

Snohomish County
Urban County Consortium

Consolidated Annual Performance
and Evaluation Report
(CAPER)

2009 Program Year
(July 1, 2009 through June 30, 2010)

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

FINAL



Participating Governments

City of Arlington, Margaret Larson, Mayor
City of Brier, Bob Colinas, Mayor
Town of Darrington, Joyce A. Jones, Mayor
City of Edmonds, Mike Cooper, Mayor
City of Everett, Ray Stephanson, Mayor
City of Gold Bar, Joe Beavers, Mayor
City of Granite Falls, Haroon Saleem, Mayor
Town of Index, Bruce Albert, Mayor
City of Lake Stevens, Vern Little, Mayor
City of Lynnwood, Don Gough, Mayor

City of Marysville, Dennis Kendall, Mayor
City of Mill Creek, Mike Todd, Mayor
City of Monroe, Robert Zimmerman, Mayor
City of Mountlake Terrace, Jerry Smith, Mayor
City of Mukilteo, Joe Marine, Mayor
City of Snohomish, Karen Guzak, Mayor
City of Stanwood, Dianne White, Mayor
City of Sultan, Carolyn Eslick, Mayor
Town of Woodway, Carla Nichols, Mayor

Snohomish County Government

Snohomish County Executive

Aaron Reardon

Snohomish County Council

John Koster, District 1
Brian Sullivan, District 2
Stephanie Wright, District 3
Dave Gossett, District 4
Dave Somers, District 5

Snohomish County Department of Human Services

Kenneth Stark, Director

Office of Housing, Homelessness and Community Development

Dean Weitenhagen, Senior Program Manager/Supervisor

Jacqueline Anderson, Grants Analyst
Laura Clark, Human Services Specialist II
Marion Dal Pozzo, Human Services Specialist I
Charles Durland, Senior Grants Analyst
Beverly Halladay, Financial Compliance Officer
Stephanie Jensen, Senior Secretary

Nathan Marti, Human Services Specialist II
Debra May, Senior Grants Analyst
Jacqueline Toma, Senior Grants Analyst
Sue Tracy, Senior Grants Analyst
Bo Tunestam, Human Services Specialist II
Dee White, Grants Analyst

Administrative Services

Michael Fulcher, Manager

Lisa Guerrero, Grant Accountant

Michael Liddicoat, Financial Compliance Officer

Policy Advisory Board

Name and Representation

Pete Grodt, Chair (Citizen)
To Be Determined (Cities of less than 3,000 population)
Ron Wiediger, Sultan City Council Member (Cities of 3,000-10,000 population)
Donna Wright, Marysville City Council Member (Cities of 10,000 or more population)
Richard Emery, Mukilteo City Council Member (At-large city position)
John Koster, County Council Member District 1
Brian Sullivan, County Council Member District 2
Mike Cooper, County Council Member District 3
Brian Parry, Executive Director, Snohomish County

Technical Advisory Committee

Name and Representation

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

Reasonable accommodations will be made to provide the information in this document in an alternate format upon request. Please see Section XI. on page 92 for contact information.

Snohomish County Urban County Consortium
 Consolidated Annual Performance and Evaluation Report (CAPER)
 2009 Program Year

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Snohomish County Urban County Consortium Consolidated Annual Performance and Evaluation Report 2009 Program Year

I. INTRODUCTION

The Snohomish County Housing and Community Development Consolidated Plan (Consolidated Plan) identifies specific strategies and objectives to guide the use of certain federal funds in order to meet local affordable housing and community development needs over a five-year period. These federal funds include:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Shelter Grant (ESG)

Each year, the County develops an Annual Action Plan which identifies the amount of these federal grant funds expected to be available in the upcoming program year and described how these grant funds will be used. At the end of each program year, the County is then required to report to the general public and to the U.S. Department of Housing and Urban Development (HUD) on how these funds were actually used. This end-of-year report is called the Consolidated Annual Performance and Evaluation Report (CAPER).

This CAPER is the fifth and final end-of-year report compiled under our 2005-2009 Consolidated Plan and covers the 2009 program year (July 1, 2009 through June 30, 2010). It indicates what activities were undertaken with funds available during the 2009 program year and what accomplishments were achieved towards the strategies and objectives contained in our 2005-2009 Consolidated Plan.

A draft of this report was made available for a 16-day public review and comment period. The final report is being submitted to HUD no later than 90 days after the end of the program year as required. Reasonable accommodations will be made to provide the CAPER in an alternate format upon request. Please see Section XI. on page 92 for contact information or to make a request for an alternate format.

In May 2010, the Snohomish County Council approved a new Consolidated Plan which will cover the 2010-2014 five-year time period (July 1, 2010 through June 30, 2015).

Snohomish County, as lead agency, is responsible for preparing the Consolidated Plan, Annual Action Plan and CAPER on behalf of the Snohomish County Urban County

Consortium (Consortium). The Consortium is a partnership between Snohomish County and most of the cities and towns within Snohomish County. This partnership allows the Consortium, as an Urban County, to receive funding each year as a formula grant for the federal funds referenced above. For CDBG and ESG, the Consortium includes 18 cities and towns within Snohomish County and also covers the unincorporated areas of the County. It does not include the City of Bothell or the City of Everett. The City of Bothell is split by the County line and partners with King County. The City of Everett receives CDBG funds directly from HUD and its share of ESG funds is included in the balance of state funds administered by the Washington State Department of Commerce. For HOME/ADDI, the Consortium includes the same 18 cities and towns and the unincorporated areas as for CDBG and ESG and also includes the City of Everett.

The CAPER includes an executive summary, a summary of resources, a narrative section, and appendices which contain various financial and program accomplishment information from HUD's Integrated Disbursement and Information System (IDIS) as well as other supporting documentation.

II. EXECUTIVE SUMMARY

The five-year 2005-2009 Consolidated Plan covered the period of July 1, 2005 through June 30, 2010. The Consortium has successfully completed the fifth year of our five-year Consolidated Plan. All the activities undertaken during the 2009 program year assisted the Consortium in making progress towards the five-year strategies and objectives identified in the 2005-2009 Consolidated Plan.

The charts below summarize the progress made during the current and the past four reporting periods towards achieving our five-year goals for affordable housing, public facilities, infrastructure, and service projects. Accomplishments reported for the 2009 program year include projects completed as well as additional projects for which funding has been awarded and the project status was open or funds budgeted as of the end of the reporting period. The charts include accomplishments achieved with both federal and local funds.

Consolidated Plan Priority: Affordable Housing

Strategy and Objective	Type of Housing	Five-Year Goal	PY 2005 Completed	PY 2006 Completed	PY 2007 Completed	PY 2008 Completed	PY 2009 Completed	Total Completed PY 2005 – PY 2009	Total Funds Budgeted or Open at end of PY 2009	Grand Total	Total % Completed, Funds Budget Open
H-1 HO-1	Rental Housing	1,200 Units	143	29	372	78	128	750	219	969	81%
H-2 HO-5	Homeless Housing	300 persons	12 Units	51 units	14 units	31 units/ 166 vouchers	192 vouchers	108 units/ 192 Vouchers	28 Units	136 units/ 192 vouchers	216% 647 persons
H-3 HO-7	Special Needs Rental Housing	500 Units	25	0	30	0	81	136	10	146	29%
H-4 HO-10	Homeowner Rehabilitation	200 Units	41	37	31	31	34	174	4	178	89%
H-4 HO-11	Homeowner Weatherization	375 Units	50	55	89	36	16	246	71	317	85%
H-4 HO-12	Homeowner Heating System Repair	200 Units	5	16	3	N/A	N/A	21	N/A	21	11%
H-4 HO-13	Homeowner Minor Home Repair	200 Units	311	316	340	326	350	1,643	N/A	1,643	822%
H-5 HO-14	New Home-ownership Units	50 Units	62	0	8	6	16	92	5	97	194%
H-5 HO-15	First-Time Homebuyer Assistance	70 households	14	3	3	9	18	47	32	79	113%
H-8 HO-23	Housing Development Organizations	4 per year	4	5	3	3	3	3.6 per year	1	3.8 per year	95%

Consolidated Plan Priority: Public Facilities

Strategy And Objective	Type of Public Facility	Five-Year Goal	PY 2005 Completed	PY 2006 Completed	PY 2007 Completed	PY 2008 Completed	PY 2009 Completed	Total Completed PY 2005-PY 2009	Total Funds Budgeted or Open at end of PY 2009	Total Projects	Total % Completed, Open, Funds Budgeted
CD-1 PFO-1	ADA Accessibility	15	0	2	1	0		3	1	4	27%
CD-1 PFO-2	Senior Centers	7 centers	1 Project	3 Projects	2 projects	1 Project	5 Projects	12 projects for 6 centers	0	12 projects for 6 centers	86% centers
CD-1 PFO-3	Facilities For Low-Income, Special Needs, & Homeless Persons	10	0	0	2	1	4	7	3	10	100%
CD-1 PFO-4	Neighborhood Facilities in Low-Income Areas	10	0	0	0	0	0	0	0	0	0%
CD-1 PFO-7	Other Public Facilities in Low-Income Areas	15	0	1	0	2	0	3	0	3	20%

Consolidated Plan Priority: Infrastructure

Strategy and Objective	Type of Infrastructure Improvement	Five-Year Goal	PY 2005 Completed	PY 2006 Completed	PY 2007 Completed	PY 2008 Completed	PY 2009 Completed	Total Completed PY 2005-PY 2009	Total Funds Budgeted or Open at end of PY 2009	Total Projects	Total % Completed, Open, Funds Budgeted
CD-2 IO-1	Street Improvements	25	2	1	0	1	2	6	1	7	28%
CD-2 IO-2	Sidewalk Rehabilitation	10	0	0	2	1	2	5	4	9	90%
CD-2 IO-3	Water/Sewer, Flood Drain Improvement, Flood Mitigation	10	0	1	3	1	1	6	3	9	90%

Consolidated Plan Priority: Youth Programs (Public Services)

Strategy and Objective	Type of Public Service Project	Five-Year Goal Persons Served	PY 2005	PY 2006	PY 2007	PY 2008	PY 2009	Total Persons Served	Total % Served
CD-3 YPO-1	Child Sexual Abuse/Assault	7,500	2,002	1,354	1,173	1,219	1,380	7,128	95%
CD-3 YPO-2	Recreational Opportunities	1,250	291	93	3	0	0	387	31%
CD-3 YPO-3	Pregnant and Parenting Teens	375	54	74	74	63	45	310	83%
CD-3 YPO-4	Single Teen Mothers with Children	70	17	32	52	59	67	227	324%
CD-3 YPO-5	Homeless Youth	1,000	245	273	218	226	207	1,169	117%

Consolidated Plan Priority: Senior Programs (Public Services)

Strategy and Objective	Type of Public Service Project	Five-Year Goal Persons Served	PY 2005	PY 2006	PY 2007	PY 2008	PY 2009	Total Persons Served	Total % Served
CD-4 SPO-1	In-Home Support Services	1,625	612	461	489	629	664	2,855	176%
CD-4 SPO-2	Out-of-Home Daycare Respite Services	350	60	51	35	34	22	202	58%

Consolidated Plan Priority: Public Services

Strategy and Objective	Type of Public Service Project	Five-Year Goal Persons Served	PY 2005	PY 2006	PY 2007	PY 2008	PY 2009	Total Persons Served	Total % Served
CD-5 PSO-1	Health Services	2,500	772	730	557	573	489	3,121	125%
CD-5 PSO-2	Single-Parent Homeless Families	400	93	93	90	178	167	621	155%
CD-5 PSO-3	Basic Needs for Homeless Persons	7,500	1,518	1,144	1,582	43	0	4,287	57%
CD-5 PSO-4	Homeless Prevention	175	0	51	0	0	0	51	29%
CD-5 PSO-5	Victims of Domestic Violence and their Children	1,500	280	289	305	238	272	1,384	92%
CD-5 PSO-6	Homeless Families	2,500	650	752	713	867	770	3,752	150%

Strategy and Objective	Type of Public Service Project	Five-Year Goal Persons Served	PY 2005	PY 2006	PY 2007	PY 2008	PY 2009	Total Persons Served	Total % Served
CD-5 PSO-7	Homeless Persons with Special Needs	125	61	40	30	33	33	202	162%
CD-5 PSO-8	Non-Homeless Persons with Special Needs	200	154	225	308	137	0	824	412%
CD-5 PSO-9	Families with Children At Risk of Abuse and Neglect	700	259	206	207	0	0	672	96%
CD-5 PSO-10	Landlord/Tenant Mediation Services and Fair Housing Counseling	7,500	1,138	1,001	1,043	845	914	4,941	66%
CD-5 PSO-11	Families to Increase Self-Sufficiency	1,000	424	391	811	679	175	2,480	248%

Some highlights of accomplishments achieved during the 2009 program year include:

- Acquisition of a 22-unit apartment complex and a 20-unit apartment complex in Everett to preserve affordable rental housing for low-income households. The 20-unit complex serves elderly households.
- Acquisition of 5 single family foreclosed homes in Marysville to create new units of affordable rental housing for low-income households.
- Construction of a 39-unit apartment building in Lynnwood and a 40-unit apartment building in Lake Stevens to create new units of affordable rental housing for elderly households.
- Acquisition of two single family foreclosed homes in unincorporated south Snohomish County to create 2 new units (6 beds) of affordable rental housing with in-home supportive services for persons with mental, physical, and or developmental disabilities.
- Providing assistance to 400 low- and moderate-income homeowners to maintain their housing through minor home repair, weatherization, and rehabilitation programs.
- Providing purchase assistance to 14 low- and moderate-income first-time homebuyers.

- Installation of new building for a senior center in Lake Stevens and rehabilitation of senior centers in Arlington and Edmonds.
- Construction of a new food bank facility in Marysville and improvements to a food bank facility in Monroe.
- Rehabilitation of an emergency shelter and a transitional housing facility in Everett serving homeless persons.
- Street improvements in Lynnwood and Sultan and sidewalk improvements in Lynnwood and Monroe.
- Infrastructure improvements to waterlines in Startup Water District.
- Providing improved access to public service programs for over 5,200 persons including youth, elderly persons, homeless persons, persons with special needs, and other low-income persons.

III. Summary of Resources and Distribution of Funds

The charts below provide a summary of the resources available and expended during the reporting period under the federal CDBG, HOME, and ESG programs to assist the Consortium in meeting its Consolidated Plan goals.

Community Development Block Grant

Unexpended CDBG funds at end of PY 2008	\$ 3,676,381.61
PY 2009 CDBG Entitlement Grant	\$ 3,085,704.00
PY 2009 Program Income	\$ 324,914.85
Total CDBG Funds Available	\$ 7,109,131.77

CDBG Funds Expended	\$ 3,881,949.89
Unexpended Balance at end of PY 2009	\$ 3,227,181.88

HOME Investment Partnerships (Including American Dream Downpayment Initiative)

Unexpended HOME funds at end of PY 2008	\$4,055,747.11
PY 2009 HOME Entitlement Grant	\$2,282,489.00
PY 2009 Program Income	\$ 294,266.98
Total HOME Funds Available	\$6,632,503.09

HOME Funds Expended	\$3,385,662.38
Unexpended Balance at end of PY 2009	\$3,246,840.71

Emergency Shelter Grant Funds

Unexpended ESG funds at end of PY 2008	\$ 35,523.39
2009 ESG Entitlement Grant	\$135,368.00
Total ESG Funds Available	\$170,891.39

ESG Funds Expended	\$134,647.73
Unexpended Balance at end of PY 2009	\$ 36,243.66

The unexpended balances at the end of the 2009 program year (June 30, 2010) mostly reflect funding that has been allocated to specific activities, but has not yet been expended. Some projects such as construction projects, take longer than one year to complete. In addition, final draw downs for some projects that provided assistance during the 2009 program year will be made in the 2010 program year.

The chart below provides a summary of the federal CDBG, HOME/ADDI, and ESG funds committed during the program year.

Funds Committed

CDBG Funds Committed	\$3,122,389.79
HOME Funds Committed	\$1,116,463.75
ESG Funds Committed	\$ 135,368.00

Geographic Distribution: Because the needs addressed by the Snohomish County Urban County Consortium are found in all parts of the county, project locations are likewise spread throughout the county. Some projects benefit specific areas of the county while others provide county-wide benefits. Affordable housing capital projects open during the reporting period are located in Everett, Gold Bar, Lake Stevens, Lynnwood, Monroe, Marysville, Stanwood, Sultan, and unincorporated south Snohomish County. The homeowner housing rehabilitation programs and first-time homebuyer downpayment assistance programs serve households county-wide. Public facility projects open during the reporting period are located in Arlington, Edmonds, Everett, Lake Stevens, Marysville, Monroe, Mountlake Terrace, and Sultan. Infrastructure projects open during the report period are located in Darrington, Gold Bar, Granite Falls, Lynnwood, Monroe, Mountlake Terrace, Startup Water District, and Sultan. Most service projects serve persons from throughout Snohomish County, while a few serve specific areas such as Sky Valley.

IV. NARRATIVE STATEMENTS

A. ASSESSMENT OF FIVE-YEAR GOALS AND OBJECTIVES

All of the projects funded through Snohomish County with CDBG, HOME and ESG resources during this reporting period address strategies and objectives set forth in the 2005-2009 Consolidated Plan. The affordable housing projects funded during this

reporting period helped make decent and safe housing available and affordable to low- and moderate-income households. The non-housing community development projects helped create more suitable living environments and sustainable communities by making public services, public facilities, public infrastructure, housing and shelters more available, accessible, and affordable to low- and moderate-income persons and neighborhoods. The projects funded provided opportunities for low- and moderate-income persons, including persons with special needs such as homeless persons and families, elderly persons, persons with disabilities, and victims of domestic violence, to improve their lives, increase or maintain their independence, and achieve long-term stability.

The priorities contained in the 2005-2009 Consolidated Plan are listed below along with their corresponding strategies and objectives. Projects funded and active during this reporting period are listed under the specific Consolidated Plan priority, strategy and objective to which they correlate and are presented in a table format for easy reference. Each project summary includes the following information: project sponsor, project name, funding source (ex. CDBG, HOME, ESG), year funded, objective/outcome, brief project description and project status or accomplishment.

The information in these tables is intended to help the reader assess the purpose of each project, the relationship of the project to the five-year goals contained in the Consolidated Plan, and the accomplishments achieved towards meeting these five-year goals during the 2009 program year. Reporting data in this CAPER is current through June 30, 2010. Funded projects may be referenced in more than one priority area. In addition, where objectives are not related to funding awards for specific projects, narrative is included to help the reader assess progress made towards those goals during the reporting period. Accomplishments achieved with local funds or other federal funds during the reporting period towards these goals as identified in our Consolidated Plan have also been incorporated into the tables below. These tables may be referenced in conjunction with the accomplishment summary charts in the Executive Summary in Section II. above to further assess achievements towards the five-year goals. Additional evaluation may be referenced in Section IV.H. of this document.

Effective October 1, 2006, most activities funded with CDBG, HOME, and ESG funds are required to report under the new HUD performance measurements system. Below is a table summarizing the new objectives/outcomes and corresponding codes for these objectives/outcomes. The project information contained in the tables below indicate the specific objective/outcome selected for each project where relevant.

HUD Performance Objectives/Outcomes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

AFFORDABLE HOUSING STRATEGIES & OBJECTIVES

Priority: Housing

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

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

Objective HO-1: Assist with the construction, acquisition, rehabilitation and/or preservation of up to 1,200 multi-family housing units for low-income renters. The County anticipates that approximately 75% of the units will be affordable to households with less than 50% of the median income, and the balance largely affordable to households with incomes between 50% and 80% of the median.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2004 HOME 2005 HOME 2006 HOME 2007 (Everett set-aside) AHTF 2008 (Everett set-aside) HOME 2009 Outcome DH-2	<u>Artspace Projects, Inc.</u> Artspace Everett Lofts	Construction of 40 rental units in mixed-use building in downtown Everett. 19 units will be affordable to households earning at or below 60% of the area median income. 21 units will be affordable to households earning at or below 50% of the area median income. Target population is artists; but anyone meeting income requirements will be eligible for residence.	Project is open. Construction complete. Leasing of units underway and 50% complete.
HOME 2007 HOME 2008 (Everett set-aside) Outcome DH-2	<u>Everett Housing Authority</u> Casino Lane Apartments Acquisition	Acquisition of 96-unit apartment building in south Everett in order to preserve affordable rental housing for households earning at or below 50% of the area median income.	Project cancelled.
HOME 2007 HOME 2008 HOME 2009 (Everett Set-Aside) Outcome DH-2	<u>Everett Housing Authority</u> Madison Villa Apartments	Acquisition of 22-unit apartment complex in Everett on West Madison Street to preserve affordable rental housing for low-income households. 6 of the units will be set-aside as HOME units.	Project complete.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
NSP Outcome DH-2	<u>Home for Good</u> Post Foreclosure and Rapid Re- Housing (Project Phoenix)	Acquisition of 5 units (5 foreclosed single family homes) in Marysville to provide affordable rental housing for low-income families with incomes at or below 50% of the area median income. Priority provided to families who have been homeless or are at risk of homelessness. Agency plans to work with families to stabilize their incomes and work towards lease-to-own in three to five years.	Project complete.
AHTF 2009 Outcome DH-2	<u>Housing Authority of Snohomish County</u> Kingsbury East and Squire Mobile Home Parks Acquisition	Funds used to pay for bridge financing used to acquire two adjacent mobile home parks with 93 rental space units for persons over 55 years of age located in Lynnwood in order to preserve affordable housing for households with incomes at or below 80% of the are median income.	Project complete. Units counted as completed in 2007.
HOME 2008 HOME 2009 AHTF 2008 Outcome DH-2	<u>Housing Hope</u> Lincoln Hill Village	Funds to be used for development soft costs to construct 24 new units of affordable rental housing in 6 buildings located in Stanwood affordable to households with incomes at or below 50%, 40%, and 30% of area median income. 5 of the units will provide transitional housing for homeless families.	Funds budgeted. Additional HOME funds allocated to project. County is in process of negotiating contract with agency.
NSP Outcome DH-2	<u>Housing Hope</u> Mount Baker View	Acquisition of a 21-unit condo- style apartment complex in Everett (foreclosed property). 20 of the 21 rental units will be affordable to low-and moderate income households with incomes at or below 60%, 50%, and 30% of the area median income. 1 of the units will be affordable to households with incomes at or below 120% of the area median income.	Funds Budgeted. Environmental Review underway. Agency is in process of securing additional financing necessary for the project.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2009 Outcome DH-2	<u>Housing Hope</u> Woods Creek Village	Funds to be used for partial repayment of bridge financing used to acquire property to rehabilitate 8 existing units and construct 6 new units of affordable rental housing in Monroe for households with incomes at or below 50% of the area median income. 6 of units to be set-aside for transitional housing for homeless families.	Project cancelled. Funds re-allocated to <u>Housing Hope</u> Lincoln Hill Village project listed above.
HOME 2007 HOME 2009 AHTF 2007 (Everett set-aside) Outcome DH-2	<u>Senior Services of Snohomish County</u> The Cottages	Acquisition of 20-unit apartment complex in south Everett in order to preserve affordable housing for seniors with incomes at or below 60% and 50% of area median income.	Project complete.
HOME 2009 Outcome DH-2	<u>Senior Services</u> Friendship House I and II	Acquisition and rehabilitation of 35-unit and 29-unit apartment complexes in Monroe in order to preserve affordable rental housing for elderly persons and persons with disabilities with incomes at or below 60%, 50% and 30% of the area median income.	Funds budgeted. Environmental review complete. Agency is in process of securing remaining financing needed for the project.
HOME 2009 Outcome DH-2	<u>Senior Services</u> Galway Bay Apartments	Acquisition and rehabilitation of 26-unit apartment complex in Sultan in order to preserve affordable housing for elderly persons and persons with disabilities with incomes at or below 60%, 50%, and 30% of the area median income.	Funds budgeted. Environmental review pending. Agency is in process of securing remaining financing needed for the project.
HOME 2009 Outcome DH-2	<u>Senior Services</u> Wishing Well I Apartments	Acquisition and rehabilitation of 40-unit apartment complex in Marysville in order to preserve affordable housing for elderly persons and person with disabilities with incomes at or below 60%, 50%, and 30% of the area median income.	Funds budgeted. Environmental review pending. Agency is in process of securing remaining financing needed for the project.

