holiday newsletter for Section 8 Housing Choice Voucher participants. The newsletters are designed to inform residents of news and updates at HASCO and to provide information on ways residents can become involved in HASCO activities, such as the resident Board Commissioner position and the Resident Advisory Board.
- Continue to host a weekly Lobby Day when Community Services specialists offer resources, books to children, and promote activities such as the Resident Advisory Board.
- Maintain an email contact list which participants may sign up for to receive information about upcoming engagement activities at HASCO and other community agencies.
- Continue to provide homeownership opportunities at three manufactured housing communities in Snohomish County.
- Continue to partner with HomeSight to provide purchase assistance and homeownership education and counseling.
- Continue to partner with HomeSight to provide the Manufactured Home Replacement Program at two manufactured housing communities.
- The program replaces outdated pre-HUD code homes with HUD-code, emergency efficient manufactured homes.

EHA will continue to develop and administer surveys of HCV and other housing program participants, using the survey data to develop plans and strategies to improve its customer service.

EHA plans to undertake the following activities to encourage its program residents to become more involved in management and participate in homeownership programs:

- Encourage a broad spectrum of program participants to attend regular meetings of the EHA Resident Advisory Board to assist with the development of EHA's Public Housing Agency Plan.
- Encourage residents of properties with active resident councils to become involved with those councils.
- Keep residents informed of management activities and other agency updates through the distribution of newsletters and flyers.
- Continue to maintain an active caseload of Family Self-Sufficiency program participants.
- Continue partnerships with local agencies, such as Housing Hope, in order to promote homeownership options.
- EHA will continue to develop and administer surveys of HCV and other housing program participants, using the survey data to develop plans and strategies to improve its customer

service.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

This section summarizes the goals and activities that will be undertaken in program year 2020 to carry out the homeless strategy outlined in SP-60 Homeless Strategy in the Strategic Plan of the 2020-2024 Consolidated Plan and to serve the housing and supportive service needs of persons who are not homeless but have other special needs.

Actions identified to be undertaken to carry out the homeless strategy are anticipated to help reduce and minimize the impact of homelessness on those currently experiencing homelessness, to continue progress towards ending homelessness, and to meet the multifarious needs with tailored services that support transition from homelessness into stable housing and increased self-sufficiency. The strategies and goals address the services that are needed to help people avoid becoming homeless in the first place and to prevent repeat episodes of homelessness. The goals also include local efforts to coordinate services for persons who are discharging from institutions of care. When packaged together, these goals support the creation of a high performing response and intervention system that addresses the complexities in coordinating with various systems of care and that addresses the vast array of services required to meet needs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

The Snohomish County Human Services Department works with key stakeholders to meet the goal of effectively engaging that experiencing homelessness and reduce their barriers to housing. The Outreach Coalition (OC) provides a monthly venue for cross-system collaboration with a variety of organizations to identify and locate those experiencing homelessness and coordinate outreach and engagement efforts. Organizations that participate in the OC include homeless housing service providers, PATH, youth programs, Behavioral Health, law enforcement embedded social workers (LEESW), Veterans Affairs, Mercy Watch, Community Health Centers. Examples of local outreach efforts includes: 1) LEESWs identify and locate individuals experiencing homelessness, connect them to housing, Behavioral Health, health, and other essential services. Snohomish County and six cities currently operate LEESW programs in partnership with local Law Enforcement. The County will continue to collaborate with LEESW partners to ensure individuals are connected to the coordinated entry system. 2) The Diversion Center provides space for individuals experiencing homelessness that are identified by LEESW's to await inpatient treatment and connection to services. The County will continue to partner with local law enforcement to ensure that unsheltered individuals are assessed and provided referrals to appropriate services that will contribute to housing stability. 3) The Carnegie Resource Center provides a one-stop resource for community to homeless housing resources, including coordinated entry, employment/education navigation, and other mainstream services. The County continues to refine services provided by

assessing gaps in resources and identifying additional resources.

All unsheltered individuals and families are assessed through coordinated entry tools and processes and connected directly to homeless housing navigators who work with the household to reduce barriers to obtaining housing or accessing needed services. Tailored supportive services based upon assessment of need include mental health and substance abuse services, assistance signing up for mainstream benefits and accessing health care, legal services, and specialized services for specific populations. Navigators increase the likelihood that chronically homeless and vulnerable homeless persons access the appropriate services by providing assertive outreach and support when needed. The County is completing a comprehensive refinement process of the coordinated entry system, with the goal of streamlining and improving access to ensure chronically homeless and highly vulnerable individuals and families have meaningful, equitable access to system resources. Implementation of a revised assessment tool and system workflow will be launched in 2020.

