

Snohomish County
Urban County Consortium

2009 Annual Action Plan
FINAL

May 13, 2009

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

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

Snohomish County Urban County Consortium Participating Governments

City of Arlington, Margaret Larson, Mayor	City of Marysville, Dennis Kendall, Mayor
City of Brier, Bob Colinas, Mayor	City of Mill Creek, Terry Ryan, Mayor
Town of Darrington, Joyce A. Jones, Mayor	City of Monroe, Donnetta Walser, Mayor
City of Edmonds, Gary Haakenson, Mayor	City of Mountlake Terrace, Jerry Smith, Mayor
City of Everett, Ray Stephanson, Mayor	City of Mukilteo, Joe Marine, Mayor
City of Gold Bar, Crystal Hill, Mayor	City of Snohomish, Randy Hamlin, Mayor
City of Granite Falls, Lyle Romack, Mayor	City of Stanwood, Dianne White, Mayor
Town of Index, Bruce Albert, Mayor	City of Sultan, Carolyn Eslick, Mayor
City of Lake Stevens, Vern Little, Mayor	Town of Woodway, Carla Nichols, Mayor
City of Lynnwood, Don Gough, Mayor	

Snohomish County Government

Snohomish County Executive

Aaron Reardon

Snohomish County Council

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

Snohomish County Department of Human Services

Kenneth Stark, Director

Office of Housing, Homelessness and Community Development

Dean Weitenhagen, Supervisor

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

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

Administrative Services

Mike Fulcher, Manager

Lisa Guerrero, Grant Accountant

Jim Petri, Financial Compliance Officer

Policy Advisory Board

Name and Representation

Nathan Gorton, Chair (Citizen)
Crystal Hill, Gold Bar Mayor (Cities of less than 3,000 population)
Ron Wiediger, Sultan City Council Member (Cities of 3,000-10,000 population)
Lisa Utter, Lynnwood City Council Member (Cities of 10,000 or more population)
Michelle Robles, Mountlake Terrace City Council Member
(At-large city position 2008)
Richard Emery, Mukilteo City Council Member (At-large city position 2009)
John Koster, County Council Member District 1
Brian Sullivan, County Council Member District 2
Mike Cooper, County Council Member District 3
Deanna Dawson, Executive Director, Snohomish County (2008)
Brian Parry, Executive Director, Snohomish County (2009)

Technical Advisory Committee

Name and Representation

David Alcorta, Citizens/Minority	Kim Peterson, Town of Index
Vanphu Dinh-Kuno, Citizens/Minority	David Ostergaard, City of Lake Stevens
Kylin Parks, Citizens/Low-Income	Jeff Elekes, City of Lynnwood
Glenrose Williams, Citizens/Senior	Carmen Rasmussen, City of Marysville
Duane Leonard, Housing Authority of Snohomish County	Tom Gathmann, City of Mill Creek
Paul Ellis, City of Arlington	Gene Brazel, City of Monroe
Michelle Vincent, Town of Darrington	Paula Schwartz, City of Mountlake Terrace
Duane Bowman, City of Edmonds	Glen Pickus, City of Mukilteo
Crystal Hill, City of Gold Bar	Owen Dennison, City of Snohomish
Lyle Romack, City of Granite Falls	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 XXI. on page 39 for contact information.

Snohomish County Urban County Consortium
2009 Program Year Annual Action Plan
U.S. Department of Housing and Urban Development (HUD)
Housing and Community Development Programs

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**Snohomish County Urban County Consortium
2009 Program Year Annual Action Plan
U.S. Department of Housing and Urban Development (HUD)
Housing and Community Development Programs**