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

The Housing Authority of Snohomish County (HASCO) administers Section 8 rent subsidies for Snohomish County which are funded from sources other than CDBG,

HOME or ESG funds. Through February, the vouchers housed clients in Snohomish County, outside the City of Everett. As of March, through an agreement with the Everett Housing Authority (EHA), the Section 8 vouchers administered by both agencies may house clients anywhere in the County. In the 2009 program year, HASCO reported that it served an average of 3,014 households per month under their Section 8 program.

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

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2009	<u>Snohomish County</u> Community Housing Resource Board	Provide fair housing information and education to the community through activities such as landlord/tenant and fair housing workshops.	Provided four workshops in Everett and Mountlake Terrace to 51 persons.
CDBG 2009 Outcome DH-1	<u>Volunteers of America</u> Rental Housing Mediation/Fair Housing Counseling	Provide information on landlord/tenant laws, conciliation and mediation services to help resolve disputes between landlords and tenants, and Fair Housing Counseling to individuals who believe they are experiencing discrimination in housing.	With Snohomish County CDBG funds, served 914 persons.

Strategy H-2: Provide support for operations of existing homeless shelters and construction of needed shelters in under-served areas and for under-served populations. Increase the inventory of transitional housing for households needing assistance to move from homelessness to self-sufficiency.

Objective HO-4: Maintain the existing shelter and transitional housing system in order to serve about 3,000 homeless persons per year.

Several projects providing housing and services to homeless persons in emergency and transitional housing were provided funding with CDBG public service and ESG funds during the reporting period. The funds were used to provide case management, other supportive services and operating costs. Funding was provided to the following projects:

- Cocoon House, Teen Shelter & Transitional Housing
- Housing Hope, Homeless Services
- Housing Hope, New Century Village
- Housing Hope, Transitions
- The Interfaith Association, Interfaith Family Shelter
- Domestic Violence Services of Snohomish County, Domestic Violence Services
- Domestic Violence Services of Snohomish County, Transitional Housing for Victims of Domestic Violence

Volunteers of America, Emergency Housing Assistance
 YWCA, Pathways Families in Transition/Homeward Bound

More information regarding these projects may be found later on in this Section under the youth and public service priorities located under the non-housing community development strategies and objectives.

In addition to CDBG Public Services and ESG funds, the County provided local Affordable Housing Trust Funds (AHTF) for operating and/or maintenance costs to ten projects providing emergency shelter, transitional housing, or permanent housing for homeless persons and families.

The Continuum of Care Narrative located in Section IV.D. also provides information on projects funded through the Continuum of Care for homeless persons and families that support this objective.

Objective HO-5: Develop new shelter beds, transitional housing units, rent subsidies, and permanent housing for homeless people. Groups currently under-served are homeless families with children and homeless youth. Increase the supply of beds/units or rent subsidies so that by 2010 an additional 300 individuals can be assisted annually.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
SHP 2008 Outcome DH-2	<u>Catholic Community Services</u> Chronic Leasing Program for Chronically Disabled Persons	Provide funding for leasing of 8 scattered-site units in Snohomish County to provide permanent supportive housing to chronically homeless persons.	Project open. Project began implementation in 2009 and units 75% leased. Funds provide leasing and services costs for the project for two years.
AHTF 2008 AHTF 2009 Outcome SL-1	<u>Cocoon House East Shelter</u>	Project will pay for development costs to construct a new 8-bed youth emergency shelter in Monroe serving homeless youth between the ages of 18 to 21.	Project open. Construction complete. Awaiting closeout.
EHP 2009	<u>Snohomish County</u> Housing Voucher Program	Provide funding for up to 40 rental subsidy vouchers for up to 3 years for homeless persons and persons at imminent risk of homelessness with incomes at or below 30% of the area median income. Populations served include veterans and persons with disabilities. Vouchers are awarded to community agencies and are administered by the Housing Authority of Snohomish County.	Project ongoing. Project provided housing vouchers to 36 households (61 persons) in 2009.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
EHP 2009	<u>Snohomish County</u> Ending Homelessness Program	Provided funding for 8 housing-based service projects which provide rental subsidies for transitional housing and permanent supportive housing programs serving homeless persons.	Projects provided rental subsidies to 156 households (323 persons) in 2009.
HOME 2008 HOME 2009 AHTF 2008 Outcome DH-2	<u>Housing Hope</u> Lincoln Hill Village	Funds to be used for development soft costs to construct 24 new units of affordable rental housing in 6-buildings located in Stanwood affordable to households with incomes at or below 50%, 40%, and 30% of area median income. 5 of the units will provide transitional housing for homeless families.	Funds budgeted. Additional HOME funds allocated to project. County is in process of negotiating contract with agency.
HOME 2009 Outcome DH-2	<u>Housing Hope</u> Woods Creek Village	Funds to be used for partial repayment of bridge financing used to acquire property to rehabilitate 8 existing units and construct 6 new units of affordable rental housing in Monroe for households with incomes at or below 50% of the area median income. 6 of units to be set-aside for transitional housing for homeless families.	Project cancelled.
SHP 2009 Outcome DH-2	<u>Catholic Community Services</u> Alderbrooke Chronic Leasing	Provide funding for leasing, services, and operating costs for two years for 8 units in Lynnwood to provide permanent supportive housing to chronically homeless individuals.	Funds budgeted. Project is anticipated to begin implementation in 2010 program year.

It is estimated that the new units completed and the new rental vouchers/subsidies implemented in program years 2005 through 2009 with federal and local funds served approximately 647 persons in the 2009 program year.

***Objective HO-6:** Continue to support the operation of facilities and programs providing shelter and services to homeless individuals and families, particularly the chronically homeless and those at risk for chronic homelessness.*

Refer to the narrative statement above under Objective HO-4 for projects funded that help meet this objective.

Strategy H-3: Provide support for the operations and development of transitional and permanent housing and service programs for people with special needs, including the elderly and frail elderly, chronically mentally ill, developmentally disabled, people with physical disabilities, people in recovery from substance abuse, people with HIV/AIDS and victims of domestic violence.

Objective HO-7: Increase the supply of transitional and permanent units for special needs populations by 500 over the next five years. These units are included in the 1,200 units to be added for very low-income households under Strategy H-1.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2008 Outcome DH-2	<u>American Baptist Homes of the West</u> Good Shepherd Senior Housing	New construction of 39-unit apartment building for elderly persons in Lynnwood affordable to households with incomes at or below 50% of the area median income.	Project complete.
CDBG-R Outcome DH-2	<u>Parkview Services</u> Parkview Homes IX	Acquisition and rehabilitation of one single family home with 2 units (one upper unit with three bedrooms and one lower unit with one bedroom) in Lake Stevens to provide permanent supportive rental housing for adults with developmental disabilities with incomes at or below 30% of the area median income. On-site supportive services to be provided by other non-profit agencies.	Project open. Environmental review complete. Contract with agency executed. Acquisition complete. Agency in process of selecting architect to design rehabilitation work for second unit.
HOME 2006 AHTF 2006 Outcome DH-2	<u>Senior Services of Snohomish County</u> <u>Hawkins House</u> (formerly Stevens Crest)	Acquisition of property to construct a 40-unit HUD Section 202 elderly housing project in Lake Stevens affordable to households with incomes at or below 50% of the area median income.	Project complete.
2008 HOME (Everett set-aside) 2009 AHTF (Everett set-aside) Outcome: DH-2	<u>Washington Home of Your Own</u> A Place of My Own	Acquisition of property in Everett to demolish existing vacant house and construct 8-unit HUD 811 independent living community serving persons with physical and mental disabilities with incomes at or below 30% of the area median income.	HOME funding cancelled. Project awarded AHTF funding. City is in process of negotiating contract with agency.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
NSP Outcome DH-2	<u>Washington Home of Your Own</u> In-Home Community Living	Acquisition of two units (two foreclosed single family homes) in unincorporated south Snohomish County to provide 6 beds of affordable rental housing for persons with mental, physical, and/or developmental disabilities with incomes at or below 50% of the area median income. In-home support services to be provided to residents by Sunrise Community Services.	Project complete.

Additional projects that will preserve existing affordable housing for elderly persons may be referenced under Objective HO-1.

Objective HO-8: Maintain and increase rent subsidies, if provided by HUD, through the Section 8 and Shelter Plus Care Programs and continue to set aside Section 8 vouchers for people with special needs. If enough vouchers are available, assist about 3,000 households over the next five years. Use of Section 8 program resources is conditioned, of course, on whether the program is continued and, if so, at what level.

The Housing Authority of Snohomish County (HASCO) administers Section 8 rent subsidies for Snohomish County which are funded from sources other than CDBG, HOME or ESG funds. Through February, the vouchers housed clients in Snohomish County, outside the City of Everett. As of March, through an agreement with the Everett Housing Authority (EHA), the Section 8 vouchers administered by both agencies may house clients anywhere in the County. In the 2009 program year, HASCO reported that it served an average of 3,014 households per month under their Section 8 program. 205 of these vouchers are designated for non-elderly disabled households. During the reporting period, HASCO had to put a hold on additional vouchers set-aside for persons and families with special needs due to the lack of available turnover vouchers. In the 2009 program year, HASCO also continued to commit 329 project-based vouchers in Snohomish County in support of the Bill and Melinda Gates Foundation Sound Families Initiative, which links housing and supportive services for homeless families with children.

HASCO was also awarded 35 Section 8 Veterans Affairs Supportive Housing (HUD-VASH) vouchers in August 2009 and another 25 HUD-VASH vouchers in June 2010. HUD has currently authorized lease-up of the first 35 vouchers, of which HASCO had leased up 15 by the end of the 2009 program year. The program combines rental assistance with case management and clinical services provided by the Veterans Affairs at its medical centers and in the community.

HASCO is the grantee for the Shelter Plus Care project (two previous projects are now combined as one project) which is administered by the YWCA of Seattle-King County-Snohomish County. 228 units are currently authorized for the program. The project provided 501 beds of permanent supportive housing to homeless adults (individuals and families) with disabilities in the 2009 program year. More information on the Continuum of Care can be found in Section IV. D. of this document.

Objective HO-9: Provide support to service programs necessary for people living with special needs to live independently.

Several service programs necessary for people living with special needs to live independently were supported with CDBG and ESG funds during the reporting period. These projects are listed below. More information on these projects may be found later on in this Section under the senior and public service priorities located under the non-housing community development strategies and objectives.

Catholic Community Services, Volunteer Chore Services
 Elderhealth Northwest, Day Break Senior Respite Program
 Senior Services of Snohomish County, Housing Social Services
 Domestic Violence Services of Snohomish County, Domestic Violence Services
 Domestic Violence Services of Snohomish County, Transitional Housing for
 Victims of Domestic Violence

Strategy H-4: Help low-income people to stay in their homes, and maintain the current housing stock through home repair, rehabilitation, and weatherization services.

Objective HO-10: Provide housing rehabilitation loans to 200 low- and moderate-income homeowners at the rate of 40 per year.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
2007 HOME 2009 HOME HOME Program Income Outcome DH-1	<u>City of Everett</u> Community Housing Improvement Program (CHIP)	Provide rehabilitation loans to low-income households for single family owner-occupied units in Everett.	Program is ongoing. County in process of negotiating contract with City of Everett. Program served 3 households in 2009.
CDBG 2007 CDBG 2008 CDBG 2009 HOME 2006 HOME 2008 HOME 2009 CDBG and HOME Program Income Outcome DH-1	<u>Housing Authority of Snohomish County (HASCO)</u> Single Family Rehabilitation Loan Program	Provide major rehabilitation loans to low- and moderate-income households for single family owner-occupied units in Snohomish County, outside the cities of Everett and Bothell.	Program is ongoing. The 2007 CDBG funds and 2006 HOME funds are expended. The 2008/2009 CDBG and 2008/2009 HOME activities are open. Program served 31 households in 2009.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG-R Outcome DH-1	<u>Housing Authority of Snohomish County (HASCO)</u> Single Family Rehabilitation Loan Program Energy Conservation Improvements	Provide 4 major rehabilitation loans to low- and moderate-income households for single-family owner-occupied units in Snohomish County, outside the cities of Everett and Bothell. At least 60% of the costs under each loan will be for energy efficiency improvements and green building materials and technologies.	Environmental review complete. County in process of negotiating contract with the agency.

Objective HO-11: Provide grants to 375 homeowners, at a rate of 75 households per year, to make pre- and post-weatherization repairs to guarantee the efficacy of the weatherization measures and to address health and safety issues.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2008 CDBG 2009 Outcome DH-1	<u>Snohomish County Human Services Department</u> Weatherization Program	Provide weatherization home repairs and repair or replacement of heating systems as part of a complete package of weatherization, health and safety, and repair services to low- and moderate-income homeowners in Snohomish County, outside the cities of Everett and Bothell.	The 2008 activity is complete. The 2009 activity is open. Program served 16 households in 2009.

Objective HO-12: Provide repairs or replacement of dangerous, failed or failing heating systems to 200 single-family, owner-occupied homes, at the rate of 40 homes per year, for households with incomes at or below 50% of the area median income.

This pilot project was completed in program year 2007 with a total of 24 households assisted. Additional needs for heating system repairs are eligible under the existing weatherization program referenced in HO-11 above.

Objective HO-13: Provide minor home repairs for 200 elderly and disabled homeowners at a rate of 40 homes per year by providing health and safety related repairs for households with incomes below 50% of the area median income.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2008 CDBG 2009 Outcome DH-1	<u>Senior Services of Snohomish County</u> Minor Home Repair	Provide minor home health and safety repairs to homes of low-income senior and disabled homeowners in Snohomish County, outside the cities of Everett and Bothell.	The 2008 activity is complete. The 2009 activity is open. Program served 350 households in 2009.

Strategy H-5: Increase the incidence of homeownership using self-help construction, manufactured housing, homebuyer education and mortgage assistance programs.

Objective HO-14: Provide 50 units for purchase by low- and moderate-income first-time homebuyers over five years.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2003 (Everett set-aside) Outcome DH-2	<u>Habitat for Humanity</u> Monagan Mor Project	Acquisition of property to construct 4 sweat equity townhouse homeownership units in Everett affordable to households with incomes at or below 50% of the area median income.	Project open. Construction underway and 50% completed.
AHTF 2006 Outcome DH-2	<u>Habitat for Humanity</u> Gold Bar (formerly Stevens Creek)	Acquisition of property and construction of 1 homeownership unit in Gold Bar affordable to first time homebuyers with incomes at or below 50% of the area median income.	Project open. Acquisition complete. Construction scheduled to begin in 2011 after completion of Monagan Mor project listed above.
HOME 2007 HOME 2008 (Everett Set- Aside) Outcome DH-2	<u>Home for Good:</u> Urban Gardens Broadway	Acquisition of property in downtown Everett on Broadway for construction of mixed-use building with 21 homeownership units of workforce housing and commercial space to be used for community benefitting services. Up to 11 units to be set-aside as homeownership units affordable to households with incomes at or below 80% of the area median income.	Funding award to be proposed for cancellation by City of Everett.

In addition, during the reporting period, 16 new homeownership units in Stanwood for low- and moderate-income households were completed through Housing Hope's USDA

Rural Development sweat-equity homeownership program. An additional five new homeownership units were also completed on the Tulalip Indian Reservation in a partnership between Housing Hope and the Tulalip Tribe under the USDA Rural Development sweat-equity program.

Objective HO-15: Provide financing assistance for 70 first-time buyers.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2005 HOME 2006 ADDI 2004 ADDI 2005 ADDI 2006 CDBG and HOME Program Income Outcome DH-2	<u>HomeSight</u> Puget Sound First Time Homebuyers Assistance	Provide purchase assistance to low- to moderate-income first-time homebuyers in Snohomish County, outside the Cities of Everett and Bothell. Provide assistance to 14 homebuyers with 2005 HOME/ADDI funds and 14 homebuyers with 2006 HOME/ADDI Funds	Program ongoing. Remaining portion of 2004 ADDI award and all of 2005 HOME and ADDI award cancelled. County in process of negotiating contract with agency for 2006 HOME and ADDI funds. Program provided purchase assistance to 11 households in 2009.
HOME 2004 ADDI 2003 ADDI 2004 ADDI 2005 ADDI 2006 Outcome DH-2	<u>City of Everett</u> <u>Negotiated Set-Aside</u> <u>HomeSight</u> Downpayment Assistance	Provide purchase assistance to low- to moderate-income first-time homebuyers in the City of Everett. Provide assistance to 2 homebuyers with 2004 HOME funds. Provide purchase assistance to 3 homebuyers with ADDI funds.	Program ongoing. 2004 HOME funds expended. Program provided purchase assistance to 3 households with HOME/ADDI funds in 2008 and 3 households with ADDI funds in 2009.
ADDI 2008 HOME 2009 Outcome DH-2	<u>Housing Hope</u> Homeownership Assistance Fund	Provide purchase assistance to low- to moderate income first-time homebuyers participating in agency's sweat-equity homeownership programs in Snohomish County, outside the Cities of Everett and Bothell. Provide assistance to 10 homebuyers with 2008 ADDI funds and 3 homebuyers with 2009 HOME funds.	Funds budgeted. County in process of negotiating contract with agency.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
2007 HOME 2009 HOME 2007 ADDI 2008 ADDI (Everett Set-Aside) Outcome DH-2	<u>City of Everett Negotiated Set-Aside</u> <u>Parkview Services Parkview Homeownership</u>	Provide purchase assistance to 4 low- to moderate income first-time homebuyers in City of Everett where at least one member of the household has a physical or mental disability.	Funds budgeted. Environmental review complete. County in process of negotiating contract with City of Everett.
HOME 2009 Outcome DH-2	<u>Parkview Services Homeownership for People with Disabilities</u>	Provide purchase assistance to 5 low-to moderate income first-time homebuyers in Snohomish County, outside the Cities of Everett and Bothell, where at least one member of the household has a physical or mental disability.	Program ongoing. Program provided purchase assistance to 4 households in 2009.

During the reporting period, the Housing Authority of Snohomish County (HASCO) has also continued its Section 8 homeownership program. In the 2009 program year, three Section 8 voucher holders purchased a home using their Section 8 voucher.

Objective HO-16: *Conduct homebuyer education classes for 5,000 potential buyers.*

No federal formula funds are currently programmed to provide homebuyer education classes. However, HomeSight and Housing Hope provide homebuyer education classes in Snohomish County as part of their first-time homebuyer programs. In addition, Parkview Services recently expanded their first-time homebuyer education program to Snohomish County in 2009 and provides homebuyer education as part of their program. Homebuyer education classes were provided to 964 potential buyers in the 2005-2008 program years and to 109 potential buyers in the 2009 program year for a total of 1,103 persons served over the 2005-2009 time period.

Strategy H-6: Improve the processes for utilizing the grant funds allocated to the County.

Objective HO-17: *Enhance the financial and administrative rigor of the project review process with additional outside financial analysis.*

The County continued to use both the refined objective evaluation criteria for proposed housing projects and the standardized financial project profiles first implemented in the Program Year 2006 funding round to strengthen the financial rigor of the project review process. The County consulted with the State on projects applying for both State and County funds to determine project viability.

Objective HO-18: In conjunction with appropriate partners, seek to streamline the method to secure financing for low-income housing projects by coordinating all funding sources (federal, state, county) possible in a single application process.

In the last funding round, the County continued to use the WA State Housing Trust Fund Application with a local supplement for Snohomish County in order to provide a more streamlined application process. The County continues to participate in regularly scheduled regional and state meetings of public funders to discuss projects, organizational capacity, joint monitoring, and other coordination-related issues. In previous reporting periods, the County implemented revised funding timelines for the 2008 and 2009 funding rounds for local affordable housing applications in order to align these rounds with funding timelines of other funders.

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

The County led the development of the Snohomish County Urban County Consortium 2010-2014 Housing and Community Development Consolidated Plan during the 2009 program year. The plan was adopted in May 2010 and includes goals for local affordable housing production over the next five years with projected funding from various existing resources administered by the County. The plan supports a continued strategy of addressing housing needs for low- and moderate-income households across the housing continuum including needs for persons experiencing homelessness, persons with special needs, renters, homeowners, and first-time homebuyers. It is anticipated that the plan will assist in the predictability of local funding priorities.

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

Objective HO-20: Maintain the County's CDBG float loan program to take prompt advantage of emergency opportunities to purchase sites for low-income housing in an environment that is highly competitive for all types of housing development.

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

Objective HO-21: Maintain the County's Affordable Housing Trust Fund and the State Housing Trust Fund.

The County continued administering the Snohomish County Affordable Housing Trust Fund (AHTF) program during the program year.

Objective HO-22: Maintain equitable use of the state tax credit allocation by county housing providers.

During the reporting period the County provided input to the Washington State Housing Finance Commission (WSHFC) on local affordable housing projects which received

local funding commitments and applied to WSHFC for additional funding. The County also provided feedback to WSHFC on affordable housing issues.