The County continues to develop new programs and partnerships to reach out to the most vulnerable homeless individuals and families in the community: those who are chronically homeless, those who are high utilizers of emergency services and those who are living in encampments. Social service providers and mental health agency outreach staff continue to reach out to the chronically homeless and homeless encampments to connect them with the coordinated entry system for housing and services. For the past four years, the County has funded a pool of funds for local jurisdictions to access for their emergency first responders. The County will continue to work with housing agencies to promote Housing First and fair housing education with a focus on reducing barriers to housing for the most vulnerable individuals and families.

Snohomish County will continue to implement the refinement elements in the coordinated entry system for individuals who are residing in institutions of care and meet the HUD definition of homelessness. A Social Security Outreach, Access, and Recovery (SOAR) coordinator was hired two years ago to provide oversight of system enhancements. Combining better coordination with institutions with SOAR will increase access to the disability income benefits programs administered by the Social Security Administration for eligible adults who are homeless and have a mental illness and/or a co-occurring substance abuse disorder. Many of the unsheltered homeless population fall into this category.

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

The Coordinated Entry system ensures that homeless households residing in shelters are referred to appropriate interventions. Coordination with shelters will continue as common assessment tools and processes are implemented and streamlined to ensure more equitable and efficient access to housing and services by shelter residents. In 2019 a Coordinated Entry Housing Navigator began providing intake and assessments at the largest single adult men's shelter in the County. The County has also invested in Rapid Rehousing programs at three shelters which are operated by Rapid Rehousing staff for the benefit of shelter residents exclusively. These shelters also increase system efficiencies by creating pathways to

permanent housing.

Shelters will continue to be provided with more opportunities to assist rapid rehousing services for shelter residents. State and local funds are being prioritized for these interventions and shelter agencies, including shelters that serve families with children and households experiencing domestic violence. County staff provide shelters with the technical support needed to understand how to rapidly rehouse households from the homeless system. The County also continues to invest in developing more supported employment opportunities for households with higher service needs, including those who have been unemployed long-term through fostering collaborative partnerships that include mainstream employment services providers.

There are 599 total year-round beds of emergency shelter and transitional housing reported in the 2019 Housing Inventory Chart. The inventory of emergency shelter includes facilities for families, single men, and single women as well as emergency motel vouchers and emergency shelter and services for households experiencing domestic violence. Shelter providers have identified permanent housing as the appropriate intervention for the vast majority of homeless households, so individuals and families applying to shelter are connected with the coordinated entry system so that they can be placed in permanent housing as quickly as possible. There were 2,806 year round beds of permanent housing available in 2019, including 1,748 permanent supportive housing beds, 476 rapid rehousing beds, and 582 other permanent housing beds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

While almost all local housing agencies utilize the Housing First model, the County will continue working with agencies over the upcoming year to provide ongoing training and support for Housing First to ensure that homeless households encounter low barriers to accessing housing programs including Rapid Rehousing. The local Rapid Rehousing Guide mandates that no agency providing Rapid Rehousing Services screen households out due to prior evictions, criminal history or other barriers. The County continues to work with Rapid Rehousing agencies to ensure that they have the technical assistance and skills needed to successfully work with a diverse population of applicants and place them into housing as quickly as possible. Permanent housing projects and Rapid Rehousing projects will continue to be a priority for funding over the upcoming year. The County currently allocates local funds to support a flexible fund for use by housing navigators in the Coordinated Entry System and some local shelters in meeting the needs of homeless households. These funds allow housing navigators working with homeless households to provide short-term housing assistance and connections with tailored services necessary to resolve the households' immediate housing crisis and maintain housing stability. Local

funds will continue to be prioritized for more Rapid Rehousing and tailored services connected to the coordinated entry system and to further develop the coordinated entry system of housing and services for young heads of household and unaccompanied youth.