I. INTRODUCTION

The Snohomish County Housing and Community Development 2005-2009 Consolidated Plan (Consolidated Plan) identifies specific strategies and objectives to guide the use of certain federal grant funds over a five-year period in order to meet local affordable housing and community development needs. These grant funds include: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), American Dream Downpayment Initiative (ADDI) and Emergency Shelter Grant (ESG). Each year of the Consolidated Plan, the County is required to develop an Annual Action Plan (Action Plan). The Action Plan is both an affordable housing and community development plan and an application to the U.S. Department of Housing and Urban Development (HUD) for the four formula grant programs referenced above. The Action Plan identifies the source and amount of federal funds from these grant programs expected to be available in the upcoming program year and describes how these grant funds will be used to meet the five-year strategies and objectives set forth in the Consolidated Plan. It includes a description of the specific activities to be funded and the amount of funding to be awarded to each activity. This Action Plan is the fifth and final action plan developed under the current Consolidated Plan and covers the 2009 program year (July 1, 2009 through June 30, 2010). The 2009 Action Plan adds a new section to the Consolidated Plan and should be used with reference to that plan.

Federal regulations require these grant funds to be used primarily to benefit low-to-moderate income persons and neighborhoods, including persons with special needs such as elderly persons, persons with disabilities, homeless persons and families, persons living with HIV/AIDS, victims of domestic violence. Depending on the type of grant program, the funds may be used for affordable housing, public facilities, infrastructure improvements, public services, economic development, and neighborhood revitalization. The Consolidated Plan establishes the specific local priorities for how these funds will be used.

Snohomish County, as lead agency, is responsible for preparing the Consolidated Plan and Annual Action Plans on behalf of the Snohomish County Urban County Consortium (Consortium). The Consortium is a partnership between Snohomish County and most of the cities and towns within Snohomish County. This partnership allows the Consortium, as an Urban County, to receive funding each year as a formula grant for the federal funds referenced above to be used for locally determined needs and priorities. For CDBG and ESG, the Consortium includes 18 cities and towns within Snohomish County and also

covers the unincorporated areas of the County. It does not include the City of Bothell or the City of Everett. The City of Bothell is split by the County line and chose to partner 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 Community, Trade and Economic Development (CTED). For HOME and ADDI funds, the Consortium includes the same 18 cities and towns and the unincorporated areas as for CDBG and ESG and also includes the City of Everett.

II. EXECUTIVE SUMMARY

Snohomish County estimates it will receive \$5,245,201 in federal housing and community development formula funding for the 2009 program year under the CDBG, HOME, ADDI and ESG programs. An additional \$174,155 is available from prior year contingency, recaptured/returned funds, and unprogrammed funds for a total of \$5,419,356 in funds available for allocation. Funding is estimated at this time and actual funds received may vary from this estimated amount. The County anticipates that these funds will help leverage a significant amount of dollars from other public and private resources.

All of the projects selected to receive funds in 2009 will address strategies and objectives set forth in the 2005-2009 Housing and Community Development Consolidated Plan. The estimated funds will be allocated as follows: \$2,702,969 for affordable housing projects and programs, \$1,173,981 for public facility and infrastructure projects and contingency funds, \$650,656 to programs providing public services, and \$891,750 for program administration. As funding is estimated at this time, adjustments to these allocations may be made based on the actual amount of funds available.

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

In addition to administering these federal grant programs and funded activities, the County will also undertake additional housing and community development activities during the 2009 program year in support of its housing and non-housing community development goals. These activities include, but are not limited to, administering new federal funds made available under the Housing and Economic Recovery Act of 2008 and the American Recovery and Reinvestment Act of 2009, revising the project selection timeline for affordable housing projects, administering the local housing trust fund, administering the local fund for ending homelessness, managing the preparation of the 2009 federal funding application for Continuum of Care homeless programs, continuing implementation of Project

Ladder and Anchor, and working in cooperation with the local Continuum of Care task force to support implementation of our local 10-year plan to end homelessness.