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

Objective HO-23: Use available HOME funds to support the operations of Community Housing Development Organizations (CHDOs). The County will assist four CHDOs each year for the next five years.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2008 HOME 2009	<u>Habitat for Humanity</u> CHDO Operating Funds	Provide operating funds to cover a portion of the organization's costs incurred in developing affordable housing projects in Snohomish County.	The 2008 activity is complete. The 2009 activity is open.
HOME 2008 HOME 2009	<u>Housing Hope Properties</u> CHDO Operating Funds	Provide operating funds to cover a portion of the organization's costs incurred in developing affordable housing projects in Snohomish County.	The 2008 activity is complete. The 2009 activity is open.
HOME 2008 HOME 2009	<u>Senior Services of Snohomish County</u> CHDO Operating Funds	Provide operating funds to cover a portion of the organization's costs incurred in developing affordable housing projects in Snohomish County.	The 2008 activity is complete. The 2009 activity is open.
HOME 2009	<u>Washington Home of Your Own</u> CHDO Operating Funds	Provide operating funds to cover a portion of the organization's costs incurred in developing affordable housing projects in Snohomish County	Funds budgeted. The County is evaluating current eligibility of the agency for these funds.

Objective HO-24: Review the financial strength of housing providers for long-term organizational viability so that local dollars fund long-term community assets.

The County reviews organizational capacity and financial feasibility of projects during the application process and long-term organizational viability through ongoing financial monitoring and risk assessment analysis.

Objective HO-25: Strengthen community partnerships by rewarding links between housing providers and service agencies.

Community partnerships which link housing providers and service agencies continue to be a strength in Snohomish County, particularly in regard to projects serving homeless persons and other persons with special needs. The County continues to use the refined objective criteria first implemented in the Program Year 2006 funding round which includes an evaluation of whether housing project proposals include the appropriate type and level of support services where relevant to the population to be served.

Objective HO-26: Build and maintain local capacity to efficiently produce and maintain housing.

As indicated under Objective HO-23, the County continues to use available HOME funds to support the operations of Community Housing Development Organizations (CHDOs). The County also awarded 2006 AHTF funds to Impact Capital for a revolving loan fund to provide pre-development loans to agencies to develop affordable housing in Snohomish County. Impact Capital provided one loan under this award during the 2009 program year for a total of five loans provided since implementation.

Objective HO-27: Ensure a commitment by housing providers to maintaining low-income housing once it is constructed.

The County requires a contractual commitment by housing providers to maintain units as low-income housing for a number of years after they are acquired, rehabilitated or constructed. The specific number of years depends on the type of activity funded. For rental housing projects, units must be maintained as low-income housing for a period of forty years. For homebuyer programs, units must be maintained as low-income housing for a period of five to twenty years depending on the amount of grant funds utilized. For major rehabilitation of owner-occupied single family homes, the low-income housing commitment period continues until the loan is repaid which may be up to 30 years.

NON-HOUSING COMMUNITY DEVELOPMENT STRATEGIES & OBJECTIVES

Priority: Public Facilities

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

Objective PFO-1: Support rehabilitation projects designed to bring up to 15 public facilities into compliance with the American with Disabilities Act accessibility standards.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2009 Outcome SL-1	<u>Work Opportunities Renovation & Expansion of ADA Restrooms</u>	Expand and renovate existing restrooms of vocational training facility in Mountlake Terrace to include construction of ADA accessible restroom with show and private entrance.	Project open. Environmental review complete. Contract with agency executed. Architectural plans complete. Agency anticipates bidding to open soon.

Objective PFO-2: Support construction, repair and rehabilitation of up to 7 senior centers.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2004 Outcome SL-1	<u>City of Edmonds South County Senior Center Refurbishment</u>	Project consists of two sub-projects: repair roof and kitchen remodel.	Project complete.
CDBG 2005 Outcome SL-1	<u>City of Edmonds South County Senior Center Fire Detection System & Entry Vestibule & Walkway Canopy.</u>	Project consists of two related sub-projects: upgrade the fire detection system and construct new entry vestibule and walkway canopy.	Project complete.
CDBG 2005 Outcome SL-1	<u>City of Lake Stevens Senior Center Rehab</u>	Install modular building for use as senior center.	Project complete.
CDBG 2006 Outcome SL-1	<u>City of Lake Stevens Senior Center Rehab Phase II</u>	Kitchen equipment required to meet Health District Sanitation Code requirements – includes installation of hand, dish, food preparation and mop sinks, a commercial range, freezer, refrigerator and updating the plumbing.	Project complete.
CDBG 2007 Outcome SL-1	<u>Stillaguamish Senior Center (Arlington) Interior/Exterior Rehabilitation</u>	Rewire and replace dry wall in main hall, replace ceiling tiles, install new heating and cooling system for main hall, and paint portion of exterior.	Project complete.

Objective PFO-3: Construct and/or rehabilitate up to 10 public facilities which will principally benefit low- and moderate-income households, special needs populations, the homeless and those at risk of homelessness or abuse.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2009 Outcome SL-1	<u>Boys & Girls Clubs</u> <u>Sultan Boys & Girls</u> Club Building Improvements	Rehabilitate Sultan Boys & Girls Club building and Daycare building including: new roofs, gutters, downspouts, windows and ADA bathrooms.	Project open. Environmental review completed. Contract with agency executed. Bidding completed and contractor selected. Construction anticipated to begin soon.
CDBG 2008 Outcome SL-1	<u>Everett Gospel</u> <u>Mission</u> Lydia House Exterior Paint	Rehabilitate water damaged areas, exterior paint, and weather sealant for facility in Everett which provides transitional housing for homeless women.	Project complete.
CDBG 2008 Outcome SL-1	<u>Everett Gospel</u> <u>Mission</u> Men's Mission Floor and Roof Replacement	Replace floorboards and tile flooring in common areas of shelter and day center and roof of shelter in Everett which serves homeless men.	Project open. Contract with agency executed. Plans and specifications are almost complete. Agency is working on bid documents and anticipates bidding to open soon.
CDBG 2007 Outcome: SL-1	<u>Everett Gospel</u> <u>Mission</u> Women and Children's Shelter	Replace 18,668 square feet of warped, cracking, shrinking and rotting LP siding on four apartment buildings in Everett which provide emergency shelter to homeless women and children.	Project complete.
CDBG 2002 CDBG 2003 CDBG 2004 CDBG 2005 Outcome SL-1	<u>Marysville Food</u> <u>Bank</u> Expansion	Construct a new 7,880 square foot food bank facility including business space, loading docks and storage area.	Project complete.
CDBG 2008 Outcome SL-1	<u>City of Monroe</u> Sky Valley Food Bank Upgrade	Make improvements to food bank including paving modifications to parking lot and additional parking spaces, construction of addition for storage, and replacement of metal roof.	Project complete.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2008 Outcome SL-1	<u>Volunteers of America</u> Camp Volasuca Residing, Roofing & Pool Drains	Rehabilitation of camp in Sultan serving low-income persons to include: Replacement of failing siding on large A-frame building, rehabilitation of water damaged areas, installation of new roof, and installation of two new drains with connections to existing chemical, water and plumbing.	Project open. Construction complete. Awaiting closeout.
CDBG 2007 Outcome SL-1	<u>YMCA of Snohomish County—Big Brothers Big Sisters of Snohomish County</u> Building Strong Communities	Construction of 4,947 square foot two-story building with 13 parking spaces in Everett. CDBG funds will help pay for 2,500 square foot which will be utilized directly for program participants.	Project cancelled.

***Objective PFO-4:** Support construction or rehabilitation of up to 10 neighborhood facilities to principally benefit low- and moderate-income neighborhoods.*

No projects falling under this objective were open during program year 2009.

***Objective PFO-7:** Support up to 15 other public facility projects including, but not limited to, parks and recreation, solid waste, food banks, and fire stations to principally benefit low- and moderate-income persons in low/moderate income geographical areas.*

No projects falling under this objective were open during program year 2009.

Priority: Infrastructure

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

***Objective IO-1:** Support up to 25 street improvement projects which will benefit neighborhoods with a predominance of low- and moderate-income households.*

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2006 Outcome SL-3	<u>City of Lynnwood</u> 60 th Avenue West Sidewalk Project: Phase II	Construction of five-foot wide sidewalk with curb and gutter along the west side of 60 th Avenue West in Lynnwood to complete the sidewalk from SR-99 to 188 th Street SW.	Project complete.
CDBG 2006 Outcome SL-3	<u>City of Sultan</u> 2 nd Street Improvements	Reconstruction of 700 lineal feet including sidewalks and waterline replacement of 2 nd Street from Main Street to two blocks north to Birch Avenue.	Project complete.
CDBG 2006 Outcome SL-1	<u>City of Sultan</u> Date Avenue LED Lighted Crosswalks	Installation of an LED lighted crosswalk on Date Avenue from 1 st Street to 8 th Street.	Project open. Construction underway and 60% complete.

Objective IO-2: Support up to 10 sidewalk rehabilitation projects in neighborhoods with a predominance of low- and moderate-income households and/or which promote accessibility and mobility for the disabled.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2009 Outcome SL-1	<u>City of Granite Falls</u> Sidewalk Improvements	Design and construct curb, gutter, and sidewalks on Cascade Avenue from Galena Street to Pioneer Street and on Pioneer Street from Cascade Avenue to Granite Avenue. Project also includes ADA accessible street intersections.	Project open. Environmental review complete. Contract with agency executed. Plans and specifications complete. Bidding anticipated to open in July.
CDBG 2009 Outcome SL-1	<u>City of Lynnwood</u> 40 th Ave W Sidewalk Project	Construct five-foot wide concrete sidewalk with curb and gutter along east side of 40 th Ave W.	Funds Budgeted. Environmental review pending receipt of information from agency.
CDBG 2005 Outcome SL-3	<u>City of Lynnwood</u> 60 th Avenue W Sidewalk Project	Construct 600 feet of five-foot wide concrete sidewalks along eastern edge of 60 th Avenue W between 200 th Street SW and 202 nd Street SW. The northern 300 feet will be raised and will have a handrail. The southern 300 feet will be at grade.	Project complete.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2008 Outcome SL-1	<u>City of Monroe</u> West Columbia Street Sidewalk	Construct 1,200 feet of five-foot wide sidewalks with four-foot-wide landscaping strip, curb, gutter, and necessary storm water improvements on West Columbia Street between King Street and North Kelsey Street.	Project complete.
CDBG 2009 Outcome SL-1	<u>City of Monroe</u> West Columbia Street Sidewalk Phase II	Construct 700 linear feet of five-foot wide sidewalks with a four-foot wide landscaping strip, curb, gutter and necessary storm water improvements on West Columbia Street between King Street and Dickinson Street.	CDBG funding cancelled; project funded with CDBG-R funds instead (see project below).
CDBG-R Outcome SL-1	<u>City of Monroe</u> West Columbia Street Sidewalk Phase II	Construct 700 linear feet of five-foot wide sidewalks with a four-foot wide landscaping strip, curb, gutter and necessary storm water improvements on West Columbia Street between King Street and Dickinson Street.	Project open. Environmental review complete. Contract with agency executed. Bidding completed and contractor selected. Pre-construction meeting scheduled for July.
CDBG 2009 Outcome SL-1	<u>City of Mountlake Terrace</u> 222 nd Street Neighborhood Sidewalk Project	Construct sidewalk, curb, gutter and drainage on the north side of 222 nd Street with two short segments on the south side of the street. Construction includes ramps meeting ADA design standards, minor drainage improvements, and stairway to entrance of neighborhood park.	Project open. Environmental review complete. Contract with agency executed. Bidding completed and contractor selected. Pre-construction meeting scheduled for July.

Objective IO-3: Support up to 10 other infrastructure projects, including but not limited to, water/sewer projects, flood drain improvements and other eligible flood mitigation needs to principally benefit low- and moderate-income households and the other HUD formula-grant eligible populations.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2008 Outcome SL-3	<u>Town of Darrington</u> <u>Waterline</u> <u>Replacement Project</u>	Replace 4,000 linear feet of 8-inch water line on Commercial Avenue and 400 linear feet of 10-inch waterline on Fir Street.	Project open. Construction complete. Awaiting closeout.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2006 Outcome SL-3	City of Gold Bar Water Tank and Booster Pump Station	Engineering design and construction of a new potable reservoir and booster pump station that will replace an existing cedar wood-stave reservoir that has reached the end of its service life.	Project open. Plans and specifications almost complete. Contract extension requested by agency was approved.
CDBG 2007 Outcome SL-3	Startup Water District Waterlines Along 363 rd Ave	Replace 1,820 feet of existing water line and install meters.	Project complete.
CDBG 2008 Outcome SL-3	Startup Water District Waterlines Along 367 th Ave SE	Replace 1,200 feet of existing waterlines and 320 feet of new lines along 367 th Ave SE and add water meters.	Project open. Construction underway and 90% complete.

Priority: Youth Programs

Strategy CD-3: Snohomish County will support programs that provide for the well-being of youth, both homeless and the children of low- and moderate-income families, by providing services including, but not limited to housing, case management, life skills training, health care and recreation.

Objective YPO-1: Provide case management and supports services for up to 250 child victims of sexual abuse/assault and non-offending family members each year for the next five years for a total of 1,250 children served. Provide sexual abuse/assault prevention education and violence prevention education for up to 1,500 children and youth each year for the next five years for a total of 7,500 children served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-1	Open Door Theatre Personal Safety Outreach	Provide sexual abuse/assault and violence prevention education for children in grades K-8.	With CDBG funds served 1,380 children.

Objective YPO-2: Provide assistance with the costs of providing recreational opportunities such as attending summer camp, participating in sports activities, and attending youth clubs for up to 250 children of low- and moderate-income families each year for a total of up to 1,250 children served.

There were no CDBG or ESG projects falling under this objective during the 2009 program year.

Objective YPO-3: Provide parenting skills training and case management services to up to 75 low- and moderate-income pregnant or parenting teens each year for the next five years for up to 375 youth served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-1	<u>Deaconess Children's Services</u> Teen Parent Advocacy	Provide case management, parenting skills classes, and other supportive services for low-income pregnant and parenting teens.	With CDBG funds, served 45 pregnant or parenting teens.

Objective YPO-4: Provide case management services and transitional housing for up to 7 homeless single teen mothers and their children each year for the next five years for a total of up to 35 families (70 persons).

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-1	<u>Housing Hope</u> New Century Village	Provide transitional housing and case management services to homeless pregnant or parenting teens and young parents ages 16-24 and their children.	With CDBG funds, served 30 homeless single teen parents with children (67 persons) and 6 homeless young parents with children (16 persons).

Objective YPO-5: Provide emergency and transitional housing and case management and supportive services for up to 200 homeless youth per year for each of the next five years for a total of up to 1,000 homeless youth.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 ESG 2009 Outcome SL-1	<u>Cocoon House</u> Teen Shelter & Transitional Housing	Provide case management, other supportive services and operating costs for emergency and transitional housing program for homeless youth ages 13 to 17.	With CDBG and ESG funds, served 207 teens.

Priority: Senior Programs

Strategy CD-4: Provide support services to assist low- and moderate-income elderly citizens to continue to live independently in all housing settings appropriate to their individual needs.

Objective SPO-1: Provide in-home chore services, in-home monitoring and case management for up to 325 elderly persons per year for five years to benefit a total of up to 1,625 elderly persons.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-2	<u>Catholic Community Services</u> Volunteer Chore Services	Provide in-home volunteer chore services to elderly and disabled adults at risk of losing their independence and/or safety at home.	With CDBG funds, served 186 elderly and/or disabled adults.
CDBG 2009 Outcome SL-2	<u>Senior Services of Snohomish County</u> Housing Social Services	Provide in-home case management/service coordination for elderly and disabled persons residing in senior housing complexes to enable continued independent living.	With CDBG funds, served 478 elderly and/or disabled adults.

Objective SPO-2: Provide daycare respite services for frail elderly persons for up to 70 elderly persons per year for each of five years for a total of up to 350 benefited elderly persons.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-2	<u>Elderhealth Northwest</u> Day Break Senior Respite Program	Provide out-of-home daycare for frail elderly persons, providing respite care for primary caregivers.	Served 22 frail elderly persons.

Priority: Public Services

Strategy CD-5: In order to provide a suitable living environment for the homeless, low- and moderate-income persons and households, the disabled, the elderly, and members of special needs populations, Snohomish County will support services, prioritized at the municipal and community levels, that address the most urgent needs of those groups.

Objective PSO-1: Provide health services for up to 500 low- and moderate-income and/or homeless persons each year for five years to benefit a total of up to 2,500 persons.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-2	<u>Community Health Center of Snohomish County</u> Primary Medical and Dental Care	Provide medical and dental care to uninsured low-income persons.	With CDBG funds, served 489 low-income persons.

Objective PSO-2: Provide transitional housing and related case management and supportive services to up to 35 single-parent homeless families and their children per year for each of the next five years for a total of up to 175 benefited families (400 persons).

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-1	<u>YWCA</u> Families in Transition	Provide case management and supportive services for transitional housing program for homeless mothers and their children.	With CDBG funds, served 26 single-parent homeless families (83 persons) in transitional housing.
ESG 2009 Outcome SL-1	<u>YWCA</u> <u>Families in</u> <u>Transition/Homeward</u> <u>Bound</u>	Provide case management and operating costs for emergency shelter and transitional housing program for homeless mothers and their children.	Served 31 single-parent homeless families (84 persons) in emergency shelter and 26 single-parent homeless family (79 persons) in transitional housing. Families served in transitional housing are included in the families served in the project listed above.

Objective PSO-3: Provide supportive services to homeless individuals and families including, but not limited to, meals, dental health care, prescription medication, and transportation assistance, for up to 1,500 persons per year for each of the next five years to benefit a total of up to 7,500 persons.

There were no CDBG or ESG projects falling under this objective during the 2009 program year.

Objective PSO-4: Provide homeless prevention services including, but not limited to, security deposit/first month's rent assistance for homeless persons and short-term rent and utility costs for those who are at risk of becoming homeless for up to 35 persons each year for a total of 175 persons served.

There were no CDBG or ESG projects falling under this objective during the 2009 program year. However, a portion of local and state funds for ending homelessness were allocated to projects which provided homeless prevention assistance during the program year. In addition, the County implemented a new program with federal funds during the program year which, in part, provides homeless prevention assistance. These programs provided a total of 927 households (2,406 persons) with homeless prevention assistance during the 2009 program year.

Objective PSO-5: Provide emergency shelter, transitional housing and related case management and supportive services for up to 300 victims of domestic violence and their children for each of the next five years to benefit up to 1,500 persons.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-1	<u>Domestic Violence Services of Snohomish County</u> Domestic Violence Services	Provide victims of domestic violence and their children with emergency and transitional housing and case management services. Also provide community support groups and hotline for information, referral and crisis intervention services.	Served 202 persons in emergency shelter program and 70 persons in transitional housing program for total of 272 persons.
ESG 2009 Outcome SL-1	<u>Domestic Violence Services of Snohomish County</u> Transitional Housing for Victims of Domestic Violence	Provide operating costs for transitional housing and related case management services for victims of domestic violence and their children.	Served 70 persons in transitional housing program.

Objective PSO-6: Provide emergency shelter and/or transitional housing and related case management and supportive services for up to 200 homeless families per year for each of the next five years for a total of up to 1,000 benefited families (2,500 persons).

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-1	<u>Housing Hope</u> Homeless Services	Provide emergency and transitional housing for homeless families with children and related case management and employment and training services. Provide permanent housing for previously homeless individuals with special needs and related case management and employment and training services.	Served 88 homeless families (338 persons) in transitional housing. Served 33 persons in permanent housing program.
CDBG 2009 Outcome SL-1	<u>Housing Hope</u> New Century Village	Provide transitional housing and case management services to homeless pregnant or parenting teens and young parents ages 16-24 and their children.	With CDBG funds, served 30 homeless single teen parents with children (67 persons) and 6 homeless young parents with children (16 persons).
ESG 2009 Outcome SL-1	<u>Housing Hope</u> Transitions	Provide operating costs for emergency and transitional shelter facilities and related case management and supportive services.	Served 85 homeless families (316 persons) in emergency shelter transitional housing program.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
			Some families served in transitional housing are also included in families served under Housing Hope Homeless Services project listed above.
CDBG 2009 Outcome SL-1	<u>Volunteers of America</u> Emergency Housing Assistance	Provide case management services, operating costs and emergency shelter vouchers for emergency and transitional housing program for homeless families with children.	With CDBG funds, served 17 homeless families (45 persons) in emergency shelter and 27 families (75 persons) in transitional housing program.
ESG 2009 Outcome SL-1	<u>Volunteers of America</u> Emergency Housing Assistance	Provide operating costs for transitional housing shelter and emergency shelter vouchers for homeless families with children.	With ESG funds, served 3 homeless families (13 persons) in emergency shelter and 21 homeless families (52 persons) in transitional housing. Persons served in transitional housing are included in persons served in project listed above.
ESG 2009 Outcome SL-1	<u>Interfaith Association NW Washington</u> The Interfaith Family Shelter	Provide operating costs for emergency shelter for homeless families with children.	With ESG funds, served 46 homeless families (180 persons) in emergency shelter program.

Objective PSO-7: Provide permanent housing and related case management and employment and training supportive services for homeless individuals with special needs, including but not limited to, chronic mental illness, substance abuse and/or multiple episodes of homelessness, for up to 25 homeless individuals per year for each of the next five years for a total of up to 125 persons served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-1	<u>Housing Hope</u> Homeless Services	Provide emergency and transitional housing for homeless families with children and related case management and employment and training services. Provide permanent housing for homeless individuals and related case management and employment and training services.	Served 88 homeless families (338 persons) in transitional housing. Served 33 persons in permanent housing program.

Objective PSO-8: Provide case management and support services to assist up to 40 persons with special needs, including but not limited to, persons with HIV/AIDS and persons with developmental and physical disabilities, to live independently in all housing settings appropriate to their need for each of the next five years for a total of 200 persons served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome DH-1	<u>DisAbility Resource Connection</u> Housing Information and Advocacy	In order to support independent living, project will assist persons with disabilities to identify appropriate accessible affordable housing options and resources and to apply for subsidized housing and will also provide community and systems advocacy to enhance housing accessibility.	Project cancelled.

Objective PSO-9: Each year for the next five years, provide counseling, parenting skills training and support services to up to 65 families with children at risk of abuse or neglect per year benefiting a total of up to 325 families (700 persons) over five years.

There were no CDBG or ESG projects falling under this category during the 2009 program year.

Objective PS-10: Provide information on landlord/tenant and fair housing laws, conciliation and mediation services to help resolve disputes between landlords and tenants, and fair housing counseling to individuals who believe they are experiencing discrimination in housing for up to 1,500 persons each year for the next five years for a total of 7,500 persons.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome DH-1	<u>Volunteers of America</u> Rental Housing Mediation/Fair Housing Counseling	Provide information and referral services on landlord/tenant laws, alternative dispute resolution services for landlords and tenants and fair housing information and counseling.	With CDBG funds, served 914 persons.

Objective PSO-11: Provide case management for up to 80 low-income families per year to return them to self-reliance for each of the next five years for a total of up to 400 families (1,000 persons).