The County has expanded their employment strategies this past year with assistance from philanthropic funding and partnerships with employment providers participating in Foundational Community Supports (FCS). In 2019 Snohomish County developed a pilot project to connect Supported Employment (SE) through the FCS to the Rapid Rehousing intervention. They are continuing to explore opportunities to expand the partnerships. Participants are connected to SE Employment Specialists for employment support and resources when enrolled in RRH even prior to being housed. RRH direct service providers collaborate with the Employment Specialist for coordinated services throughout the participant's enrollment in the permanent housing project. The FCS Supported Employment services can continue beyond the RRH enrollment for continuity of services and to assist in increasing housing stability through employment support and income progression.

The County is also piloting a second employment project. The goal is to increase capacity and quality of specialized employment services for individuals and families experiencing homelessness or housing instability, and increase employment rates, incomes, and education levels for individuals and families experiencing homelessness or housing instability. Currently, limited employment services are available that provide individualized and supported services to assist adults, with multiple challenges to employment, to secure and maintain a job and to experience career and wage progression. BFET and FCS provide funding for these critical services but operating these programs is complex. For this project, the County is providing funding, training and consultation to increase the number and capacity of local employment agencies to successfully operate quality specialized employment services, using BFET and FCS, for individuals and families experiencing homelessness and housing instability.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The County will continue to work over the next year to streamline coordination between institutions, housing, and services to help prevent those being discharged from institutions from becoming homeless. The coordinated entry system of housing and services has been expanded to include homeless prevention navigators who work with those who are imminently homeless, including those with low income, to help them find ways to resolve their housing crisis and avoid becoming homeless through increasing income, resolving conflicts with landlords or family members, and connecting with civil legal services to prevent eviction, when necessary. Prevention navigators have access to a flexible fund that they can use to pay rents, program fees, etc. in order to stabilize housing or obtain housing.

Prevention navigators also connect those at risk of homelessness to the supports that they need to improve housing stability for the long-term, including education, life skills, financial counseling and credit repair and affordable health care.

The County's employment efforts also include increasing housing stability for families with young children participating in low-income learning programs. The intent is to assist families in connecting with the Coordinated Entry System or assist them in obtaining/maintaining stable housing by accessing resources and/or flex funds. The goal is that these families will not become literally homeless and will decrease the number of moves they make each year, becoming increasingly more stably housed.

The County will continue to invest in the implementation of a SOARS (SSI/SSDI Outreach, Access, and Recovery) system to ensure that disabled persons, including those are being discharged from institutions, are connected with social security benefits as quickly as possible so that they can have better access to housing opportunities.

Discussion

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

This section provides a brief summary of the actions the Consortium will take during the upcoming year to reduce public policy barriers that may exist for affordable housing and residential development consistent with SP-55 of the Strategic Plan of the 2020 – 2024 Consolidated Plan. Barriers to affordable housing may exist when the cost of housing or the incentive to develop, maintain, or improve affordable housing are negatively affected by public policies of the jurisdiction. Public policies include tax policies affecting land and other policies, land use controls, zoning ordinances, building codes, fees and charges, and policies that affect return on residential investment.

The local Comprehensive Plans of Snohomish County and Consortium members govern land use and development standards to be in compliance with the State of Washington's Growth Management Act. In coordination with the cities, the County adopted countywide planning policies to provide a framework for regional consistency; all local comprehensive plans must be consistent with the countywide planning policies. Both the Growth Management Act and the countywide planning policies require jurisdictions to plan for a diversity of housing types to meet a variety of needs and to provide housing opportunities for all economic segments of the population.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Consistent with the strategy outlined in SP-55 in the Strategic Plan of the Snohomish County Consortium 2020-2024 Consolidated Plan, in the upcoming 2020 program year, Snohomish County and Consortium members are continuing their commitment to overcoming cost barriers to developing and maintaining affordable housing for low- and moderate-income households through the allocation of a portion of CDBG and HOME funds to help develop and maintain affordable housing and through the goals and objectives outlined in the HART Report and Five-Year Action Plan. Snohomish County and Consortium members will also continue to allocate local funds under the Snohomish County Affordable Housing Trust Fund to help with affordable housing needs, allocate a portion of local funds generated under a sales tax program to help with affordable housing needs for persons with mental health and substance abuse challenges, continue the contingent loan policy under which \$40 million in loan guarantees can be provided to non-profit organizations and housing authorities to support affordable housing projects, and continue administration of programs that provide reduced property taxes for property owners with limited incomes. Refer to MA-40 Barriers to Affordable Housing in the Market Analysis and SP-55 Barriers to Affordable Housing in the Strategic Plan of the Snohomish County Consortium 2020-2024 Consolidated Plan for additional information and strategy to overcome barriers to affordable housing.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section describes the Snohomish County Consortium's planned actions to carry out the following strategies outlined in the Strategic Plan: 1) address obstacles to meeting underserved needs, 2) foster and maintain affordable housing, 3) reduce lead-based paint hazards, 4) reduce the number of poverty-level families, 5) develop institutional structure, and 6) enhance coordination.