Overall, during the 2007 program year (July 1, 2007 through June 30, 2008), the Snohomish County Urban County Consortium made substantial progress in using available federal and local funds to meet the five-year strategies and objectives set forth in the 2005-2009 Consolidated Plan. The HOME, CDBG and ADDI programs received funding cuts for the first three program years of the Consolidated Plan (2005-2007) and the cumulative effect of these cuts as well as increased construction costs during this time period has impacted the ability of the Consortium to achieve some of its goals. Nonetheless, these federal formula funds continue to represent a significant amount of local investment and within the constraints of the funding available, the Consortium has been successful in making substantial progress towards its five-year goals.

During the 2007 program year, under the affordable housing strategy, a total of 860 units were completed. This includes acquisition, construction and/or rehabilitation of multi-family rental units; leasing costs for new units of permanent supportive housing for homeless persons; home repairs to owner-occupied residences; construction of new sweat-equity homeownership units; and financing assistance for first-time homebuyers. Under the public facility strategy, construction, repair and/or rehabilitation of 5 public facilities was completed. Under the infrastructure strategy, 5 infrastructure improvement projects were completed. Under the public services strategies, improved access to public service programs was provided to over 7,500 persons including youth, elderly persons, homeless persons, persons with special needs, and other low-income persons. Additional projects were underway or had funds budgeted during this time period.

More detailed information regarding our performance may be found in our Consolidated Annual Performance and Evaluation Report (CAPER) covering the 2007 program year. The County will continue to evaluate progress towards these goals as well as what affect reduced federal funding and/or other factors may have on achieving these goals. A CAPER which evaluates progress made in the 2008 program year (July 1 2008, through June 30, 2009) is expected to be available in September 2009.

Consistent with federal regulations and the County's approved citizen participation plan, the public was provided with several opportunities to comment on the development of the program year 2009 Action Plan. Two public hearings were held on July 29, 2008, one at 1 p.m. and one at 6 p.m., to provide information on the federal funding expected to be available, to report on accomplishments achieved, and to gather public input on housing and non-housing community development needs in the initial stages of the planning process. One public comment was received regarding several issues related to

affordable housing, many of which are related to planning. The County is currently exploring some of the strategies addressed and these and other issues raised will be considered during the development of the 2010-2014 Consolidated Plan. A summary of this comment and the County's response may be found in Section XIX. The public comment received was made available to the Technical Advisory Committee (TAC) and the Policy Advisory Board (PAB) during the application review and allocation process. Citizens were also provided an opportunity to participate in the TAC and PAB as eight seats on the TAC and one seat on the PAB are open to citizen representatives. The draft of this plan was made available for a 30-day public review and comment period from March 24, 2009 through April 23, 2009 and copies were available at the Snohomish County OHHCD office, at Snohomish County libraries, at local city halls, and on our website. A public hearing regarding this draft plan was also held on April 20, 2009. One public comment was received during this period on the draft plan requesting clarification from a project sponsor that its project goals were contingent upon actual program income received as that figure is estimated at this time. The County clarified in the activity description that this source of funding was estimated and had already generally referenced the estimated/proposed nature of accomplishments in another section of the plan. A summary of this comment and the County's response may be found in Section XIX. The public had a final opportunity to comment on the plan on May 13, 2009 when the County Council adopted the Action Plan at a public meeting.

III. RESOURCES AVAILABLE

In addition to CDBG, HOME, ADDI and ESG funds, the County anticipates the following federal, state, local and private resources may be available during all or portions of the 2009 program year to help meet local housing and community development strategies and objectives and to help leverage HUD federal formula funds. These comprise some committed funds, but primarily represents funds agencies have applied for and actual or estimated funding from funding sources serving Snohomish County.