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2009 Outcome SL-1	<u>Volunteers of America</u> Sky Valley Resource Center	Project will provide case management and outreach to low-income persons/families to increase self-sufficiency.	With CDBG funds, served 68 families (175 persons).

B. ACTIONS TAKEN TO AFFIRMATIVELY FURTHER FAIR HOUSING

During the course of developing its 2000-2004 Housing and Community Development Consolidated Plan Snohomish County revised its Analysis of Impediments to Fair Housing (AI), first developed jointly with the City of Everett. The AI was prepared for use by all members of the Snohomish County Housing and Community Development Consortium.

The findings cited in the AI are as follows.

- Snohomish County has made efforts to address housing discrimination through an effective, and on-going, education program. When discrimination complaints are filed, they are handled effectively.
- Relatively few complaints have been filed in the County. It is not clear if this means that:
 - Discrimination is not occurring;
 - If people are unaware of their fair housing rights and the complaint process; or
 - Lack of a local fair housing law and enforcement office discourages the filing of complaints.
- Based on complaint data, housing discrimination occurs most often for families with children and persons with disabilities.
- Based on the Home Mortgage Disclosure Act data analysis, minorities, other than Asian/Pacific Islanders, are less likely to have a home loan approved than are whites.
- The County's support of blind testing could help to determine if complaint and HMDA data provide sufficient and accurate information for drawing conclusions about potential housing discrimination issues.
- Passage of a fair housing law, and creation of a local enforcement office, would provide a more direct connection to the complaint and resolution process for county residents who may be experiencing housing discrimination.

During the reporting period, the following actions were taken to address fair housing issues in Snohomish County.

Community Housing Resource Board

The mission and purpose of the Community Housing Resource Board of Everett and Snohomish County (CHRB) is to expand public awareness of federal and state fair

housing laws which prohibit discrimination on the basis of race, color, sex, national origin, sexual orientation, family or disability status. The CHRB program is designed to inform and educate realtors, brokers, property managers, lenders, landlords, tenants, students and the general public in Snohomish County regarding the issues of housing discrimination and equal housing opportunities. All members of the CHRB are volunteers and include the City of Everett, Snohomish County, and the Volunteers of America Western Washington Dispute Resolution Center.

The CHRB met four times during the reporting period and conducted four seminars on fair housing and landlord/tenant laws. The seminars were held in November 2009, April 2010 and May 2010 and were free, open to the public, and provided at locations with disability access. Locations included the Everett Public Library and the Mountlake Terrace Public Library. The seminars included presentations on the rights and responsibilities of the both renters and landlords under the Residential Landlord-Tenant laws, legal aspects of the Landlord-Tenants laws, and the local impact of the federal and state fair housing laws. The CHRB reported 51 persons in total attended the seminars during the reporting period.

Volunteer speakers at the seminars included a volunteer attorney and a Renter Certification Specialist from the Volunteers of America Dispute Resolution Center, an attorney from Snohomish County Legal Services, two attorneys from the Northwest Justice Center, two representatives from the Fair Housing Division of the Washington State Human Rights Commission, and the president of a large property management company. Sponsors (financial and in-kind contributors) for the seminars included Coast Management Company, the City of Everett, the Northwest Justice Center, Snohomish County, Snohomish County Legal Services, the Volunteers of America Dispute Resolution Center, and the Washington State Human Rights Division.

The CHRB used a variety of methods to advertise the seminars. Display ads were placed in the Everett Herald, the newspaper of general circulation in Snohomish County. Public service announcements were provided to local newspapers, radio stations and the cable TV public access channel. Advertising flyers were distributed to various nonprofit agencies in the county and posted at various locations in the county. Information on the seminars was also advertised on the internet via craigslist. The cost of the newspaper ads was contributed by the City of Everett through CDBG administration funds in support of the CHRB's fair housing information program. The Volunteers of America Dispute Resolution Center conducted targeted outreach during the reporting period to the Spanish speaking community and the April 2010 seminar in Everett was targeted to the Spanish speaking community. In addition, the Volunteers of America Dispute Resolution Center continued its outreach to property managers and associations in connection with its Renter Certification Program and expanded its outreach to include additional organizations. Several organizations through the community help distribute flyers and brochures and make referrals to the project including public housing authorities, non-profit housing and social services providers, property management associations, the community service telephone line (211), local DSHS offices, and other organizations.

Other items discussed at the CHRB meetings included: planning, advertising and outreach for the seminars, conducting a seminar for Spanish speaking persons for a second year, continued and expanded outreach to the Spanish-speaking community, and other CHRB activities to promote fair housing in Everett and Snohomish County.

Rental Housing Mediation/Fair Housing Counseling Project

The Volunteers of America Dispute Resolution Center (DRC) receives CDBG funds for the Rental Housing Mediation/Fair Housing Counseling project. This project provides information on landlord/tenant and fair housing laws and provides alternative dispute resolution services including conciliation and mediation to help resolve disputes between landlords and tenants. Information regarding landlord/tenant and fair housing laws is provided via a telephone information line, printed brochures, and free educational seminars provided in conjunction with the Community Housing Resource Board. Fair Housing Counseling is provided to individuals who believe they are experiencing discrimination in housing including providing information on fair housing laws and providing information about the preparation and procedure for processing a complaint through the Washington State Human Rights Commission and/or other agencies. The DRC uses the Tele-Interpreter phone system which allows the agency to speak with callers on landlord-tenant and fair housing issues in over 150 languages. In the past year, the DRC has continued to expand its outreach in the Spanish-speaking community. As part of its community outreach activities, it provides information and education to various organizations, including those serving persons with disabilities, families with children, and other organizations. The project received a total of 1,152 calls for Snohomish County during the reporting period. 16 of the calls were related to possible housing discrimination based on disability (9 calls), race/color (4 calls), sex (2 calls) and families with children (1 call). The agency also held roundtable community discussions on how to best serve Spanish-speaking persons and minority persons.

Renter Certification Program

The Volunteers of America Dispute Resolution Center received local funding for 2009 under the Snohomish County Ending Homelessness Program to continue its Renter Certification Program which was first implemented in the 2007 program year. The program serves persons with problematic rental histories which can prevent them from being able to rent. The program provides education on landlord/tenant and fair housing laws, conflict resolution, and landlord screening processes. The program also provides participants with a “toolbox” of resources which includes information on fair housing laws. Assistance is available to help participants develop individual action plans. The program assisted 310 households during the reporting period.

HomeSight: Puget Sound Homebuyers Assistance Program

HomeSight receives HOME and ADDI funds and provides low- and moderate-income first-time homebuyers in Snohomish County with homebuyer education courses, financial counseling, and purchase assistance. Through the education courses and financial

counseling, the project provides education on predatory lending practices, discriminatory credit practices, and basic fair housing rights. The agency has access to translation services for clients who do not speak English or are sight or hearing impaired.

Housing Hope: Home Ownership Counseling

Housing Hope was awarded ADDI funds in the 2008 program year and HOME funds in the 2009 program year for a homebuyer program. The agency operates a sweat equity homeownership program in Snohomish County. Housing Hope became a HUD-certified Housing Counseling agency in 2004 and provides potential low-income first-time homebuyers with homebuyer education courses and financial counseling. Through the education courses and financial counseling, the project provides education on fair housing including predatory lending practices and discriminatory credit practices. The agency has a staff person that speaks Spanish, has printed outreach materials in Spanish, and contracts with Language Line, a telephone service that provides access to translation for over 167 languages.

Parkview Services: Homeownership and Rental Housing Projects for Persons with Disabilities

Parkview Services is a non-profit agency serving King and Snohomish Counties that supports persons with developmental disabilities and their families with various programs, including, but not limited to, programs for affordable housing and homeownership. The agency recently expanded their homeownership program to Snohomish County to provide purchasing assistance to low- and moderate-income first-time homebuyers where at least one member of the household has a physical and/or developmental disability. The program was first awarded HOME funds in 2009 and was recently awarded HOME funds in 2010 to continue the program.

Parkview services has been a HUD-approved counseling agency since 2004. The agency provides information on fair housing including predatory lending practices in their homebuyer education classes. The agency works with a number of interpreters on call for language, visual, and hearing impaired.

Parkview Services also recently expanded their affordable housing program to Snohomish County. The agency was awarded CDBG-R funds to acquire and rehabilitate a single family home in Snohomish County to provide permanent supportive rental housing for low-income adults with developmental disabilities. The project is currently underway and upon completion will provide 2 units (4 bedrooms) of affordable housing with on-site supportive services provided by another agency.

Washington Home of Your Own: Rental Housing Projects for Persons with Disabilities

Washington Home of Your Own is a non-profit agency that was awarded 2009 AHTF funds from the City of Everett AHTF set-aside and 2010 AHTF funds from Snohomish County for the Willows at Melvin Place project in Everett. The project consists of

acquisition of property and construction of an 8-unit HUD 811 independent living community. The units will be targeted to serve low-income members of the community with chronic mental illness, physical disabilities, and/or developmental disabilities.

Washington Home of Your Own was also awarded NSP funding to acquire a single family home in Snohomish County to provide supportive rental housing for low-income persons with mental, physical, and/or developmental disabilities. The project was completed during the reporting period and provides two units (6 beds) of affordable rental housing with on-site supportive services provided by another agency.

The Snohomish County Transition Resource Fair for Persons with Disabilities

The 13th Annual Snohomish County Transition Resource Fair was held in March 2010 in Everett, WA. The fair provided information and resources for persons with disabilities. Approximately 250 people attended the fair. Representatives from the Everett Housing Authority, the Housing Authority of Snohomish County, and the State Division of Developmental Disabilities conducted a workshop on planning ahead for affordable and subsidized housing. The workshop provided an opportunity for families to learn about housing options in Snohomish County. Approximately 30 people attended the workshop. The Everett Housing Authority and Parkview Services also had resource tables at the fair.

Snohomish County Human Rights Ordinance

On June 7, 2010 the Snohomish County Council approved a human rights ordinance that is intended to protect against discrimination in employment, credit transactions, public accommodations, housing, county contracting and county services. The ordinance covers unincorporated Snohomish County and any cities within the county which agree to participate. The ordinance includes a statement of policy rejecting discrimination which denies equal treatment on the basis of race, creed, color, national origin, families with children, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability. The ordinance addresses unlawful discrimination practices, the complaint process, and enforcement. The ordinance creates an advisory commission on human rights. It also creates an office of human rights in the executive department which is responsible for administration and enforcement of the ordinance. Implementation of the ordinance is to occur in two phases in order to accommodate county budget and staffing constraints. The first phase began on the effective date of the ordinance. During this phase, the advisory commission begins operation and any complaints received are to be referred to the Washington State Human Rights Commission. The second phase is to begin at a later date to be determined. During the second phase, the advisory commission will continue to operate and the office of human rights will begin operation.

Minority Homeownership

HUD has established a national goal to increase the number of minority homeowners by 5.5 million by 2010. During our current five-year consolidated planning period, Snohomish County has allocated a portion of its CDBG, HOME and ADDI funds to support first-time homebuyer programs as well as self-help housing programs for low- and moderate-income households. Additional homeownership units have also been developed in Snohomish County through self-help housing programs with other funds. Accomplishment data from these programs for the 2005-2009 program years indicates that approximately 26 of the low- and moderate-income households assisted in becoming homeowners were minority households.

In addition, the Tulalip Tribes partnered with Housing Hope to provide a self-help housing program to assist tribal member households to build new homes on land leased from the Tulalip Tribes. Five homes were completed under this program in March 2010.

Analysis of Impediments to Fair Housing Choice

Both Snohomish County and the City of Everett plan to update our Analyses of Impediments to Fair Housing Choice in the 2010 program year.

C. AFFORDABLE HOUSING

The need for affordable housing in our community continues to be greater than the supply. To help address this need in the community, Snohomish County awarded CDBG, HOME, ADDI, ESG and local funds to projects that support low- and moderate-income persons through the provision of emergency housing, transitional housing, supportive permanent housing, affordable permanent housing, homeownership opportunities, and homeowner housing rehabilitation. Supportive services were linked to many of the assisted housing projects to help ensure the tenant or homebuyer succeeded in maintaining their housing. The projects leveraged significant other federal, state and local funds. Notable activities during the 2009 program year included:

Housing for special needs populations:

Rental Housing: HOME and AHTF funds were used for projects to construct new affordable rental housing units and to preserve existing affordable rental housing units for low-income elderly persons. NSP funds were used to create new units of permanent supportive rental housing for low-income persons with mental, physical, and/or developmental disabilities. CDBG-R funds are being used for a project underway to create new units of permanent supportive housing for low-income adults with developmental disabilities. 2009 and 2010 AHTF funds were awarded to a project that will create an independent living community with new units of affordable housing for low-income individuals with chronic mental illness, physical disabilities and/or developmental disabilities. The units completed in 2009 are included in the rental housing paragraph below.

Homeownership: A new first-time homebuyer assistance project was implemented with HOME funds during the program year which provides purchase assistance to low-income households where at least one member of the household has a physical and/or developmental disability. This project was awarded continued HOME funding for the 2010 program year. The units completed in 2009 are included in the homeownership paragraph below.

Homeowner Housing Rehabilitation: The majority of homeowners assisted under the single family housing rehabilitation and repair programs are elderly or disabled persons. The units completed in 2009 are included in the single-family housing rehabilitation and repair paragraph below.

Rental Housing: HOME, AHTF, and NSP funds were provided to projects which developed or preserved 128 units of affordable rental housing for low- and moderate-income households during the reporting period. 42 of the units assist households with incomes at or below 60% of the area median income and 86 of the units assist households with incomes at or below 50% of the area median income. Twenty six of the units were HOME-assisted or NSP-assisted units. Of the households assisted in these twenty six units, 16 were extremely low-income, 7 were low-income, and 3 were moderate income.

Home-ownership opportunities: HOME and ADDI funds and CDBG program income were used to provide purchase assistance to 18 first-time low- and-moderate income homebuyers. 8 of the homebuyers were low-income and 10 of the homebuyers were moderate income.

Single-family housing rehabilitation and repair: Snohomish County continues to fund successful housing repair programs for low- and moderate-income homeowners residing in Snohomish County, outside the Cities of Everett and Bothell. CDBG and/or HOME funds were used under these programs to maintain existing affordable housing stock by continuing to support programs that permit people to remain in homes they can afford through minor home repair, weatherization, and rehabilitation programs. The programs are administered by Senior Services of Snohomish County, the Snohomish County Human Services Department, and the Housing Authority of Snohomish County, respectively. HOME funds were also used by the City of Everett to continue to provide a successful home rehabilitation program for low- and moderate-income homeowners residing in the City of Everett. A total of 400 households were assisted under these programs during the reporting period. 269 of the households assisted were extremely low-income, 121 were low-income, and 10 were moderate income.

Emergency shelter, transitional housing and permanent supportive housing for homeless persons: McKinney-Vento competitive funds, CDBG, ESG and local funds were utilized in a variety of ways to provide shelter, housing and supportive services for homeless persons, including various subpopulations of homeless persons with special needs. Depending on the specific grant program, funds were utilized to develop or rehabilitate

emergency shelter, transitional housing, and permanent supportive housing units, to provide operating costs for these types of units, and/or to provide services for homeless persons residing in these types of units. HOME funds have also been awarded to develop additional transitional housing units.

CDBG Float Loan Program

During the reporting period the County continued to operate its Float Loan Program. The program lends committed but unexpended County CDBG funds to local non-profit organizations for projects eligible for CDBG assistance. No float loans were open or awarded funding during the reporting period.

Snohomish County Affordable Housing Trust Fund

Snohomish County continues to provide local support for affordable housing through the Affordable Housing Trust Fund (AHTF). Consistent with legislative authority granted by the Washington State legislature in 2002, 2005, and 2007, Snohomish County implemented this fund which is generated by a surcharge on recorded documents in Snohomish County. The fund generated a total of \$1,105,756 in revenue for the 2009 program year. The County's share of these funds totaled \$834,443. The City of Everett's share of these funds pursuant to an interlocal agreement totaled \$181,312 for city-based projects. The County awarded 2009 AHTF funds to two capital projects and ten projects providing operating and maintenance costs for emergency shelters and low-income rental housing. The City awarded 2009 AHTF funds to four capital projects and two projects providing operating and maintenance costs for emergency shelters. Additional information on the capital projects may be found in Section IV.A.

Community Housing Development Organizations

Snohomish County has a substantial interest in enhancing the capacity of its non-profit housing development community. This is part of a strategy to leverage the agencies' resources to the maximum benefit of the County's low- and moderate-income households. One of the resources available for this purpose is allocation of a small portion of the HOME funds received annually from HUD for the operating support of Community Housing Development Organizations (CHDOs). During the 2009 program year, support was provided to three CHDOs including Habitat for Humanity, Housing Hope, and Senior Services.

Housing Consortium of Everett and Snohomish County

The Housing Consortium of Everett and Snohomish County (HCESC) has its roots in the County's Healthy Communities Initiative undertaken several years ago. This initiative organized community leaders into several working committees, including one devoted to affordable housing. After the Healthy Communities Initiative concluded its work, the affordable housing stakeholders committee continued its activities and formed the HCESC in 2002. Its mission is to provide strategic leadership in crafting affordable

housing policy and programs in Snohomish County. The HCESC has over 40 members. Members include affordable housing providers, service providers, banks, realtors and builders associations, local government, organizations that provide funding for affordable housing development, and other interested persons.

During the reporting period, the HCESC met monthly and hosted a continuing series of three breakfast forums held in September, December and March. Topics of the forums included a candidate's forum for Snohomish County Council and Mayor, housing people with mental illness, and foreclosures in Snohomish County.

The HCESC also hosted the Annual Affordable Housing Conference in June 2010 entitled: Smart Investments in Tough Times. The conference was targeted towards elected officials and staff of cities and counties, staff and board members of non-profit organizations interested in developing affordable housing and concerned citizens. Topics included a presentation on the future of housing in Snohomish County, the City of Everett's collaboration with the Snohomish County Arts Council and the non-profit developer Artspace, HUD's sustainable communities initiative, updates on state and local ten-year plans to end homelessness, green building practices for affordable housing, lessons from the Seattle housing levy, the landlord liaison project in King County, insights from state legislators regarding housing policy, and the Bill and Melinda Gates Foundation's initiative to end family homelessness. Over 100 persons attended the event.

The HCESC received a grant from the Gates Foundation for the development and implementation of an affordable housing advocacy project and received a grant from Chase Bank to support ongoing education efforts about affordable housing solutions and to build capacity for affordable housing development in Snohomish County. The HCESC also continued its efforts around various action items in its Housing Within Reach plan.

Additional narratives throughout this document as well as information in the appendices provide additional information on actions taken to foster and maintain affordable housing and evaluation of progress made during the reporting period.

D. Continuum of Care for Homeless Persons

The Snohomish County Homeless Policy Task Force (HPTF) has led the planning and development of Snohomish County's Continuum of Care System (CoC) for the homeless for 20 years. The HPTF is a county-wide, community-based planning group comprised of representatives from State and local government agencies, public housing authorities, school/university systems, law enforcement/corrections, local WIA Boards, non-profit organizations, faith-based organizations, funders, advocacy groups, business associations, medical representatives, tribes, and homeless persons.

The HPTF developed a CoC plan and system that is comprehensive and considers the various needs of the homeless. Snohomish County's CoC system includes outreach, emergency shelter, transitional housing with supportive services, permanent housing

with supportive services and permanent housing. Within the CoC, the homeless or those at risk of homelessness receive preventative or supportive services to achieve stable housing and maximize self-sufficiency.

The HPTF develops an annual CoC Action Plan ensuring the integration of housing and supportive services to benefit homeless and special needs populations. The HPTF is also the lead entity in the development and implementation of Snohomish County's 10-Year Plan to End Homelessness entitled Everyone At Home Now. The HPTF engages in public education and advocacy, maintains active working relationships with other state and local coalitions, and provides recommendations and endorsements for the HUD Supportive Housing Program (SHP), the HUD Shelter Plus Care Program (S+C), the Washington State Transitional Housing Operating and Rental Assistance Program (THOR) and the Washington State Emergency Shelter Assistance Program (ESAP).

Throughout the year, the HPTF engaged in broad-based implementation of the annual CoC plan to meet the diverse needs of those who are homeless and those at risk of homelessness. Five designated Action Teams are organized around five major objectives. The five objectives are: 1) to prevent people from entering homelessness, 2) to inform the public about the Ten-Year Plan to End Homelessness and increase commitment to ending homelessness, 3) to increase the communities ability to serve and house homeless people effectively, 4) to mobilize community leaders and resources to end homelessness, and 5) to remove barriers, develop resources, and increase collaborations. The HPTF limited Action Team meetings, so that members could focus on planning activities under a new Gates Foundation Homeless Families Initiative. The Coordinating Committee consists of leads from each of the five Action Teams and at-large positions. The Coordinating Committee of the HPTF oversees planning and ensures coordination between groups. The HPTF will continue to refine this structure as needed.

The HPTF maintained a high level of collaboration and cross-functional work with other entities to address the needs of the homeless. The Snohomish County Human Services Department and the Office of Housing, Homelessness & Community Development provided staff support and leadership to the HPTF to facilitate CoC planning and implementation of the Action Plan. Achievements under the 2009 Action Plan will be reported in the 2010 CoC Application which is anticipated to be completed in fall of 2009. Estimated accomplishments for the 2009 program year include:

Continuum of Care 2009 Estimated Program Year Action Plan Achievement Chart

2009 HUD Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing	12-month Measurable Local Achievements Proposed in 2009	Local Accomplishments
1. Create new permanent housing beds for chronically homeless persons (cumulative total)	190 Beds	200 Beds

2. Increase percentage of homeless persons staying in permanent housing over 6 months to 71.5%.	84%	82%
3. Increase percentage of homeless persons moving from transitional housing to permanent housing to 63.5%.	75%	71-73%
4. Increase percentage of homeless persons becoming employed by exit to at least 19%.	20%	15-18%
5. Decrease the number of homeless households with children.	Reduce to 310 households	Increased to 399 households

Continuum of Care 2009 Homeless Projects

The following projects were awarded funding in the 2009 Continuum of Care SuperNOFA competitive application process, including one new project to serve chronically homeless persons.