Actions planned to address obstacles to meeting underserved needs

The main obstacle to meeting underserved needs is the limited funding available to address all of the needs in the community, particularly with sustained funding cuts in several federal, state, and local sources of funding. Snohomish County continues to provide local funding to help address affordable housing needs through its Affordable Housing Trust Fund program and Sales Tax programs. Snohomish County continues to administer sources of funding that have become available over the past several years to meet community needs, such as funding received under the Systems Innovations Grants through the Bill and Melinda Gates Foundation Ending Family Homelessness Initiative. The Snohomish County Human Services Department will also continue to participate in various collaborative efforts and partnerships developed to help address underserved needs in the community for low-income persons, homeless persons, and persons with special needs.

Actions planned to foster and maintain affordable housing

The Snohomish County Consortium has awarded CDBG and HOME funds in the 2020 Annual Action Plan to help maintain the existing affordable housing stock in decent and safe condition. This includes funding for a homeowner home rehabilitation program, for a homeowner minor home repair program, and for a 40-unit rental housing project for elderly persons and persons with disabilities.

Actions planned to reduce lead-based paint hazards

In order to address the risk of lead-based paint hazards, Snohomish County requires projects and programs funded with CDBG, HOME, and ESG funds it administers to comply with lead-based paint regulations for rehabilitation work on structures built before 1978. Proposed projects are first reviewed for lead-based paint hazards during the application review process. If the project is selected for funding and lead-based paint is found to be a hazard, project sponsors are required to comply with the applicable federal lead-based paint requirements regarding reduction of the hazard. Funded projects and programs are monitored by Snohomish County Human Services Department staff to ensure compliance with the regulations, such as notification of lead-based paint hazards, performance of work by certified workers according to acceptable procedures, and clearance of the work by certified inspectors. Project sponsors for the homeowner home rehabilitation and homeowner minor home repair programs assess lead hazard risks for homes rehabilitated and repaired under those programs

and follow the requirements for homes found to be at risk.

Actions planned to reduce the number of poverty-level families

In order to help reduce the number of poverty-level families, the Snohomish County Human Services Department will continue the various activities outlined in Section SP-70 of the Strategic Plan.

Actions planned to develop institutional structure

The main obstacle to meeting underserved needs is the limited funding available to address all of the needs in the community, particularly with sustained funding cuts in several federal, state, and local sources of funding. Snohomish County continues to provide local funding to help address affordable housing needs through its Affordable Housing Trust Fund program and Sales Tax programs. Snohomish County continues to administer sources of funding that have become available over the past several years to meet community needs, such as funding received under the Systems Innovations Grants through the Bill and Melinda Gates Foundation Ending Family Homelessness Initiative. The Snohomish County Human Services Department will also continue to participate in various collaborative efforts and partnerships developed to help address underserved needs in the community for low-income persons, homeless persons, and persons with special needs.

Actions planned to enhance coordination between public and private housing and social service agencies

Planned actions include:

- Continued coordination through participation in various community partnerships and collaborative efforts,
- Continued coordination by service providers between clients and landlords,
- Continued operation of Fair Housing program to assist renters being denied housing,
- Continued operation of landlord engagement efforts to increase the capacity of service providers to engage with landlords in an effort to increase access to housing for renters with problematic rental histories and other barriers to entering the housing market,
- Continued encouragement of coordination between housing and service providers, where applicable, through the County's affordable housing application process,
- Continued refinement and implementation of the coordinated entry and assessment system that provides services to households experiencing a housing crisis, including access to homeless housing resources for eligible households,
- Continued implementation between housing and service providers with mainstream employment services for income progression.
- Collaboration through HART's Five-Year Housing Affordability Action Plan and the eight "Early

Action” items to be pursued in Calendar year 2020, including, but not limited to:

1. Encourage cities to enter into cooperation agreements with the Housing Authority of Snohomish County (HASCO) and Everett Housing Authority.
2. Engage private sector partners – large employers, others – in helping to finding solutions to our housing affordability challenge.
3. Confirm and support an ongoing structure for regional collaboration around production of housing affordable across the income spectrum.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

This section provides information on Snohomish County Consortium CDBG, HOME, and ESG program-specific requirements for the Annual Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit –	70%

A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

For CDBG, the Snohomish County Consortium has selected a three-year overall benefit period to determine compliance with the requirement that at least 70% of CDBG funds are used to benefit low- and moderate income persons. The three-year period includes the 2020, 2021, and 2022 program years.