2009 Continuum of Care Projects

HUD-defined CoC Name: Everett/Snohomish County CoC						CoC #: WA-504			
(1) SF-424 Applicant Name	(2) Project Sponsor Name	(3) Project Name	(4) Priority	(5) Project Award Amount	(6) Term	(7) Program and Component Type**			
						SHP	SHP	S+C	SRO
						A) New	Renewal	New	New
Snohomish County	Catholic Community Services	Alderbrooke Chronic Homeless	1	175,171	2 yr	PH			
Snohomish County	Catholic Community Services	Meadowdale		161,634	1 yr		PH		
YWCA of Seattle-King County-Snohomish County	YWCA of Seattle-King County-Snohomish County	Long Term Leasing for the Disabled		103,619	1 yr		PH		
Snohomish County	Cocoon House	Cocoon Complex		163,659	1 yr		TH		
Snohomish County	Catholic Community Services	Crest @ Meadowdale		\$87,928	1 yr		PH		
Snohomish County	Compass Health	Camellia House		\$23,609	1 yr		PH		

HUD-defined CoC Name: Everett/Snohomish County CoC						CoC #: WA-504			
(1) SF-424 Applicant Name	(2) Project Sponsor Name	(3) Project Name	(4) Priority	(5) Project Award Amount	(6) Term	(7) Program and Component Type**			
						SHP	SHP	S+C	SRO
						A) New	Renewal	New	New
Snohomish County	Volunteers of America	Transitional Housing for Families		\$75,435	1 yr		TH		
Snohomish County	Housing Hope	Kennedy Court		\$29,828	1 yr		TH		
Snohomish County	Archdiocesan Housing Authority	Monte Cristo		\$161,705	1 yr		PH		
Housing Hope	Housing Hope	Vouch for Children		\$80,315	1 yr		SSO		
Snohomish County	YWCA of Seattle-King County-Snohomish County	Project Reunite		\$43,636	1 yr		TH		
Snohomish County	Catholic Community Services	Helpers of People with AIDS		\$35,931	1 yr		TH		
Compass Health	Compass Health	Harrison Apartments		\$57,259	1 yr		PH		
Snohomish County	Snohomish County Center for Battered Women	Domestic Violence Transitional Housing		109,270	1 yr		TH		
Snohomish County	Compass Health	McKinney Shared Housing		\$41,393	1 yr		PH		
Snohomish County	Catholic Community Services	Autumn Leaf		\$70,369	1 yr		TH		
Snohomish County	Housing Hope	Lervick Family Village		\$81,523	1 yr		TH		
Snohomish County	Housing Hope	Housing Hope Village		\$164,820	1 yr		TH		
YWCA of Seattle-King County-Snohomish County	YWCA of Seattle-King County-Snohomish County	Homeward Bound		\$72,245	1 yr		TH		
Compass Health	Compass Health	Haven House		\$189,598	1 yr		TH		
YWCA of Seattle-King County-Snohomish County	YWCA of Seattle-King County-Snohomish County	Long Term Leasing for Chronically Homeless Disabled		\$124,476	1 yr		PH		
(8) Subtotal: Amount Awarded for CoC Competitive projects:				\$2,053,423					

HUD-defined CoC Name: Everett/Snohomish County CoC						CoC #: WA-504			
(1) SF-424 Applicant Name	(2) Project Sponsor Name	(3) Project Name	(4) Priority	(5) Project Award Amount	(6) Term	(7) Program and Component Type**			
						SHP	SHP	S+C	SRO
						A) New	Renewal	New	New
(9) Shelter Plus Care Renewals:						Component Type			
Housing Authority of Snohomish County	YWCA of Seattle- King County- Snohomish County	Shelter Plus Care		\$2,630,880	1 yr	TRA			
(10) Subtotal: Awarded Amount for S+C Renewals				\$2,630,880					
(11) Total CoC Award				\$4,684,303					

SHP = Supportive Housing Program
S+C = Shelter Plus Care
SRO = Single Room Occupancy

PH = Permanent Housing
SSO = Supportive Services Only
TRA = Tenant-Based Rental
Assistance

Current Housing Inventory

The CoC current housing inventory has a total of 2,559 beds comprised of 395 emergency shelter beds, 1,197 transitional housing beds and 967 permanent supportive housing beds for homeless individuals and families. An additional 65 beds are underway including 5 emergency shelter beds, 57 transitional housing beds, and 3 permanent supportive housing beds.

Projects Serving Chronically Homeless Persons

Many projects in the CoC serve chronically homeless persons as part of the overall clientele served. In program year 2008, the CoC provided approximately 226 beds for chronically homeless persons.

The CoC has been successful in obtaining increased SHP funding over the past several years for new projects to increase the number of chronically homeless persons served in permanent supportive housing. Six new SHP projects providing 65 new units of permanent supportive housing for chronically homeless persons were implemented in the 2005-2009 program years. One new SHP project providing 8 leased units of permanent supportive housing in Lynnwood is anticipated to be implemented in the 2010 program year.

Project Homeless Connect

The first Snohomish County Project Homeless Connect (PHC) took place on June 30, 2009 in Everett and served approximately 500 persons. The second PHC event took place on June 29, 2010 in Everett and served upwards of 1,000 persons. PHC events are designed to deliver actual services to those who are experiencing homelessness in a one-day one-stop setting. PHC events also galvanize elected officials, generate community involvement, and coordinate housing and service provider efforts under the 10-Year Plan to End Homelessness. The 2010 event was successful in delivering services to single adults, unaccompanied homeless youth, and families. There were over 115 community volunteers plus over 300 agency staff and other volunteers that assisted participants by providing an estimated 1,100 hot meals, 321 haircuts, 310 medical service encounters, 156 dental service encounters, 234 hearing and vision service encounters, and assistance from the Department of Health and Human Services, mental health and substance abuse services. Approximately 60 entities from the public, non-profit and business sectors participated, including housing providers, the Department of Licensing, and the Everett Animal Shelter which provided services to over 100 pets. 99% of participants completing surveys indicated they were very satisfied or somewhat satisfied with the overall event and 70% indicated they received what they came for. 22% of persons surveyed said that a job loss contributed to becoming homeless, which was the highest reason given by respondents.

Annual Point-in-Time (PIT) Homeless Count

The HPTF conducts an annual point-in-time count of individuals and families who are homeless and unsheltered (ex. living on the street) and sheltered (ex. emergency or transitional shelter) in Snohomish County. During the past year, this count took place on January 28, 2010. The count does not provide a comprehensive count of all homeless persons, but does provide a snapshot of homelessness in Snohomish County. The following standout data from the count was compiled by the HPTF.

- 2,362 individuals were counted as homeless.
- 1,396 were in families with children.
- Homeless housing capacity included 400 beds in emergency shelters, 1,254 beds in transitional housing programs, and 970 beds in permanent supportive housing programs.
- Households with children comprised 35% of all homeless households.
- Out of the households with children, 74% were single parent households.
- Out of the single parent households, 90% were single females.
- 615 homeless individuals were unsheltered on the night of January 28, 2010.
- 862 (36%) were children under the age of 18.

- The top causes of homelessness included: job loss/unemployed, inability to pay rent/mortgage, family breakup, domestic violence and substance abuse.
- The top needs identified included: affordable housing, job search assistance, a safe place to stay, food and dental care.
- 238 individuals were identified as chronically homeless.

Ending Homelessness Program

Consistent with legislative authority granted by the Washington State Legislature in 2005 and in 2007, Snohomish County implemented an ending homelessness program. Funds are collected from a recording fee on real estate transactions. The fund generates approximately \$1.5 million dollars annually. Funds may be used for direct client services, community planning, operating and capital projects aimed at reducing homelessness by 50% in Washington State by 2015. Activities funded are used to assist the County in implementing its ten-year plan to end homelessness, Everyone At Home NOW.

The County awarded funding to 19 programs for the 2009 program year. Eight programs provided housing with supportive services, three programs provided eviction prevention assistance, and eight programs provided other supportive services. These programs served 3,567 persons who were homeless or were at risk of homelessness including persons with chronic mental illness, chronically homeless persons with disabilities, victims of domestic violence, teens, individuals and families. The housing-based programs provided rent subsidies and supportive services to 156 households (323 persons). The eviction prevention programs assisted 185 households (558 persons). During the 2009 program year, the County also entered the second year of a subsidized rental housing voucher program in partnership with the Housing Authority of Snohomish County and local service agencies which provided vouchers to 36 households (61 persons) who were homeless or at imminent risk of homelessness. In addition, the County also utilized some ending homeless program funding to support Project Ladder and Project Anchor referenced below.

Project Ladder

In January 2007, the WA State Department of Commerce (formerly Department of Community, Trade and Economic Development) awarded Snohomish County \$1.1 million in funding over a three-year period for Project Ladder from the WA State Homeless Grant Assistance Program (HGAP). The pilot project created new models for two mainstream systems to address homelessness for two target populations: 1.) homeless families on TANF (families experiencing domestic violence will have priority) and 2.) youth aging out of foster care and youth exiting shelter into homelessness due to aging out. The program combined rapid re-entry for the homeless with long-term supportive services and rental subsidy to attain a true living wage.

In the 2009 program year, the project served 31 households (72 persons) through December 31, 2009. In 2009, the Department of Commerce decided to reduce HGAP funding awards and after considerable evaluation it was decided to end the project on December 31, 2009. The Department of Commerce worked closely with the County in an effort to minimize disruption to service delivery and exit strategies from this project to Project Anchor, referenced below, were made available to the extent feasible.

Project Anchor

In June 2008, the WA State Department of Community, Trade and Economic Development awarded Snohomish County \$1.6 million in funding over a three-year period for Project Anchor from the WA State Homeless Grant Assistance Program (HGAP). The pilot project provides short-term and long-term rental assistance to low-income individuals and families at imminent risk of homelessness due to eviction or discharging from facilities. Tiered services are provided based on need that could range from three months of assistance with minimal case management support up to three years of housing assistance and case management support. In the 2009 program year, the project provided rent subsidies to 138 households (288 persons).

WA State ESHP and THOR Funds

Snohomish County is designated as the lead agency for funds received from the State of Washington under the Emergency Shelter and Homeless Prevention Program (ESHP) which is funded through state and federal funds and the Transitional Housing Operating and Rent Program (THOR) which is funded through state funds. The local application review and funding recommendation process is conducted through the HPTF members.

ESHP funds are used to provide emergency shelter (facility-based or by motel voucher) for homeless persons and for homeless prevention and intervention activities for those at risk of homelessness. In the 2009/2010 program year, Snohomish County received a total of \$469,653 in ESHP funds and provided funding to 13 agencies. This funding served 1,311 individuals providing 62,724 bednights of emergency shelter and served 675 households (1,636 individuals) providing 41,796 bednights of homeless prevention services.

THOR funds are used to provide transitional housing for homeless families and cover rental assistance and case management costs. In the 2009/2010 program year, Snohomish County received \$301,162 in THOR funds and provided funding to 5 agencies. This included THOR expansion funding that was made available with a focus on harder-to-serve populations. The program served 30 households (94 individuals) and provided 26,143 bednights of transitional housing in the 2009/2010 program year.

Homeless Prevention and Rapid Re-Housing Program (HPRP)

Snohomish County, as lead agency of the Snohomish County Consortium, applied for and received \$1,262,714 in federal funds under the Homeless Prevention and Rapid Re-Housing Program (HPRP). This funding was made available under the federal American Recovery and Reinvestment Act of 2009. The program is administered by the Snohomish County Human Services Department and grant funds must be expended within three years, by July 20, 2012. Funds are used to provide homeless prevention assistance to persons at risk of homelessness, to provide rapid re-housing assistance to homeless persons, to help cover the required data collection and evaluation costs, and to help cover grant administrative costs.

During the 2009 program year, Snohomish County implemented the program and provided assistance to 92 households (262 persons). Of the total households assisted, 67 households (212 persons) at risk of homelessness were provided homeless prevention services which including financial assistance and housing stability services. Of the total households assisted, 25 households (52 persons) who were homeless received rapid re-housing assistance which included financial assistance and housing stability services. All of the households assisted were stable in unassisted rental housing at the time of exit from the program.

Homeless Management Information System (HMIS)

The HMIS is a computerized system designed to collect data on homeless persons served in the community. The purpose of HMIS is to provide an unduplicated count of homeless persons served, to analyze patterns of use of people entering and exiting the homeless assistance system, and to evaluate of the effectiveness of homeless assistance systems. During the reporting period, Snohomish County continued to improve the HMIS system and bed coverage for Emergency Shelter, Transitional Housing and Permanent Supportive Housing. The system is a web-based system, allowing agencies to enter data in a timely and efficient manner. Agencies sponsoring projects funded under the Continuum of Care, ESG, ESHP, THOR, HGAP, CDBG, CSBG and EHP are required to participate in the HMIS system. All homeless service providers in the community are being encouraged to participate in the system.

The HMIS Partners and Snohomish County Human Services Department have made significant progress during the reporting period in ongoing implementation of the HMIS system. The HMIS System Administrator for Snohomish County provides training for approximately fifteen service providers and implementation of data entry with each of the trained service providers. It is anticipated that additional service providers will be brought on-line throughout the year as a result of local funding requirements mandating participation. HMIS bed coverage for 2009 is average and continues to increase in most areas. Currently for emergency shelter approximately 67% (increased from 39% in 2008) of the individual beds and 88% of the family beds are entered into HMIS. For transitional housing approximately 58% of the individual beds and 99% of the family beds are being entered into the system. For permanent supportive housing

approximately 72% of the individual beds and 73% of the family beds are being entered into the system.

Discharge Planning Coordination

The County works with the HPTF and with mainstream resources on discharge planning to prevent persons being discharged to homelessness and has also allocated local funding to programs that help meet this objective. Collaborations between non-profit organizations, hospitals, jails, mental health, substance abuse and foster care systems work to facilitate discharge to housing with services as needed. The HPTF Action Team working on mainstream collaborations includes service providers and mainstream resource providers who work with chronically homeless persons and other individuals or families in need of these services.

A pilot hospital discharge program using private foundation funds was completed during the prior reporting period which demonstrated cost savings and improved patient outcomes. A variation of this program was funded through the County's THOR program and implemented during the current reporting period with funding allocated through June 2011.

The State has primary responsibility for the discharge planning of youth exiting foster care. There are local service agencies that coordinate discharge planning with the State. In 2007, the County implemented Project Ladder, a new pilot program using state and local homelessness funding to prevent discharge to homelessness from Foster Care and other mainstream resources linked to the Department of Social and Health Services. Services were provided under the project through December 31, 2009. The project was discontinued at that time due to a reduction in funding for the project from the State. The Department of Commerce worked closely with the County in an effort to minimize disruption to service delivery and exit strategies from this project to Project Anchor, referenced below, were made available to the extent feasible.

The County's Human Services Department and Department of Corrections collaborate on discharge planning for persons leaving jail that have significant mental illness. In the past year, the County's Human Services Department has also continued providing a discharge planning class for veterans in the Snohomish County jail. A new jails discharge program was also funded through the County's THOR program and implemented during the current reporting period with funding allocated through June 2011. In 2008, the County implemented Project Anchor, a new pilot program using state and local homelessness funding that, in part, provides rental assistance and supportive services to persons being discharged from institutions who are at imminent risk of homelessness. This program continued operation during the 2009 program year.

There are other protocols used by area non-profit organizations that work closely with institutions to prevent discharge to homelessness. The County's Human Services Department is part of the North Sound Mental Health Administration (NSMHA) and provides discharge planning and care coordination for NSMHA consumers admitted to

Western State Hospital. Compass Health, the largest mental health provider in Snohomish County, works with the state mental health institution to provide housing and services to persons returning to Snohomish County after in-patient stays. The Alcohol and Other Drugs unit within the County's Human Services Department facilitates and coordinates local planning and services delivery for state and federally funded prevention and outpatient services. When individuals are discharged from inpatient treatment, contracted agencies assist persons with accessing services, which may include finding clean and sober housing.

Investing in Families Initiative

In 2008, the Bill and Melinda Gates Foundation embarked on a new initiative to address family homelessness that builds on lessons learned from the Sound Families Initiative. The Investing in Families Initiative is intended to impact systems changes and reduce family homelessness in three counties, including Snohomish County. The Workforce Development Council of Snohomish County was selected to facilitate the planning effort. Members of the HPTF, Snohomish County, City of Everett, colleges and schools, public housing authorities, non-profit agencies, early childhood education agencies, and others embarked on planning activities to culminate in a Landscape Assessment, Strategic Plan and Implementation Plan. The Landscape Assessment was approved in March 2010. The Strategic Plan was submitted for approval in March 2010. It is expected that funding awarded to implement the plan will help the CoC efforts to reduce and end homelessness. The County anticipates the plan will be implemented over a period of 6 years. Funding for the plan will include infrastructure activities that promote specific systems changes and incentive grants for projects that align with the plan and system change.

The initiative is grounded in 5 pillars for counties to formulate system change according to local needs and priorities: prevention, rapid housing, coordinated entry, tailored services and economic opportunities. The Snohomish County Investing in Families initial goals are:

1. Develop an Early Warning, Outreach, and Diversion System
2. Develop a Screening/Initial Assessment System.
3. Develop a System for Accessing Family Plan Development and Stabilization Services.
4. Develop a System for Accessing Economic Opportunity Services
5. Develop a Housing Supply Continuum.

Each goal has identified objectives and strategies. For additional information, please see the Snohomish County Investing in Families Strategic Plan (February 2010).

E. OTHER ACTIONS INDICATED IN STRATEGIC AND ACTION PLANS

Reducing Barriers to Affordable Housing

The need for affordable housing in our community continues to be greater than the supply. The County continued its commitment to helping meet this need through the award of federal formula funds (CDBG, HOME) and local AHTF funds to projects that will help develop or maintain decent and safe affordable housing for low-to-moderate income persons in our community. Specific projects funded which address affordable housing needs may be referenced in Section IV. A. Other federal, state, and local funds administered by OHHCD to combat homelessness were also used during the reporting period to provide housing and/or supportive services to persons and families who are homeless and to prevent person at risk from becoming homeless.

Over the past few years, the County has made significant progress in streamlining its permitting processes and has implemented an on-line permitting process. The results of these efforts include increased predictability and reduced time frames for review and permitting. The benefits of these efforts are reflected in reduced overhead costs for developers, moderating one of the factors affecting upward pressure on housing prices. The County's development code also allows for priority permit processing and exemption from park impact fees for low-income housing. The County also adopted new urban centers codes this year that permits density bonuses for affordable housing.

The County and local jurisdictions within the County have included affordable housing in their planning processes. The County adopted a 10-year update to its GMA Comprehensive Plan in December 2005, which included revisions intended to improve housing affordability. Countywide planning policies, which were developed through coordination between the County and its cities, provide for a fair share housing allocation which assigns an affordable housing goal to each jurisdiction. Local comprehensive plans for individual cities and towns within the County also include affordable housing policies. Snohomish County Tomorrow publishes a Housing Evaluation Report every five years, with the 2007 report the most recent completed. The report includes a summary of strategies used or identified by the county and the cities/towns within the county to promote affordable housing.

The City of Monroe recently adopted an affordable housing ordinance in 2009 as Chapter 18.75 of the Monroe Municipal Code. The ordinance provides incentives for providing affordable housing such as density bonuses and reductions in lot sizes. It also includes requirements for housing agreements and covenants to ensure continued affordability of the units.

The City of Lake Stevens received a grant for \$150,000 from the Washington State Department of Trade and Economic Development (CTED) for Growth Management Act implementation. Grant funds were used to produce a feasibility study of intergovernmental programs that produce or preserve affordable housing in order to explore the possibility of implementing such as program in Snohomish County.

Snohomish County Tomorrow's Planning Advisory Committee (PAC) performed the study with the help of consultants, OHHCD, and the Housing Consortium of Everett and Snohomish County (HESC) and the project was managed by the County's Department of Planning and Development Services. The feasibility study was completed in June 2009. The study concluded that the following four threshold conditions would need to be met in order for such a program to be successful in Snohomish County: 1.) a "critical mass" of jurisdictions elects to participate as founding members, 2.) sufficient funding is secured to support the program for at least 24 months, 3.) a host agency is identified to provide back-office administrative support, such as payroll, accounting, and IT services, and 4.) the participating jurisdictions reach agreement on certain fundamental question in an inter-local agreement, including the program's purpose and governance structure. Snohomish County Tomorrow leaders are working with public and non-profit advocates to form an Implementation Task Force that will address the four threshold criteria. As of May 2010, six cities have decided to participate and others were under consideration. In June 2010, the County Council authorized participation of Snohomish County in preliminary efforts to establish an interjurisdictional housing program.

The County is a member of the Puget Sound Regional Council (PSRC) and its Prosperity Partnership Project. Affordable housing is one of the foundation initiatives of the Regional Economic Strategy and the workgroup met in 2007 to develop strategies to improve access to housing for workers at all wage levels throughout the Puget Sound region. The Prosperity Partnership adopted some of these strategies as part of its 2008, 2009, and 2010 Action Plans. A 2010 Action Item related to affordable housing includes: conducting outreach to central Puget Sound jurisdictions about the launch of the Puget Sound Housing Innovations Program on-line toolkit of housing affordability and best practices. This is part of a technical assistance and innovation program that is anticipated to include education and outreach, technical assistance resources, and technical assistance demonstration projects.

Mobile homes and manufactured housing provide less costly housing opportunities, particularly for homeownership, and help meet affordable housing needs in the Consortium. There are a total of 35 parks with 2,821 spaces in unincorporated Snohomish County and 72 parks with 4,155 spaces in cities/towns. From 2006 to 2009, 9 parks with 303 spaces in the unincorporated area and 7 parks with 366 spaces in the cities/towns were closed. In October 2009, the Snohomish County Council enacted two ordinances designed to preserve mobile home parks in the unincorporated part of the County. Currently, mobile home park conversions have stopped, but future risk of when conversions might begin again is unknown.

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

During the reporting period, the County, as lead agency for the Snohomish County Urban County Consortium, led the development of the Consortium's 2010-2014 Consolidated Plan. Through this process, the County reviewed various data and local planning efforts and provided an opportunity for input from affordable housing

developers, various public and private non-profit agencies, the public, and other stakeholders and interested persons. The plan identifies affordable housing needs in the community and identifies strategies and objectives to help meet these needs over the next five years.

Snohomish County continued implementation of over \$3.2 million in neighborhood stabilization and federal economic recovery funding awarded under the Neighborhood Stabilization program and the Community Development Block Grant program. This funding is anticipated to create 31 affordable rental housing units for low-income households and to provide energy conservation improvements and home rehabilitation for 4 low-to-moderate income homeowners in Snohomish County. Additional information on projects funded through these programs may be found in Section IV.A.

Over the past couple of years, the County has been able to expand homeless prevention services. Project Anchor, a three-year pilot project which receives funding through the State continued in its second year of operation. During the reporting period, the County also implemented a homeless prevention and rapid re-housing program with federal HPRP funds that became available under the federal American Recovery and Reinvestment Act of 2009. Additional information on these programs may be found in Section IV.D.

In December 2008, the County adopted an ordinance authorizing the collection of a levy of one-tenth of one percent sales and use tax to fund new mental health, chemical dependency and therapeutic court services. The initial spending plan provides about \$1.5 million to provide transitional housing vouchers and to establish a revolving loan fund to increase housing units for person with chemical dependency and/or mental health disorders. The voucher program was implemented in March 2010 and served 75 households (individuals and families) and provided 168 vouchers through June 2010. Vouchers may be provided for up to 6 months. The revolving loan fund is currently in the development stage.

The County's Human Services Department developed a ten-year draft Affordable Housing Production Plan for 2007-2017. Input was provided from the community through a workgroup that consisted of stakeholders, non-profit developers, public and private funders, and service providers, dedicated to ensuring that low- and moderate-income residents of Snohomish County have safe, affordable, permanent housing. The draft plan identifies priorities and goals for the production and preservation of affordable housing over the next ten years for the Office of Housing, Homelessness, and Community Development (OHHCD). The plan also identified several broader policy and financing recommendations for consideration by the community which might be utilized to meet additional local affordable housing needs. During the reporting period, the County continued its housing voucher program for homeless persons with local funding as part of this plan. The affordable housing accomplishments achieved for rental housing, owner-occupied single family housing rehabilitation, and homeownership programs during the reporting period also assisted the County in making progress towards its goals under this plan.

During the program year 2007 reporting period, the County provided funds to the Housing Consortium of Everett and Snohomish County (HCEC) in their development of an Affordable Housing Action Plan which would build upon existing local planning and collaboration efforts around affordable housing and homelessness in Snohomish County. HCEC's Action Plan, entitled Housing Within Reach, was completed in June 2008. It was developed with input from various community stakeholders. The plan includes a description of housing stability needs in the community, sets forth goals and activities to support housing stability, identifies strategies to support housing stability, provides funding projections, and includes short-term and long-term recommended actions. During the reporting period, the HCEC continued work towards the plan's goals. As part of its efforts, the HCEC formed a committee that is working with the County Executive's office and conducting research on incentive zoning possibilities throughout the County. Additional information regarding the HCEC may be found in Section IV.C.

In January 2008, the County Executive initiated a Housing and Homeless Policy Oversight Committee consisting of up to 40 community members from local and state governments, the housing and real estate industry, education, non-profit organizations, businesses, and the faith community. The committee reviewed various homeless and housing initiatives and made recommendations on the first-year strategies recommending in the Housing Within Reach action plan to the County Executive. The Committee completed its work in September 2009. Some of the recommendations have already been implemented, while others are under consideration.

The County currently has a policy in place whereby it can provide up to \$40 million in contingent loan guarantees to non-profit organizations and public housing authorities to support affordable housing projects. This credit enhancement can assist these agencies to secure loans for these projects and to reduce interest rates. The County has almost reached the limit in contingent loans it can provide under this policy. The County Council is currently assessing the benefits and liabilities associated with raising the credit enhancement limit in order to provide additional support to these agencies for the production of affordable housing in our community.

If adoption and/or implementation by the County of any proposed strategies or initiatives generated from the Affordable Housing Production Plan, the Housing and Homelessness Policy Oversight Committee or the HCEC's proposed Housing Action Plan would require a substantial amendment regarding program objectives, funding priorities, or methods of selecting activities for funding for federal formula funds for affordable housing activities under the County's current Consolidated Plan, this would be accomplished in compliance with applicable federal regulations and the County's citizen participation process.

A challenge that affordable housing developers in Snohomish County are currently experiencing is the recent decreased availability of low-income housing tax credits and

WA State Housing Trust Fund dollars, which are customarily used to support local affordable housing projects.

Low-income housing tax credits is one financing tool used by developers to help finance affordable housing projects in Snohomish County. However, due to the recent economic downturn, fewer investors overall are utilizing tax credits and the investors that do utilize them are currently typically not investing in projects with less than 50 units. It is not anticipated that the level of tax credit dollars will increase over the next year or more and affordable housing projects developed in Snohomish County are typically less than 50 units. Also, the current selection criteria utilized by the Washington State Housing Finance Commission (WSHFC) for the low-income housing tax credit program provides an advantage to projects located in King, Pierce, and Spokane County. Funding criteria for this program provides the most bonus points to projects located in these counties based on census data related to areas of low-income concentration and areas of poverty.

In addition, Washington State Housing Trust Fund dollars are typically available to help finance local affordable housing projects in Snohomish County through a competitive application process. However, there is reduced funding available under this program for 2011 and the State has decided to target the use of these funds differently than in the past and will not be making funding available through its usual application grant round for 2011. Due to these factors, the County anticipates that less support will be available from these sources for local projects, at least in the short-term.

The Snohomish County Affordable Housing Trust Fund has also experienced a decline in revenues due to the recent economic downturn.

The County anticipates that affordable housing developers will be requesting deeper subsidies under the CDBG, HOME and Snohomish County AHTF programs for local projects in order to make the projects financially viable, which in turn will result in the overall production of fewer units locally. Developers are also looking at other financing tools such as bonds, conventional loans and bridge financing in an effort to counter balance the lack of tax credit and state HTF funding.

Institutional Structure and Coordination

The institutional structure through which the Consortium carries out its Consolidated Plan continues to be broad-based and includes County staff, local governments, public agencies, private non-profit organizations, faith-based organizations, the Housing and Community Development Policy Advisory Board and the Technical Advisory Committee.

During the reporting period, OHHCD staff continued to attend various local and regional meetings in order to maintain and increase the coordination of activities between the County and other entities working to create suitable living environments, provide decent affordable housing, and create economic opportunities for low-income persons in our community. OHHCD staff also provided workshops and technical assistance to

potential applicants for housing and community development funds regarding project eligibility, program regulations, and application requirements. In addition, OHHCD staff provided technical assistance to project sponsors who were awarded funding for projects in order to ensure compliance with program requirements and regulations.

The Consortium continued to allocate a portion of its HOME funds to provide operating support to Community Housing Development Organizations in order to build and maintain local capacity to efficiently produce and maintain affordable housing. The Consortium also provided local housing funds in 2006 to Impact Capital for a revolving loan fund to provide pre-development loans to develop affordable housing in Snohomish County. To date, five loans have been awarded under this program, including one during the current reporting period.

Local capacity to develop affordable housing for persons with disabilities has expanded in the past couple of years. An agency based in north King County that serves this population recently expanded their services to Snohomish County. The agency recently sponsored an affordable rental housing project and a first-time homebuyer program in Snohomish County serving this population. Another agency based in Snohomish County that serves persons with disabilities has also recently sponsored two affordable rental housing projects. In addition, a local revolving loan fund to assist in the development of housing for persons with mental illness or chemical dependency is currently under development and is anticipated to further strengthen the local capacity to develop affordable housing for this population.

Public Housing and Resident Initiatives

The Housing Authority of Snohomish County (HASCO) undertook several public housing and resident initiatives during the 2009 program year. Several of the initiatives are addressed in Section IV. A. including:

- Strategy H-1, HO-1
HASCO, Kingsbury East and Squire Mobile Home Park Acquisition.
- Strategy H-1, Objective HO-2
HASCO, Administration of Section 8 rent subsidies.
- Strategy H-2, Objective HO-5
Snohomish County Housing Voucher Program. Vouchers provided under this program are administered by HASCO.
- Strategy H-3, Objective HO-8
*HASCO, Administration of Section 8 vouchers for persons with special needs; new HUD-VASH vouchers for veterans.
HASCO, Shelter Plus Care project.*

- Strategy H-4, HO-10
HASCO, Single Family Rehabilitation Loan Program.
HASCO, Single Family Rehabilitation Loan Program – Energy Conservation Improvements.
- Strategy H-5, HO-15
HASCO, Section 8 homeownership program.

Some additional actions undertaken during the reporting period are summarized below.

HASCO continued to promote self-sufficiency and asset development of assisted households.

- a. HASCO continued to provide self-sufficiency planning support services under the Family Self-Sufficiency (FSS) program. A total of 6 Section 8 households participated in the FSS program in the 2009 program year. Escrow account balances for these participants range from \$569 to more than \$3,308. Two participants graduated during the 2009 program year and received a total of \$27,912 in escrow payments.
- b. HASCO continued to work with Individual Development Account (IDA) participants. Seven HASCO clients participated in the IDA program through United Way in the 2009 program year. There were 3 successful graduates during the reporting period. In total, there have been 10 successful graduates. Six graduate families purchased homes, two are pursuing nursing degrees with their savings, and one has opened a small business. Four clients have been terminated from the program for failing to meet the savings goal.
- c. HASCO continued to make program referrals and provide supportive service programs for Public Housing and Section 8 clients. In the 2009 program year, monthly program referrals to assisted housing residents were estimated at 25 per month. Ten supportive service programs were also provided including Camp Fire, Stranger Danger, Book for Kids, fire safety, and the Y Community Program.
- d. HASCO continued to contract with Senior Services for the Housing Social Services program in the 2009 program year. The program provides supportive services to senior and disabled residents at HASCO's senior/disabled Public Housing and Rural Development properties.

In addition to administering the Section 8 and other voucher programs, HASCO continued to operate and maintain 253 public housing rental units, 186 USDA rural development units, and 1,567 other affordable housing rental units throughout Snohomish County, some of which have Section 8 housing assistance payment contracts.

HASCO made the following capital improvements to public housing units: elevator modernization, renovations to community rooms and common areas, exterior siding replacement, exterior deck railings and exterior painting at Robin Park, tear off and replacement of roofing materials at Pinewood and Cedar Grove, and deck replacement, front stair replacement, exterior siding, and exterior painting at the scattered site duplexes. HASCO also continued to plan for future maintenance needs.

HASCO continued efforts to acquire additional properties for affordable housing units. HASCO acquired the 96-unit Bristol Square Apartments, which reached the end of the 15 year tax credit compliance period.

HASCO continued to advocate for additional federal housing vouchers, including writing a white paper on project-based voucher and special programs and co-writing a letter to HUD with the Housing Consortium of Everett and Snohomish County. HASCO also participated on various local groups regarding housing issues such as the Homeless Policy Task Force and the Housing Consortium of Everett and Snohomish County.

During the reporting period, HASCO also developed a new five-year Public Housing Agency Plan for 2010-2014.

Lead Based Paint

The Office of Housing, Homelessness, and Community Development provided resource information and technical assistance to sub-grantees specifically for lead based paint identification, awareness and abatement.

Energy Efficiency

Energy efficiency improvements continue to be supported among the needs addressed through the Single Family Housing Rehabilitation, Weatherization, and Minor Home Repair programs for low- and moderate-income homeowners as well as through non-CDBG funded weatherization programs.

Accessibility

Accessibility needs are addressed on a project-by-project basis in the project summaries listed in Section IV. A.

Historic Preservation

Historic preservation is considered an important community value and will be an important consideration in cases affecting structures of historic significance. The County will continue its historic preservation program in order to enhance such planning and to maintain compliance with federal standards and procedures and state requirements.

Economic Development

No CDBG funds are currently programmed for economic development activities. However, facilitating and promoting economic development are an important part of the County's policy objectives.

In 2004, Snohomish County Executive Aaron Reardon appointed a Citizen's Cabinet to develop recommendations for economic development in Snohomish County. The Citizen's Cabinet made recommendations in the following areas: regulatory reform, taxes and fees structure, physical infrastructure and human capital. The County's 10-Year plan update to the GMA Comprehensive Plan was adopted in December 2005. The Economic Development section of the General Policy Plan establishes a series of goals, objectives and policies to facilitate economic development. These goals address: maintaining and enhancing a healthy economy, providing a planning and regulatory environment which facilitates growth, business and job retention and expansion, attracting new businesses, providing adequate infrastructure and supporting technological advancements, promoting education and training opportunities, aligning human service delivery with employment opportunities, and encouraging sustainable use of resource areas.

The County has created an Agricultural Plan to promote the long-term success of this industry in Snohomish County, has coordinated Focus on Farming conferences annually for the past five years, and has recently launched an Agricultural Sustainability Project which is a community initiative to enhance and strengthen the County's agricultural base. A Snohomish County Growers Alliance business plan was developed during the past year which resulted in the creation of a new non-profit organization in June 2010 which will focus on advancing the economic growth among county farmers.

The County has been awarded nearly \$41 million in federal economic recovery funding for projects in the areas of transportation, education, energy and environment, health and human services, and public safety and justice. This funding is anticipated to help retain or create up to 505 local jobs. A portion of the funding will provide bonds to local businesses to assist them in making capital improvements and expansions which is anticipated to create jobs and expand industries important to the long-term sustainability of our community.

The County also participates in the Puget Sound Regional Council (PSRC) which seeks to build a common vision for growth, transportation, and economic strategies for the region. During the last reporting period the PSRC selected transportation projects to be funded across the region with economic recovery funding, including several projects located in Snohomish County totaling over \$16 million.

Snohomish County and the Aerospace Futures Alliance co-hosted a —Saving Washington Aerospace” summit in August 2009 for leaders in the aerospace industry to build a competitive platform to grow and retain the state's aerospace industry.

Snohomish County in partnership with the Aerospace Futures Alliance and a consortium of community colleges and education facilities joined to create a new aerospace institute offering training, research and development at Paine Field which opened in June 2010.

During the reporting period, the County continued to explore eligible activities under the Section 108 loan guarantee program and the feasibility of implementing such a program in Snohomish County to enhance local economic opportunities. The 2010-2014 Consolidated Plan identifies activities to be undertaken to further explore the possibility of facilitating economic development with CDBG funds. If the County defines a role in the future for the use of CDBG funds for economic development activities, planning and programming affecting these funds will be accomplished in compliance with applicable federal regulations and the Consortium's citizen participation plan.

Schools and Educational/Training Institutions

The County general government continues to support joint planning among school districts and supports initiatives to enhance and expand post-secondary school education and professional/technical training facilities and programs.

Ensuring Compliance with Program and Comprehensive Planning Requirements

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

Reducing the Number of Persons Living Below the Poverty Level

Household income levels are dependent upon numerous conditions and factors, many of which are beyond a local government's direct influence. During the program year, Snohomish County continued to participate in actions in relevant areas where it can have an influence on reducing the number of persons below the poverty level.

The County, through its Human Services Department, administers several programs and funds aimed at reducing the number of persons living below the poverty level. While recent budget cuts have impacted funding for some of these programs, the County continues to provide services within the funding available. The Community Action Partnership within the Human Services Department funds and supports a variety of programs that help persons and families overcome the effects of poverty and improve their economic situation. The Snohomish County Community Services Advisory Committee (CSAC) is a fifteen-member citizen's advisory committee that serves as the County's Community Action Council. Members include elected public officials, low-income representatives, and community/private sector representatives. Its purpose is to advise the County Executive and County Council through the Human Services

Department on matters related to the causes of poverty and reducing the effects of poverty. CSAC works with the Children, Family, and Community Services Division to address specific issues in the community, participates in education and advocacy on behalf of the poor, and reviews funding proposals for the County's Community Services Block Grant (CSBG) program.

The Office of Housing, Homelessness and Community Development within the Human Services Department, administers CDBG, HOME/ADDI, ESG, SHP and state and local funds which also help low-income and homeless persons achieve progress towards self-sufficiency. Many of the projects funded with CDBG public service and ESG funds provide case management, employment and training support and other supportive services that assist low-income and homeless persons obtain the necessary skills, income and other resources necessary to move towards self-sufficiency. CDBG, HOME and AHTF resources are also allocated to affordable housing projects which incorporate appropriate supportive services funded from other sources, to promote the self-sufficiency of its residents. Funding strategies and objectives for use of these funds related to making decent housing available and affordable assists persons in moving towards self-sufficiency by providing a more stable housing environment. The Continuum of Care narrative in section IV.D. also discusses additional federal and state fund used locally to assist homeless persons along the continuum of care from homelessness to permanent housing and self-sufficiency.

Snohomish County also participates on the Workforce Development Council of Snohomish County (WDC). The WDC manages federal funds received under the Workforce Development Act for various employment and training programs which assist employees to make career transitions and help create a sustainable workforce for employers. The WDC's current strategic plan for 2009-2011 includes the following strategic goals: a workforce development system that is globally competitive, meeting industry needs by filling jobs with qualified candidates, assisting job candidates to obtain and retain employment, and assisting businesses and job candidates to continuously enhance their productivity and prosperity. The WDC oversees the operation of WorkSource centers in Snohomish County which provide employment and training services. The WDC leads and partners with other organizations in the community on a number of initiatives to achieve the strategic goals such as Rapid Response which assists people who are facing layoff so they can find employment and enroll in education and training. The WDC is also partnering with other organizations in the community to implement funding received under the American Recovery and Reinvestment Act for workforce development programs such as a grant that will provide training for Snohomish County workers in energy efficiency careers. During the reporting period the WDC also facilitated local planning under the Gates Foundation's Investing in Families Initiative to reduce family homelessness in Snohomish County.

Snohomish County, in partnership with the United Way of Snohomish County, the Workforce Development Council, and other community partners, through the Snohomish County Financial Asset Development Coalition, has implemented a financial asset-development project. The Coalition, through its community partners, provides

professional development training to frontline human services staff working with low-income persons regarding asset-development, provides assistance to low-income persons with assistance in completing tax forms and collecting the Earned Income Tax Credit (EITC), and provides assistance in increasing asset ownership among low-income families through Individual Development Accounts (IDA).

In February 2010, Snohomish County, the United Way of Snohomish County, and the WDC hosted a free resource fair entitled “Helping Hands in Hard Times” to provide assistance to individuals and families impacted by the current economic crisis. The fair was held over a three-day period in three locations: Everett, Lynnwood, and Marysville/Tulalip. More than 25 non-profit and public agencies offered a variety of services at the fair. Topics covered and services offered included: employment counseling, job search assistance, skills training, financial aid information for training, home and personal finance consultation, weatherization and home energy assistance, housing resources, healthcare assistance, flu vaccinations, and childcare resources. Classes were also offered to participants on asset building, avoiding foreclosure, resume building and interview techniques. Over 500 people attended the fairs.

Addressing Obstacles to Meeting Underserved Needs

The main obstacle to meeting underserved needs is the lack of available funding to meet all of the needs in the community. Actions taken to address obstacles to meeting underserved needs are included in various narrative sections throughout the CAPER.

F. LEVERAGING RESOURCES

CDBG, HOME, and ESG funds awarded to housing and community development projects leverage a significant amount of other public and private resources as well as in-kind contributions made by project sponsors. Extent of leveraging is one factor used in ranking and selecting proposed housing and service projects. In addition, award of federal and local funds administered by Snohomish County assists local affordable housing development projects to be more competitive when applying for other funds by demonstrating local support and project readiness. Matching funds are required by the HOME and ESG program and are addressed in the specific narratives for those programs.

Direct federal sponsorship and investment is also assisted by use of local resources to provide temporary bridge capital or complete permanent financing. Housing capital projects completed during the program year have accessed the 202 program under HUD and the Rural Self-Help Homeowner Program under USDA. A housing capital project underway is also seeking assistance under the 811 program under HUD. Projects providing housing and services for homeless persons have accessed assistance under the HUD Supportive Housing Program.

State and local initiatives provide additional sources of leveraged funds, in particular for housing projects. The State of Washington Housing Trust Fund (HTF), is available to

local affordable housing projects through a competitive selection process. Housing capital projects completed during the reporting period successfully leveraged funds under this program. Due to the current economic situation, the amount of funds available under this program for 2011 have been significantly reduced. The State has indicated it will not be offering its usual competitive application round for these funds.

Historically, local affordable housing projects have been successful in leveraging additional investment of non-federal resources in Snohomish County for affordable housing under the Federal Low-Income Housing Tax Credit Program. The program encourages the private acquisition and/or rehabilitation of low- and moderate-income rental housing for families through tax incentives. Syndication of tax credits to private developers result in investment of private dollars in affordable housing which would otherwise be unlikely and which supplements other federal investment in this category. Due to the current economic situation, however, less private investors are utilizing this program and the investments that are occurring are for larger-unit projects than are typically developed in Snohomish County. Due to this current situation, it is anticipated that, at least in the short-term, developers will be seeking large subsidies under the County's CDBG, HOME and AHTF programs and are also seeking out other sources of financing.

State initiatives for projects providing shelter, housing, and/or supportive services for homeless persons and persons at risk of imminent homelessness include the Emergency Shelter and Homeless Prevention Program (ESHP) which is funded with state and federal funds and THOR which is funded with state funds. These programs provide approximately \$700,000 to Snohomish County annually. The Snohomish County Affordable Housing Trust Fund is a locally funded affordable housing resource which generates resources of approximately \$1 million annually. A local Ending Homelessness Program which provides shelter, housing, and/or services for homeless persons or those at imminent risk of homelessness generates resources of approximately \$1.5 million annually.

Projects assisted with CDBG, HOME, and ESG funding leverage funding from these and various other federal, state, and local resources.

CDBG public facility and infrastructure projects completed and homeowner rehabilitation and service projects providing assistance during program year 2009 reported contributing funds of \$7,516,280 from other federal, state/local, private, and other sources. ESG projects providing assistance during program year 2009 reported contributing funds of \$2,982,286 from other federal, state/local, private, and other sources. HOME projects completed during program year 2009 reported receiving contributing funds of \$7,973,072 from other federal, state/local, private and other sources. Please note that some housing, public facility and infrastructure projects take longer than one year to complete and the contributing funds are being reported in this section for those activities at project completion.

G. CITIZEN COMMENTS

The 2010-2014 Consolidated Plan and 2010 Action Plan were developed during the 2009 program year. The County received several public comments during the development of the plans and on the draft of the plans. Summaries of and responses to these comments may be found in the 2010-2014 Consolidated Plan or by contacting the County. See Section XI. of this document for County staff contact information.

The County also received one public comment for the Senior Services Friendship House substantial amendment. For a summary of and response to that comment, see Section IX. of this document.

The County provided a 15-day public review and comment period on the draft CAPER. No public comments were received. For additional information on citizen participation process for the CAPER, please see section XI. of this document.

H. SELF-EVALUATION

The Snohomish County Urban County Consortium has successfully completed the fifth year of our five-year Consolidated Plan. Overall, substantial progress was made during the current reporting period in using available local and federal funds to meet the strategies and objectives set forth in the 2005-2009 Consolidated Plan. The accomplishment summary charts in the Executive Summary in Section II. provide a comparison between the proposed five-year goals and the actual accomplishments achieved over the five-year period, including accomplishments achieved during the current 2009 program year reporting period.

The CDBG program received and maintained funding cuts for five years since the 2005-2009 Consolidated Plan was adopted, the HOME program for four of the five years, and the ADDI program for five years with discontinuation of funding altogether for the ADDI program in the fifth year. The Snohomish County AHTF program has also generated reduced revenues over the past couple of years due to the economic downturn. The cumulative effect of these cuts and reduced revenues as well as the increased construction costs experienced during much of the five-year period has impacted the ability of the Consortium to achieve as much progress towards some of its five-year goals as originally anticipated. Project applications for funding, particularly for affordable housing and public facility and infrastructure projects, greatly exceed the amount of funding available.