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable. Snohomish County does not intend to use HOME funds for forms of investment other than those described in 24 CFR 92.205 in the 2020 program year.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

One subrecipient in the 2020 Action Plan, HomeSight, will provide purchase assistance to first-time Low- and moderate-income households and will use the shared appreciation model as stated in the "Snohomish County HOME Homebuyer Program Guidelines for Recapture," Section C, and will be subject to the policies in "Snohomish County's HOME Policies for Homeowner Assistance." Both documents are attached as **Appendix 1 to AP-90**.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Snohomish County HOME Homebuyer Program Guidelines for Recapture & OHCD HOME Policies for Homeowner Assistance are attached as **Appendix 1 to AP-90**.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. Snohomish County does not intend to use HOME funds for this purpose in the 2020 program year.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. **Include written standards for providing ESG assistance (may include as attachment)**

Emergency Solutions Grant written standards are attached as Appendix 2 to AP-90. They are included as part of the Continuum of Care written standards.

2. **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

Coordinated Entry is a process for people who are homeless or at-risk of homelessness to access needed homelessness prevention, housing, and other services. Coordinated Entry incorporates uniform screening and assessment, prioritization and program matching, and connections to

mainstream services to help those seeking housing and services access programs more efficiently.

Coordinated Entry Navigators work with individuals and families not only to address their current housing crisis, but also to address their immediate barriers to housing stability by providing direct referrals to tailored services by Coordinated Entry service partners, including landlord dispute resolution and family mediation, civil legal assistance, mental health and substance use disorder services, and a range of employment and job training programs. By providing these next-step referrals, Navigators can assist individuals and families to identify and resolve their immediate barriers to housing stability and retention, regardless of whether a housing intervention is immediately available to address their situation.

Homeless housing vacancies are filled according to Orders of Priority adopted by the Partnership to End Homelessness CoC Board; prioritization is based on the length of time an individual or family has resided in a place not meant for human habitation, a safe haven, or an emergency shelter *and* the severity of the individual's or family's service needs. These Orders of Priority have been adopted to ensure that the community's most vulnerable individuals and families are housed as quickly as possible.

Consistent with federal and state guidance on evidence-based practices, Snohomish County's Continuum of Care has adopted a low-barrier and housing first approach and is expanding implementation to all levels of the homeless housing and service system. A core principle of housing first is the belief that all people are ready for housing. Housing first means that no individual or family is denied housing because they face challenges with sobriety or substance use, poor credit or financial history, or have past involvement with the criminal justice system. Instead, safe and stable housing is viewed as the first step in meeting these challenges and provides individuals and families with a foundation on which they are then able to work on overcoming barriers to housing stability. Housing first also creates efficiencies in the homeless housing and service system by providing pathways to permanent housing for chronic users of costly emergency response, health care, behavioral health, and other social services.

Client choice is an essential component of housing first. Individuals and families are more likely to maintain housing stability when they have a choice in housing and services. Service providers engage individuals and families by providing meaningful opportunities to participate in services.

Housing and service providers that use a housing first approach require a high level of training and skill. Providers must have the ability to serve individuals and families with varying needs, including co-occurring mental health and substance use disorders. Wellness and recovery action plans are an important component for teams using a Housing First approach. Staff should have access to training on motivational interviewing, crisis intervention, harm reduction, and trauma informed care.

Homeless veterans are served through the veteran's partnership including coordinated entry housing and prevention navigation, employment, and other mainstream supportive services. The

coordinated entry system for veterans connects veterans with the homeless housing intervention that is appropriate to meet their needs as quickly as possible. Rapid Rehousing resources are available for use within the veteran's system through SSVF programs so that homeless veterans have access to permanent housing. Chronically homeless veterans may be served through the VASH program or permanent supportive housing programs through the coordinated entry process.