Nonetheless, the federal formula funds and local funds continue to represent a significant annual local investment. Within the constraints of the funding available, the Consortium was successful in meeting or substantially meeting many of its five-year goals and in making continued progress towards other five-year goals. In addition, the County recently pursued additional short-term federal resources which recently became available under the federal CDBG-R, HPRP, and NSP economic recovery programs which assisted the Consortium in making additional progress towards some of its five-

year goals. During the course of the 2005-2009 Consolidated Plan, the County implemented a local ending homeless program and pursued other sources of federal, state and local funding which also contributed to accomplishments achieved.

Additional evaluation is provided below regarding accomplishments under each of the project priority areas identified in the Consolidated Plan.

Affordable Housing Project Accomplishments

With regard to the acquisition, construction and rehabilitation of multi-family rental units affordable to low-to-moderate income persons, continued progress was made during the reporting period towards achieving the five-year goals. 128 units were completed including 99 units for elderly persons and 2 units (6 beds) for persons with disabilities. Another 219 units are underway or have funds budgeted. Funding for two projects was cancelled as the project sponsors were unable to obtain the additional financing necessary for the projects. The cancelled funding was re-allocated to other affordable housing projects. Overall, the Consortium achieved 81% of its goal for this objective during the five-year period.

With regard to developing new shelter beds, transitional housing units, rent subsidies, and permanent housing units for homeless persons, continued progress was made during the reporting period with 28 units underway or funds budgeted and 192 rental vouchers or subsidies provided. The Consortium achieved over 200% of its goal with an estimated 647 persons served in the 2009 program year in new units, vouchers, or rental subsidies developed during the five-year period.

With regard to increasing the supply of transitional and permanent units for special needs populations, continued progress was made during the reporting period towards achieving the five-year goals. 81 units were completed including 79 units for elderly persons and 2 units (6 beds) for persons with disabilities. Another 10 units for persons with disabilities are underway or have funds budgeted. These accomplishments are also included in the overall multi-family rental unit accomplishments reported above. Over the five-year period, the Consortium achieved 29% of its goal in this area. The Consortium has been most successful in expanding the number of units for elderly persons under this objective. Some persons with disabilities or other special needs who are also homeless are being served in some of the new units, vouchers, and rent subsidies developed for homeless persons over the past few years. Over the past couple of years, the local capacity to develop affordable housing for persons with disabilities has expanded and three projects to create new units of affordable rental housing for person with disabilities were awarded 2009 and/or 2010 funding. In addition, the County Council passed a sales tax during the reporting period which, in part, will establish a revolving loan fund to assist in the development of units for person with chemical dependency or substance abuse.

With regard to programs providing minor home repairs, weatherization, heating system repairs and major rehabilitation to owner-occupied single family residences, continued

progress was made during the reporting period towards achieving the five-year goals with a total of 400 homeowners assisted including 348 elderly persons and 36 persons with disabilities. Substantial progress was made towards the production goals for these projects over the five-year period. Overall five-year accomplishments towards some of the goals in this area are slightly lower than originally anticipated due to increased costs per loan or repair provided. In addition, the heating system repair and replacement program was a pilot project that was completed two years ago; additional heating system repairs needed are now provided under the existing weatherization program. For the current reporting period, the weatherization program also reported a decrease in the weatherization of single-family units under the CDBG program. The program had a greater focus during the year on multi-family unit weatherization goals to meet requirements for grant funds received under the recovery act and plans to increase its single-family unit production again in the upcoming year.

With regard to the development of new affordable homeownership units, 16 units were completed this year with another five units which are underway or have funds budgeted. The Consortium exceeded its five-year goal under this objective. With regard to providing first-time homebuyer purchase assistance, a total of 18 homebuyers were assisted during the reporting period, which is a significant increase over the past few years. Over the five-year period, a total of 47 homebuyers were assisted and funds were budgeted for another 32 homebuyers. In the past few years, market conditions as well as the structure of the program in place affected accomplishments. The County has allocated more recent funding in the past two years to two additional agencies to implement down payment assistance programs in the County and has also worked with the existing program during the reporting period to increase accomplishments.

PY 2009 Outcomes: Federal and local funds were used to acquire, construct or rehabilitate 128 units of rental housing in order to make decent housing more affordable. A total of 400 low-to-moderate income homeowners received assistance for major rehabilitation, minor home repair and weatherization of their homes in order to make decent housing more available/accessible. A total of 18 households received first-time homebuyer downpayment assistance in order to make decent housing more affordable. A total of 16 homeownership units were constructed in order to make decent housing more affordable.

Additional housing projects which are currently underway or have funds budgeted will be captured in the outcome reporting in the program year in which the project is completed.

Public Facility and Infrastructure Project Accomplishments

Under the public facility priority, CDBG funds were used to support three of the five objectives during the reporting period. Under the infrastructure priority, CDBG funds were used to support all three objectives during the reporting period. A total of 14 projects were completed during the reporting period including 9 public facility and 5

infrastructure projects. An additional 12 are underway or have funds budgeted including 4 public facility and 8 infrastructure projects.

Over the course of the 2005-2009 Consolidated Plan, goals for four of the public facility and infrastructure objectives were met or substantially met: senior centers; facilities which benefit low-income, special needs and homeless persons; sidewalk rehabilitation; and water/sewer projects. Continued progress was also made under three of the four remaining objectives. However, the overall number of public facility and infrastructure projects receiving funding over the five-year period was lower than originally anticipated when the five year goals were developed. This was due to cuts received in CDBG funding, the funding of larger projects, and increased construction costs experienced for much of the five-year period. While less projects were able to be funded, the projects that were funded represent a significant investment in our community and enabled the Consortium to make significant and continued progress in meeting the local public facility and infrastructure needs for low- and moderate-income persons and neighborhoods.

PY 2009 Outcomes: 55,638 persons were provided improved access to a public facility or to infrastructure for the purpose of making a suitable living environment more available and/or accessible. 3,693 persons were provided improved access to infrastructure for the purpose of making a suitable living environment more sustainable.

Additional public facility and infrastructure projects which are currently underway or have funds budgeted will be captured in the outcome reporting in the program year in which the project is completed.

Public Service Project Accomplishments

CDBG and ESG funds were used to fund projects under all three priorities and 14 of the 18 objectives for public service projects. The actual number of persons served during the reporting period shows substantial progress was made during the reporting period towards achieving the five-year goals under almost all of the objectives. The five year goals for most of the public service objectives were substantially met, met, or exceeded.

Five-year accomplishments to provide recreational opportunities for youth, basic needs for homeless persons, and homeless prevention services are lower than originally anticipated when the five-year goals were developed. This is due to fewer applicants or no applicants requesting funds for these areas as well as the cumulative effects of cuts in CDBG funding over the past few years which has resulted in less projects receiving funding. Five-year accomplishments for out-of-home respite care services for elderly persons and landlord/tenant mediation and fair housing counseling services are also lower than originally anticipated when the five-year goals were developed.

However, while the number of persons served under these particular service objectives was lower than anticipated when the five-year goals were developed, this is balanced by the fact that the number of persons served under some of the other service

objectives exceeded the anticipated five year goals. For the three service priorities combined, the total number of persons served reached 95% of the five-year goals.

In addition, during the reporting period, the County continued a pilot project with local and state funding which, in part, provides funding to expand local homeless prevention activities. During the past year, the County also implemented a new homeless prevention and rapid re-housing program with new federal funds. Both of these programs assisted the county in meeting its objective to provide homeless prevention services.

PY 2009 Outcomes: 3,116 persons were provided improved access to services for the purpose of making a suitable living environment more available/accessible; 1,175 persons were provided improved access to services for the purpose of making a suitable living environment more affordable; and 914 persons were provided improved access to services for the purpose of making decent housing more available/accessible.

Program Changes

During the program year, a new Consolidated Plan was developed which covers the 2010-2014 time period (July 1, 2010 through June 30, 2015). Various data and needs assessment regarding current local priority needs, projected funding to be available over the next five years, accomplishments achieved during the previous five-year period, recent planning efforts, and input received during the development of the plan were taken into consideration in developing the five-year goals and strategies contained in the plan. This resulted in changes and adjustments to some of the objectives. A summary of some of these changes follows.

Under the affordable housing strategy, the Consolidated Plan continues to support affordable housing needs across the housing continuum, but has adjusted the goals for the number of units to be assisted based on anticipated funding to be available. For example, the number of affordable rental housing units to be assisted, including new units for persons with special needs, was reduced. The County still considers the number of units to be assisted under these two objectives ambitious given the current economic situation and factors affecting the availability of other financing sources for affordable housing rental projects. The County will continue to evaluate these factors during the 2010-2014 plan period. The number of households to be assisted under the homeowner rehabilitation programs were also adjusted to reflect projected costs and projected funding available.

Under the public facility and infrastructure strategies, the Consolidated Plan continues to support a wide variety of public facility and infrastructure projects to meet local needs throughout the Consortium, but reduced the goal for the number of projects to be assisted based on projected costs and funding available.

Under the three service strategies, the Consolidated Plan continues to support various priority service needs in the community. However, a few of the objectives were deleted

based on projected funding and priority needs. In addition, a few of the other objectives were combined into single objectives in an effort to streamline these goals and allow for flexibility within priority need areas and given the projected funding available to help meet these needs.

Over the past couple of years, some additional changes were made to our programs based on experience and accomplishments. For a few years, the number of first-time homebuyers provided purchase assistance was lower than originally anticipated. Over the past two years, two additional first-time homebuyer programs were awarded funding to implement programs in Snohomish County and the County has worked with the existing program to increase accomplishments. County staff continues to explore ways to encourage local collaboration for affordable housing projects serving persons with disabilities. The local development capacity for projects serving special needs populations has increased over the past couple of years and three affordable rental housing projects and one first-time homebuyer purchase assistance project serving this population have been awarded funding. This has allowed the Consortium to achieve additional progress towards its affordable housing goals for persons with special needs. Under the service objective for homeless prevention services to be funded with CDBG and/or ESG funds, accomplishments were significantly lower than anticipated. The County pursued other state and federal funding which became available to implement programs to expand homeless prevention services locally to help meet this need in the community.

V. ADDITIONAL PROGRAM NARRATIVES

A. RELATIONSHIP OF CDBG FUNDS TO CONSOLIDATED PLAN PRIORITIES

The Consolidated Plan identifies the following three priority activities for use of CDBG, HOME and ESG funds: 1) To provide a variety of affordable housing opportunities for low-to-moderate income persons, 2) to provide community development assistance for public facilities and infrastructure projects that benefit low-to-moderate income persons, neighborhoods and communities, and 3) to provide public services to youth, seniors, homeless persons, persons with special needs and other low-to-moderate income persons.

CDBG funds were provided to support activities under each priority. Under the housing priority, six of the strategies and fifteen of the objectives are related to funding project activities. Of these, CDBG funds were used to support four of the strategies and eight of the objectives. HOME funds were also used to support activities under the affordable housing priority, and together CDBG and HOME funds supported all six strategies and thirteen of the fifteen objectives. Under the public facility strategy, three of the five current project-related objectives were supported with CDBG funds. Under the infrastructure strategy, all three of the current objectives were supported with CDBG Funds. For public services, all three strategies and fourteen of the eighteen objectives related to public service activities were supported with CDBG funds. Refer to Section IV.A., Assessment of Five-Year Goals and Objectives, to see specific activities

undertaken and accomplished under each priority, strategy and objective identified in the Consolidated Plan.

B. PLANNED ACTIONS IN ACTION PLAN

During the reporting period Snohomish County continued its collaborative association with a range of public and private agencies pursuing housing and community development initiatives throughout the County. The grantee pursued all resources it indicated it would pursue. None of the County's actions hindered implementation of the Consolidated Plan by action or by willful inaction. OHHCD program staff reviewed applications received for CDBG, HOME and ESG funds for consistency with the strategies and objectives contained in our Consolidated Plan. In addition, the County provided requested certifications of consistency for 22 projects applying for Continuum of Care funding, 9 projects applying for other sources of funds, and the public housing agency plan for the Housing Authority of Snohomish County. All of the requested certifications were for activities that were consistent with our Consolidated Plan. Copies of these certifications are available upon request from the Snohomish County Office of Housing, Homelessness and Community Development.

C. NATIONAL OBJECTIVES

All CDBG funds were used for projects that met one of the three national objectives and the County complied with the overall benefit certification.

D. RELOCATION

The County's Office of Housing, Homelessness and Community Development (OHHCD) minimizes displacement of tenants in federally assisted projects by providing training to applicants prior to the submission of applications for federal funding and at each pre-application training. Analysts work with applicants prior to submission of applications to insure that the Uniform Relocation Assistance, Real Property Acquisition Policies Act of 1970, as amended (URA) compliance is implemented, and displacement of tenants is minimized throughout the process.

Once applications for federal funding are received, Analysts review each project's scope of work and any URA compliance documentation submitted with the application and provide technical assistance to applicants as needed.

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

Federally funded projects that include temporary or permanent relocation are tracked by the Relocation Analyst and assistance to applicants in complying with the requirements is provided. Applicants are informed that copies of all notices including GINS, Notice to Owner, Notice of Non Displacement, etc., must be submitted to OHHCD.

In the 2009 funding year, no tenants have been permanently or temporarily displaced as a result of a federally assisted project.

E. ECONOMIC DEVELOPMENT, LIMITED CLIENTELE, PROGRAM INCOME, COMPLETED REHABILITATION PROJECTS, NEIGHBORHOOD REVITALIZATION.

Economic Development

No economic development activities were undertaken with CDBG funds during the 2009 program year.

Narrative on Public Service Activities serving Limited Clientele not Presumed Benefit

During the reporting period, four projects received CDBG funding for public service projects which served limited clientele persons who did not fall into the category of persons presumed to be low-to-moderate income by HUD. These projects include: Community Health Center Primary Medical and Dental Care, Deaconess Children's Services Teen Parent Advocacy Program, VOA Sky Valley Resource Center and VOA Rental Housing Mediation/Fair Housing Counseling. These projects are limited specifically to clients who meet the HUD low-to-moderate income guidelines or which serve clients of whom at least 51% are low-to-moderate income. Agencies sponsoring these projects keep client information on family size and income on file to demonstrate the income eligibility of clients served and report this information quarterly. County staff tests for compliance during on-site monitoring visits. In addition, one public service activity, Open Door Theatre, Personal Safety Outreach project, provided services as an area benefit activity.

Neighborhood Revitalization

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

F. FUNDS RETURNED TO LINE OF CREDIT

In the first quarter of program year 2009, County staff notified and was working with HUD to resolve a minor overexpenditure of \$22,131.31 in CDBG funds for program year 2008 administrative costs. As shown in IDIS, the activity name is SNOHOMISH CTY HSD: ADMIN and the IDIS activity number is 1029. The County re-paid this overexpenditure with other funds during program year 2009. HUD subsequently returned the \$22,131.31 to the County's line of credit to be used for eligible activities. This funding was re-allocated to eligible projects during the 2010 funding round and is included in the allocation for 2010 projects in the 2010 Action Plan.

VI. HOME NARRATIVE

A. DISTRIBUTION OF HOME FUNDS AMONG HOUSING STRATEGIES

The Consolidated Plan identifies the following three priority activities for use of CDBG, HOME and ESG funds: 1) To provide a variety of affordable housing opportunities for low-to-moderate income persons, 2) to provide community development assistance for public facilities and infrastructure projects that benefit low-to-moderate income persons, neighborhoods and communities, and 3) to provide public services to youth, seniors, homeless persons, persons with special needs and other low-to-moderate income persons and families.

HOME funds were provided to support activities under the affordable housing priority. Under that priority, six of the strategies and fifteen of the objectives are related to funding project activities. Of these, HOME funds were used to support six of the strategies and seven of the objectives. CDBG funds were also used to support activities under the affordable housing priority, and together HOME and CDBG funds supported all six strategies and thirteen of the fifteen objectives. Refer to Section IV.A., Assessment of Five-Year Goals and Objectives, to see specific activities undertaken and accomplished achieved under each priority, strategy and objective identified in the Consolidated Plan.

B. HOME MATCH REPORT

The annual HOME program block grant requires a 25% match of the HOME dollars from non-Federal Sources. On March 25, 2009, Snohomish County was granted a 100% match reduction for Federal Fiscal Year 2010 (October 1, 2009 through September 30, 2010). In the 2000 program year, Snohomish County secured \$7,973,072 in matching funds. Excess match available from previous years is \$14,927,772 for a combined total of \$22,900,844 in available match. The match liability for the 2009 program year is \$566,022, leaving a balance of \$22,334,822 in available match for future years. The HOME Match Report (HUD-401017-A) is located in Appendix F.

C. HOME MBE AND WBE CONTRACTING

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

During the reporting period, there was 1 MBE contractor, 6 MBE subcontractors, and 7 WBE subcontractors for 2 HOME-funded projects. The HOME Annual Performance Report, Part III MBE and WBE (HUD-40107) is located at Appendix F.

D. HOME AFFIRMATIVE MARKETING

Snohomish County requires all agencies receiving HOME funds for projects with five or more HOME-assisted units to have plans to affirmatively market housing to eligible populations. This requirement is included in contracts between Snohomish County and the agencies receiving the HOME funds. The affirmative marketing plan must include information on: 1) how the sponsor will inform the public and potential residents about fair housing laws, 2) how the sponsor will affirmatively market the units and inform persons who might not normally apply for housing through special outreach, and 3) how the sponsor will document affirmative marketing efforts and evaluate their success. The marketing plans are reviewed by OHHCD staff when the projects are monitored. Housing projects must display the Equal Housing Opportunity information and logo in an area that is accessible to eligible households.

E. HOME ASSISTED RENTAL HOUSING MONITORING

The Office of Housing, Homeless and Community Development determines on an annual basis which HOME-assisted rental housing projects are to be monitored each year. The projects selected are based on the frequency required by HOME regulations as well as a risk assessment of the Agency organization and past performance. OHHCD staff conducts a physical inspection of the property, review of tenant files, financial records and management manuals.

Housing project management staff uses a simplified Uniform Physical Condition Standard (UPCS) checklist to conduct the physical inspections of the HOME-assisted properties. Tenants are provided a 48-hour inspection notice and staff are accompanied by property management staff on the inspections.

Project staff used the HTF/HOME Rental Monitoring checklists used by the Washington Department of Commerce to review the tenant files, management files and interview with agency staff. Fiscal staff review rent rolls, audits, maintenance and management policies related to financial management as well as the annual operating budget for each project monitored.

An initial finding letter is sent to the agency within 30 days of the completion of the physical inspection and file review. Agencies are then given 30 days to respond to the findings.

For the 2009 program year, four HOME-assisted capital projects and two CHDO Operating projects were monitored. The HOME assisted units were inspected for compliance with Uniform Property Conditions Standards and generally found to be well-maintained. Where needed, property managers were directed to take actions to bring properties into compliance with UPCS. Projects were also monitored for compliance

with tenant/participant selection and agreement standards, and operational procedures. Monitored projects included: **Archdiocesan Housing Authority:** The Monte Cristo Apartments; **Habitat for Humanity of Snohomish County:** CHDO Operating; **Intercommunity Mercy Housing:** Lincoln Way Apartments Phase II; **Senior Services of Snohomish County:** Meadows III Senior Apartments and CHDO Operating; and **Stillaguamish Senior Center:** Stillaguamish Gardens Apartments. The monitoring visits to rental housing were conducted in cooperation with the Washington State Department of Commerce (formerly the Washington State Department of Community Trade and Economic Development).

The capital projects monitored were found to have minor documented deficiencies. The most common were: 1.) furniture/curtains too close to the heaters, 2.) moss on the sides of the building or roof, 3.) foliage too close or touching the buildings, 4.) missing smoke detector batteries, 5.) bird infestations in the buildings, and 6) caulking in bathroom deteriorating or missing. All these findings have been addressed. In addition, one project had substantial soil erosion problems and the agency has a plan in place to address this issue in the current year. There generally were no concerns with the tenant files or financial record review.

Monitoring activities continued to be conducted during the reporting period despite temporary unexpected staffing level variances. The County manages its monitoring schedule on an ongoing basis and has modified its monitoring schedule for the upcoming year to maximize monitoring activities.

F. AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)

The American Dream Down Payment Initiative (ADDI) is a grant program administered by HUD as a component of the HOME program. The ADDI program received federal funding for program years 2003 through 2008; funding thereafter was discontinued. ADDI provides funds for down payment assistance towards purchasing single family housing by low-income families who are first-time homebuyers.

Although no new ADDI funds were received in 2009, Snohomish County continued to administer ADDI funds received in prior years during the reporting period. The City of Everett is a member of the Snohomish County HOME Consortium and pursuant to an interlocal agreement received a set-aside of twenty one percent (21%) of these funds for program years 2003 to 2008 for projects providing assistance to residents of the City of Everett. First-time homebuyer programs receiving ADDI funds which were open during the reporting period included the following projects; HomeSight *Puget Sound First-Time Homebuyers Assistance*, Housing Hope *Homeownership Fund*, and Parkview Services *Homeownership for People with Disabilities*. In addition, in the 2010 Action Plan, Snohomish County re-allocated prior year ADDI funding from a cancelled project to a new first-time homebuyer assistance project, *Community Land Trust in MLT*, sponsored by Home for Good.

The following summarizes actions taken by project sponsors: 1.) to ensure the suitability of families receiving assistance to undertake and maintain homeownership, and 2.) to provide outreach to residents and tenants of public and manufactured housing and to other families assisted by public housing agencies in Snohomish County for the purpose of ensuring that ADDI funds are used to provide downpayment assistance to such residents, tenants, and families.

HomeSight provides outreach meetings in Snohomish County to educate prospective first-time homebuyers about available education, counseling, and purchase assistance programs. HomeSight provides in-depth first-time homebuyer courses that are six-and-a-half hours long in Snohomish County. This day long course covers topics vital to successful home ownership including avoiding predatory lending, home maintenance, and other topics. HomeSight provides one-on-one financial counseling and homebuyer education to first-time homebuyers seeking housing in Snohomish County. Recipients of Snohomish County's first-time homebuyer assistance must graduate from HomeSight's education and counseling program and must be approved by HomeSight's underwriters. HomeSight's underwriting guidelines are thoroughly professional and its two underwriters each have more than 15 years of lending experience.

HomeSight works with the Everett Housing Authority and the Housing Authority of Snohomish County (HASCO) to provide home ownership opportunities to residents of publicly owned housing and of Section 8 housing. HomeSight has been working with both Housing Authorities on the Section 8 to Homeownership program since 2001. Public housing tenants have access to information about homeownership counseling and education and purchase assistance that HomeSight offers. HomeSight provides training and program information to housing authority staff so they can pre-screen and refer interested residents to its program. HomeSight also works closely with HASCO to preserve manufactured home ownership opportunities.

Housing Hope performs broad-based grass roots outreach to educate prospective first-time homebuyers regarding new Self-Help Housing developments, including specifics about financing and sweat-equity labor requirements. This is accomplished by providing program literature and offering informational meetings via other housing and community service organizations, including both Housing Authorities (HASCO and EHA), to local employers, libraries, churches and schools, and by utilizing local media.

Housing Hope has been a HUD-certified Housing Counseling Agency since 2004. Homebuyer education and housing counseling services are provided directly by qualified Housing Hope staff to all of the organization's homeownership program participants and as required by related home financing underwriting standards.

Parkview Services works with the Washington State Housing Finance Commission, State Department of Developmental Disabilities, Washington Homeownership Resource Center and other non-profit agencies who refer potential first-time homebuyers with a family member who has developmental disabilities to the agency. Parkview Services has been a HUD-approved counseling agency since 2004. They provide pre-purchase

counseling and homebuyer education seminars as well as and post-purchase counseling. The homebuyer education seminars include: assessment of readiness for homeownership; budgeting and credit; financing a home; shopping for a home; budgeting for homeownership; and maintaining and improving a home; and financing and sustaining homeownership.

Parkview Services will offer homebuyer education seminars to HASCO and Everett Housing Authority and will meet with both agencies to determine how to best reach their residents with special needs that may be interested in homeownership.

VII. HOPWA NARRATIVE

The City of Seattle Human Services Department is the regional grantee and coordinator for the Housing Opportunities for Persons with AIDS (HOPWA) program for King, Snohomish and Island Counties. This federally-funded program provides housing assistance to low-income persons disabled by AIDS and their families. One agency, Catholic Community Services, was awarded funding to provide assistance in Snohomish County during the 2009 program year. As Snohomish County does not directly administer this program, it does not have specific reporting requirements under this section.

VIII. ESG NARRATIVE

A. ASSESSMENT OF RELATIONSHIP OF ESG FUNDS TO GOALS AND OBJECTIVES

Homeless and homeless prevention strategies and objectives for use of CDBG, HOME and ESG fund are found under both the housing and public service strategies and objectives of the Consolidated Plan. ESG funds were used to support homeless projects that met the housing objectives of maintaining the existing shelter and transitional housing system and continuing to support the operation of facilities and programs providing shelter and services to homeless individuals and families. ESG funds were used to support homeless projects that met the public service objectives of providing emergency and transitional housing and related case management and support services to homeless youth, homeless families with children, and victims of domestic violence. Specific project descriptions for projects receiving ESG funds and the Consolidated Plan strategies and objectives they help meet are located in Section IV.A.

The project activities supported with ESG funds also address the County's and the Continuum of Care's 10-Year Plan to End Homeless goal to provide funding to maintain existing housing and services that demonstrate measurable outcomes and overall progress towards ending homelessness. The Continuum of Care for Homeless Persons Narrative in Section II.D. provides additional information on the homeless and homeless prevention activities undertaken in Snohomish County during the reporting period.

ESG-funded projects assisted 1,215 homeless persons during the reporting period including 639 adults and 576 children. The persons served included: 13 chronically homeless persons (emergency shelter only), 79 persons with severe mental illnesses, 167 persons with chronic substance abuse (alcohol and/or drug dependent), 75 persons with another disability (developmental, physical or other disability), 9 veterans, 1 person with HIV/AIDS, and 217 victims of domestic violence.

B. ESG OBLIGATION OF FUNDS AND MATCH REQUIREMENT

Snohomish County received \$135,368 in Emergency Shelter Grant (ESG) funds from the U.S. Department of Housing and Urban Development for the 2009 program year. Snohomish County obligated all funds by December 4, 2009 which was within 180 days of the date of the grant award made by HUD on July 20, 2009.

ESG regulations require a dollar-for-dollar match of ESG funds with other funds. The table below shows matching funds provided by agencies to meet this requirement.

2009 EMERGENCY SHELTER GRANT MATCH

Project Sponsor/Project Name	ESG Award	Matching Funds
Cocoon House Teen Shelter and Transitional Housing	\$24,792	\$24,792 United Way
Housing Hope Transitions	\$25,300	\$17,777 Sno. Cty. CDBG \$7,523 ESAP
The Interfaith Association of NW WA Interfaith Family Shelter	\$19,546	\$19,546 Private Foundations/Donations
Domestic Violence Services of Sno. Cty. Transitional Housing for DV Victims	\$21,611	\$7,353.21 Sno. Cty. CDBG \$14,257.79 Sno. Cty. EHP
Volunteers of America Emergency Housing Assistance	\$17,111	\$17,111 Sno. Cty. CDBG
YWCA of Seattle-King County-Sno. Cty. Families in Transition/Homeward Bound	\$20,240	\$20,240 Sno Cty CDBG
Snohomish County ESGP Administration	\$6,768	\$6,768 Sno. Cty. CDBG
TOTAL	\$135,368	\$135,368

In addition to \$135,368 listed above in matching funds, Snohomish County ESG-funded projects reported additional funding received from other sources totaling \$2,846,918 from federal, state/local, private and other funding sources during the reporting period.

C. HOMELESS DISCHARGE COORDINATION

See Continuum of Care Narrative in Section IV.D. for information on Snohomish County's efforts to develop and implement a homeless discharge coordination policy for

persons at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care, or corrections institutions.

Snohomish County did not receive any applications for 2009 ESG funds for homeless prevention activities.

IX. Changes to Action Plans and/or Consolidated Plan

The following two substantial amendments to the 2007 and 2009 Action Plans were included in the Snohomish County Urban County Consortium 2010 Action Plan. Additional information regarding these amendments may be referenced in that document or by contacting the Snohomish County Human Services Department (see Section XI. for contact information). Copies of the public notices of proposed amendments published in connection with these amendments may be found in Appendix G.

disAbility Resource Connection: Housing Information and Advocacy Project
2009 CDBG Award Cancellation

YMCA/Big Brothers Big Sisters: Building Strong Communities
2007 CDBG Award Cancellation

The following is a summary of additional substantial amendments made to the Action Plans for various program years during this reporting period. Citizens were provided with 30 days to review and comment on the proposed amendments (except where a shorter review and comment period was required by new federal funding as noted below in the summary). One citizen comment was received regarding one of the amendments and is referenced below. Copies of the public notices of proposed amendments published in connection with these amendments may be found in Appendix G.

HomeSight: Puget Sound Homebuyers Assistance Project
2005 HOME and 2004/2005 ADDI Award Cancellation

In May 2005, HomeSight was awarded \$280,000 in 2005 HOME funds, \$140,113 in 2004 ADDI funds, and \$79,887 in 2005 ADDI funds for a total of \$500,000 for its Puget Sound Homebuyer Assistance Project. The project provides purchase assistance to low- and moderate-income first-time homebuyers in Snohomish County. At the time of the amendment, the agency had only expended \$33,262 in 2004 ADDI funds of the total \$500,000 awarded. The agency was unable to expend the remaining funds in a timely manner due to the competitive sub-prime loan market, the decreased inventory of eligible homes available for purchase, stricter lender requirements due to the sub-prime loan crisis, and staff turnover which affected its ability to do outreach. The 2005 Action Plan was amended to cancel the remaining \$466,738 in unspent 2005 HOME and 2004/2005 ADDI funds for this project. The agency continues to provide purchase assistance to low- and moderate-income first-time homebuyers in Snohomish County

with other funding available including CDBG and HOME program income generated from repaid loans and a 2006 HOME and ADDI award.

City of Monroe: West Columbia Street Sidewalk Phase II
2009 CDBG Award Cancellation

In May 2009, the City of Monroe was awarded \$131,962 in CDBG funds for the West Columbia Street Sidewalk Phase II project. The purpose of the project is to construct sidewalks with landscaping strip, curb, gutter, and necessary storm water improvements in a predominately low- and moderate-income area of Monroe on West Columbia Street between King Street and Dickinson Street. After the award was made, the County applied for and received supplemental CDBG funding (CDBG-R) which became available under the American Recovery and Reinvestment Act of 2009 (Recovery Act). The West Columbia Street Sidewalk Phase II project was selected for CDBG-R funding, in part, because it had already been selected for funding through the Consortium's funding process, it was consistent with the purposes of the Recovery Act, and it would help meet the statutory goal for expeditious expenditure of CDBG-R funds. The 2009 Action Plan was thereafter amendment to cancel the 2009 CDBG award for this project as the project was instead being funded with CDBG-R funds.

City of Everett: HOME/ADDI Funding-Set Asides for Affordable Housing Projects
Project Award Cancellations and New Project Awards

The City of Everett (Everett) is a member of the Snohomish County HOME Consortium. As described in the Consolidated Plan and pursuant to an interlocal agreement, Everett receives a 21% set-aside of the Snohomish County Consortium's HOME and ADDI funds each program year for affordable housing projects which benefit residents of Everett. The project selection process for these funds is conducted by Everett which follows its citizen participation plan and Everett coordinates with the County to ensure that county-wide citizen participations requirements are met. The Snohomish County Council has final approval of project awards.

This amendment to the 2007, 2008, and 2009 Action Plans cancelled funding for two affordable housing project awards and awarded funding to four new affordable housing projects. The funding for the new projects included re-allocation of \$660,676.30 in prior year funding from the cancelled projects and from unprogrammed funds as well as \$479,232 in 2009 HOME funds for a total of \$1,139,999.30. The 2009 Action Plan was also amended to add required narrative for the new Parkview Services project related to ADDI funds.

Funding was cancelled for the following two projects:

Washington Home of Your Own: A Place of Your Own.
2008 Everett HOME Set-Aside \$191,134.13.

This project was awarded funding for the acquisition of property in Everett to construct an 8-unit HUD 811 independent living community to provide affordable housing to low-income persons with physical and mental disabilities. The project became ineligible for HOME funds because the agency purchased the property prior to completion of the required environmental review.

Everett Housing Authority: Casino Lane Apartments Acquisition.
2007 Everett HOME Set-Aside \$60,851.13. 2008 Everett HOME Set-Aside 239,148.87.

This project was awarded funding for the acquisition of an apartment complex in Everett in order to preserve 96 units of affordable rental housing for low-income households. The project was unable to go forward as financing could not be obtained for the project due to the tight money market at the time.

Funding was awarded to the following four new projects:

Parkview Services: Parkview Homeownership -- \$132,380
2007 HOME \$37,195; 2009 HOME \$80,305; 2007/2008 ADDI \$14,880
(Total \$132,380).

Project will provide funds for downpayment assistance program in Everett for low-income first-time homebuyers with incomes at or below 80% of the area median income where at least one member of the household has a physical or mental disability.

Home For Good: Urban Gardens – Broadway -- \$200,000
2007 HOME \$8,843.87; 2008 HOME \$191,156.13 (Total \$200,000).

Project will provide funds for the acquisition of property in downtown Everett on Broadway for the construction of a mixed-use building with 21 homeownership units of workforce housing and commercial space to be used for community benefiting services. A maximum of 11 units will be set-aside as HOME units affordable to low-income households with incomes at or below 80% of the area median income.

City of Everett: Community Housing Improvement Program (CHIP) -- \$322,499.30
2007 HOME \$13,517; 2009 HOME \$308,982.30 (Total \$322,499.30).

Project will provide funds for a housing rehabilitation low-interest loan program for low-income homeowners with incomes at or below 80% of the area median income residing in Everett.

Everett Housing Authority: Madison Villa Apartments -- \$500,000
2007 HOME \$170,815.43; 2008 HOME \$239,148.87, 2009 HOME \$90,035.70
(Total \$500,000)

Project will provide funds to assist with the acquisition of a 22-unit apartment complex in Everett on West Madison Street to preserve affordable rental housing for low-income households with incomes at or below 60% of the area median income. 6 of the units will set-aside as HOME units.

Additional Required Narrative: The 2009 Action Plan was also amended to insert additional required language addressing how the new Parkview Services homeownership project ensures the suitability of families receiving assistance to undertake and maintain homeownership and requiring agency documentation of required outreach plan to families assisted by public housing agencies or residing in manufactured housing.

Senior Services: Friendship House I
2009 CDBG Award – Project Site Addition

In May 2009, Senior Services of Snohomish County was awarded \$120,000 in HOME funds (\$40,000 per site) for the acquisition and rehabilitation of three apartment complexes in order to preserve affordable rental housing for low-income elderly persons and persons with disabilities including: Friendship House I (35-unit apartment complex in Monroe), Galway Bay Apartments (29-unit apartment complex in Sultan), Wishing Well I Apartments (40-unit apartment complex in Marysville).

This amendment to the 2009 Action Plan revised the Friendship House I project to add an additional site, Friendship House II, as requested by Senior Services. The funding award amount remained the same. Friendship House II is a 29-unit apartment complex in Monroe adjacent to the Friendship House I site. 12 units will be affordable to households with incomes at or below 30% of the area median income, 16 units will be affordable to households with incomes at or below 50% of the area median, and one unit will be the manager's unit. A recent change in federal requirements allowed Senior Services to add this site to its portfolio now rather than in 2011 as originally planned. Adding this site allowed the agency to expand its portfolio by one site and to show a local funding commitment to all four sites which was anticipated to make the project more competitive when applying for funding from Washington State. The project will also assist the County in preserving additional units of affordable housing.

One public comment on this amendment was received from the City of Monroe. The City stated its support for the establishment of quality affordable housing and welcomed new projects such as the expansion of the Friendship House project. The City also provided information on a new affordable housing ordinance it adopted in November 2009 that projects need to conform to and the City encouraged applicants to familiarize themselves with the new regulations and to contact the City with any questions as the project proceeds. County staff passed this information on to the project sponsor.

Housing Hope: Woods Creek Village and Lincoln Hill Village Projects
2009 HOME Award Cancellation and Re-allocation

In May 2008, Housing Hope was awarded \$166,842 in HOME funds and \$695,928 in Affordable Housing Trust Funds for a total of \$862,770 for the Lincoln Hill Village (LHV) project. The purpose of the project is to acquire property and construct 24 new units of affordable rental housing in Stanwood for low-income persons. HOME funds are to pay for development soft costs. In May/September 2009, Housing Hope was awarded \$490,000 in HOME funds for the Woods Creek Village (WCV) project. The purpose of the project is to acquire property and rehabilitate 8 existing units and construct 5 new units of affordable rental housing in Monroe for low-income and homeless households.

Due to the economic downturn, both of the projects were stalled as the agency was unable to secure all the additional financing needed to make the projects viable. This amendment to the 2008 and 2009 Action Plans cancelled the 2009 HOME award for the WCV project and re-allocated the funding to the LHV project to enable the LHV project to go forward, as requested by Housing Hope. This increased the County's HOME funding for the LHV project to \$656,842 and increased the County's total HOME/AHTF funding for the project to \$1,352,770.

Parkview Services: Parkview Homes IX
CDBG-R Award – Project Site Selection

In June 2009, Parkview Services was awarded \$485,000 in CDBG-R funds for Parkview Homes IX project for the acquisition and rehabilitation of a single family home with three to four bedrooms to provide permanent supportive rental housing to very low-income adults with developmental disabilities. At the time the project was selected for funding, a project site had not yet been located, but was anticipated to be located in south Snohomish County.

This amendment to the 2008 Action Plan identified the project site location of a three-bedroom single family home in Lake Stevens (formerly unincorporated area of Snohomish County that was recently annexed) and expanded the scope of rehabilitation for the project to include renovation of an unfinished daylight basement into a fourth unit that is ADA-accessible. As required by the CDBG-R regulations, the amendment was made available for a required 7-day public review and comment period.

The following is a summary of non-substantial amendments made to Action Plans for various program years during this reporting period.

2009 Action Plan: Adjustments to Funding Allocations

The 2009 Action Plan approved in May 2009 includes allocations for various projects and County administrative/planning costs funded under the CDBG, HOME, ADDI and

ESG programs. Allocations were based on estimated funding. The actual 2009 funding available under the CDBG, HOME, and ADDI programs differed from the estimated amounts. CDBG funding was increased by \$45,331 and an additional \$242 in recaptured funding from a project cost underrun was also available for allocation. HOME funding was increased by \$233,419. ADDI funding was eliminated. There was no change to ESG funding. In addition, the actual 2008 program income and estimated 2009 CDBG program income figures decreased by about 60%.

Due to the changes in estimated funding, an amendment was made to the 2009 Action Plan to adjust funding allocations for some projects and planning/administrative costs based on the actual amount of funds available. Adjustments made to public service and planning/administrative costs were within the allowable funding caps allowed for those types of costs. The following adjustments were made:

Agency Name Project Name	2009 Action Plan Original Allocation May 13, 2009	2009 Action Plan Revised Allocation September 2, 2009	Funding Source	2009 Action Plan Page
Catholic Community Services of Snohomish County Volunteer Chore Services	19,517	18,290	CDBG	A-3
Cocoon House Teen Shelter & Transitional Housing	39,848	37,344	CDBG	A-4
Community Health Center of Snohomish County Primary Medical & Dental Care	70,359	65,937	CDBG	A-6
Deaconess Children's Services Teen Parent Advocacy Program	22,371	20,965	CDBG	A-7
disAbility Resource Connection, Inc. Housing Information and Advocacy	20,574	19,281	CDBG	A-8
Domestic Violence Services of Snohomish County Domestic Violence Services	48,108	45,084	CDBG	A-9
Elderhealth Northwest DayBreak Senior Respite Program	29,316	27,473	CDBG	A-11
Everett, City of ADDI Negotiated Set-Aside	4,282	0	ADDI	A-12
Everett, City of HOME Negotiated Set-Aside	430,305	479,323	HOME	A-13
Housing Authority of Snohomish County Single Family Rehabilitation Loan Program	213,115	259,119	CDBG	A-16
Housing Hope Homeless Services	32,843	30,779	CDBG	A-17
Housing Hope Homeownership Assistance Fund	16,108	0	ADDI	A-18
Housing Hope Homeownership Assistance Fund	0	16,108	HOME	A-18
Housing Hope New Century Village	23,234	21,774	CDBG	A-19
Housing Hope Properties Woods Creek Village	390,904	490,000	HOME	A-22

Agency Name Project Name	2009 Action Plan Original Allocation May 13, 2009	2009 Action Plan Revised Allocation September 2, 2009	Funding Source	2009 Action Plan Page
Open Door Theatre Personal Safety Outreach	11,861	11,116	CDBG	A-27
Parkview Services Homeownership for People with Disabilities	176,500	221,855	HOME	A-28
Senior Services of Snohomish County Housing Social Services	25,762	24,143	CDBG	A-33
Senior Services of Snohomish County Minor Home Repair Program	471,551	478,231	CDBG	A-34
Snohomish County CDBG Planning and Administration	677,075	638,141	CDBG	A-36
Snohomish County Contingency Fund – CDBG	125,768	190,402	CDBG	A-38
Snohomish County HOME Planning and Administration	204,907	228,249	HOME	A-40
Volunteers of America Western WA Emergency Housing Assistance	51,086	47,875	CDBG	A-42
Volunteers of America Western WA Rental Housing Mediation Services/ Fair Housing Counseling	70,638	66,198	CDBG	A-44
Volunteers of America Western WA Sky Valley Community Resource Center	14,658	13,737	CDBG	A-45
YWCA of Seattle-King-Snohomish County Families in Transition	41,881	39,249	CDBG	A-48

Town of Darrington: Waterline Replacement Project
2008 CDBG Project Scope Extension

In May 2008, the Town of Darrington was awarded \$400,000 in CDBG funds for its Waterline Replacement project in a predominately low- and moderate-income area on Commercial Avenue and Fir Street. The construction process uncovered areas that did not require all of the planned expenditures, resulting in a cost savings. The Town of Darrington requested an extension of the project one block north to replace additional old waterlines and to add a fire hydrant in order to eliminate another weak link in its system. The additional cost for the extension was within the original grant award. This amendment to the 2008 Action Plan for the project extension was approved.

City of Lake Stevens: Senior Center Rehab
2005 CDBG Award – Contingency Fund Request

In May 2005, the City of Lake Stevens was awarded \$120,300 in CDBG Funds to renovate a single family home for use as senior center. The award was reduced to \$86,300 in August 2006. In May 2006, the City of Lake Stevens was also awarded \$50,000 in CDBG funds for Phase II rehabilitation of the project. The project description

was later amended from the rehabilitation of an existing building to installation of a modular building at the same location.

The 2005 project experienced cost overruns due to increased material and delivery costs and increased costs for the installation of the septic system and required ADA ramps and railings over the original projections. The city worked with the local utilities and with their Public Works staff to reduce project costs. No additional funding was available for the project. The City of Lake Stevens requested additional funds to cover the increased costs and \$12,459.55 in contingency funds was approved to help cover project cost overruns.

X. IDIS REPORTS

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

- Grantee Summary Activity Report (PR08)
- Summary of Consolidated Plan Projects for Report Year 2009 (PR06)
- Program Year 2009 Summary of Accomplishments Report (PR23)
- CDBG Activity Summary Report for Program Year 2009 (PR03)
- CDBG Financial Summary for Program Year 2009 (PR26)
- Status of HOME Activities Report (PR22)
- ESG Summary of Activities and Accomplishments Report (PR19)
- CDBG Performance Measures Reports (PR83)
- HOME Performance Measures Reports (PR85)
- ESG Performance Measures Report (PR81)

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

HOME

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

CDBG

- CDBG Housing Activities (PR10)

ESG

- ESG Program Financial Summary (PR12)

Basic System Data

HUD Grants and Program Income Report (PR01)

List of Activities by Program Year and Project (PR02)

XI. CITIZEN PARTICIPATION

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

Public Notice and Opportunity to Comment on 2009 CAPER

The draft of the 2009 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) was released for a 16-day public comment period running from August 29, 2010, to September 14, 2010. It was advertised to the public on August 29, 2009, in the Everett Herald Newspaper. An electronic copy of the notice was sent to the cities and towns in the Snohomish County Urban County Consortium, to the mailing list of interested agencies and persons maintained by the Snohomish County Office of Housing, Homelessness, and Community Development (OHHCD), to the HPTF mailing list also maintained by OHHCD, and to the Housing Consortium of Everett and Snohomish County (HCESC). Copies of the draft report were circulated to and were available for review at all Snohomish County branches of the Sno-Isle Regional Library system and at the main branch of the Everett Library. Copies of the draft report were also available at the OHHCD office located at 3000 Rockefeller Avenue, Fourth Floor, Everett, Washington 98201 and on-line on the OHHCD web site at http://www1.co.snohomish.wa.us/Departments/Human_Services/Divisions/OHHCD. No public comments were received.

Reasonable accommodations will be made to provide the CAPER in an alternate format upon request. To request an alternate format, please contact Stephanie Jensen at (425) 388-3163 (voice) or (425) 388-3700 (TDD).

For additional information, contact:

Contact: Sue Tracy, Senior Grants Analyst

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

E-mail Address: sue.tracy@co.snohomish.wa.us

Phone: (425) 388-3269. TDD: (425) 388-3700.