Coordinated entry for homeless unaccompanied youth is done through Cocoon House. Cocoon House provides services for young adults ages 18-24 and specialized services for youth under 18 to assist in identifying permanent housing options. Homeless unaccompanied minors who cannot be unified with their families have access to transitional housing. Youth served in these programs are connected with life skills and other pre-employment activities such as GED completion, adult basic education and connections to internship, apprenticeship and other job skills programs. Various services are available to help youth increase their life skills and resiliency toward increased self-sufficiency. Young adults, 18-24, have access to permanent housing options that include specialized rapid rehousing, other permanent housing, and permanent supportive housing that is largely a set aside within a larger homeless housing project.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

- The County conducts a competitive application process for ESG funds. The County issues a funding notice that was published in the Everett Herald and distributed via the County's Housing and Community Development and Community Services Continuum of Care distribution lists and posts the notice on the County's webpage. An array of organizations are included on the distribution lists; faith-based and non-profit organizations, Snohomish County Consortium local governments, public housing authorities, and other organizations. The County staff holds an application workshop for interested applicants.
- County staff conducts a technical review of applications, while the Technical Advisory Committee (TAC) reviews and scores applications using objective criteria. The TAC is made up of city, town, county, and community representatives. The TAC makes funding recommendations to the Policy Advisory Board (PAB).
- The PAB reviews TAC recommendations and makes funding recommendations to the Snohomish County Council. The recommendations are included in the Draft Annual Action Plan that is published for a 30-day public review and comment period.
- The County Council approves the ESG awards as part of the Annual Action Plan approval process. Any comments received during the public review and comment period are considered before approval of the Annual Action Plan.
- Once approved, the Annual Action Plan is submitted to HUD for a program year start date of July

1 and a contract is executed between HUD and the County for the ESG funds. The County issues award letters and subcontracts with the organizations receiving the funds.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County meets the requirement in the following ways:

- The CoC Board has two formerly homeless persons as board members. The Board is involved in activities, such as setting ESG performance benchmarks, planning priorities, and is consulted on ESG allocations. They are also responsible for the activities under the CoC Program Interim Rule.
- The County's Human Services Department is a Community Action Agency, and as such is responsible for a Low Income Needs Assessment, which includes interviewing people who are experiencing homelessness or are at-risk of homelessness. The Low Income Needs Assessment is used in the Consolidated Plan and in CoC planning to provide input on the needs of persons who are homeless or at-risk of homelessness, in addition to other low-income population needs.
- Information is gathered on needs during the Annual Point-in-Time count through a survey tool, and during the annual Project Homeless Connect. The input and information gathered from individuals through these methods helps define planning and policy, in addition to the participation of homeless/formerly homeless person on the CoC Board which makes recommendations for certain funding and influences homeless policy.

5. Describe performance standards for evaluating ESG.

The County's CoC and HMIS staff developed ESG performance standards as part of the process of complying with the new ESG and CoC Interim Rules and it was done in consultation with the ESG agencies and CoC. The performance standards included:

- Emergency shelter projects reducing their length of stay by 10% per year until the length of stay is less than 20 days, and increasing their rate of exit to permanent housing by 20% per year until the rate is 80%.
- Rapid rehousing projects increasing the percent of participants who are housed in less than 14 days by 20% per year, and decreasing the number of participants who return to homelessness 6 months after a successful exit to permanent housing by 5% per year until the rate is less than 15%.

The CoC Board has a standing committee – the Data and Analysis Committee – which proposed specific performance benchmarks for the CoC. The FY2018 Performance Measures approved by the CoC:

1. Reduce the average length of time persons remain in homeless housing projects by 20%:
Goal – Less than 20 days
2. Returns to homelessness:
 - a. Reduce returns to homelessness within 12 months by 20%: Goal – Less than 5%
 - b. Reduce returns to homelessness within 6 months by 20%: Goal – Less than 5%
3. Increase percentage of households who exit to permanent housing by 20%: Goal – 80%
4. Maintain percentage of households who remain in *permanent supportive housing* or *other permanent housing*: Goal – Greater than 90%
5. Increase the percentage of adults who increase their total income from enrollment to exit by 20%: Goal – Greater than 75%
6. Reduce the average number of days for households to move into permanent housing (*permanent housing* and *permanent supportive housing*) by 10%: Goal - Less than 14 days

In addition, the Data and Analysis Committee has established population and program type specific benchmarks.