Section 8 Housing Assistance Funds (HASCO)	\$23,490,711
Section 8 Housing Administrative Funds (HASCO)	\$2,181,967
HUD Supportive Housing Program	\$1,768,959
HUD Shelter Plus Care	\$2,458,560
HHS-ACF Basic Center	\$85,000
HHS-ACF Community Services Block Grant	\$171,385
HHS-Bureau Primary Health Care	\$221,985
HHS-Older Americans Act	\$31,200
HHS Low Income Home Energy Assistance	\$344,865
Housing Opportunities for Persons With AIDS (HOPWA)	\$237,692
Federal Home Loan Bank Affordable Housing Program	\$176,000
FEMA Emergency Food and Shelter	\$176,780
Department of Energy	\$251,148

USDA Child and Adult Care Food Program	\$31,200
BPA Weatherization Assistance Program	\$99,389
WA State Department of Social and Health Services	\$673,590
WA State Emergency Shelter Assistance Program (ESAP)	\$466,654
WA State Energy Matchmakers	\$1,452,352
WA State Health Care Authority	\$47,597
WA State Housing Finance Commission	
Home Choice	\$137,500
Low-Income Housing Tax Credit	\$7,970,566
Tax Exempt Bonds	\$3,900,000
WA State Housing Trust Fund	\$5,108,460
WA State Homelessness Grant Assistance Program (HGAP)	\$900,876
WA State Low Income Housing Tax Credit	\$7,970,566
WA State Transitional Housing Operating and Rent (THOR)	\$191,393
City of Lynnwood	\$406,000
City of Mountlake Terrace	\$114,900
Snohomish County Affordable Housing Trust Fund	\$1,015,756
Snohomish County Ending Homelessness Program	\$2,686,311
Snohomish County General Funds	\$276,361
Gates Foundation	\$165,000
Northwest Children's Foundation	\$45,000
Puget Sound Energy	\$121,306
United Way	\$359,867
Washington Families Fund	\$114,400

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

IV. ANNUAL OBJECTIVES

Snohomish County proposes to use CDBG, HOME/ADDI and ESG grant funds anticipated to be available in 2009 to assist 37 projects to accomplish the following objectives and outcomes:

Priority Need: Housing

7 housing activities will provide affordability for the purpose of providing decent affordable housing.

Activity	Funding Source	Strategy & Objective	Goal
Artspace Everett Limited Partnership	HOME	H-1 HO-1	40 units
Artspace Everett Artists Loft			

Activity	Funding Source	Strategy & Objective	Goal
Housing Hope Homeownership Assistance Fund	ADDI	H-5 HO-15	3 units
Housing Hope Woods Creek Village	HOME	H-1 HO-1; H-2 HO-5	14 units
Parkview Services Homeownership for People with Disabilities	HOME	H-5 HO-15	5 units
Senior Services Friendship House I	HOME	H-1 HO-1	35 units
Senior Services Galway Bay Apartments	HOME	H-1 HO-1	26 units
Senior Services Wishing Well I Apartments	HOME	H-1 HO-1	40 units

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

Activity	Funding Source	Strategy & Objective	Goal
Housing Authority of Snohomish County Single Family Rehabilitation Loan Program	CDBG HOME	H-4 HO-10	25 units
Senior Services Minor Home Repair Program	CDBG	H-4 HO-13	300 units
Sno. Cty. Human Services Department Weatherization Program	CDBG	H-4 HO-11 HO-12	87 units

Additional affordable housing projects are anticipated to be funded under the affordable housing priority need from HOME/ADDI funds set-aside for City of Everett eligible projects.

Priority Need: Public Facilities

2 public facility activities will provide availability/accessibility for the purpose of creating suitable living environments.

Activity	Funding Source	Strategy & Objective	Goal
Boys and Girls Club Sultan Boys and Girls Club Building Improvements	CDBG	CD-1 PFO-3	1 facility
Work Opportunities Renovation & Expansion of ADA Restrooms	CDBG	CD-1 PFO-1	1 facility

Priority Need: Public Infrastructure

4 infrastructure activities will provide availability/accessibility for the purpose of creating suitable living environments.

Activity	Funding Source	Strategy & Objective	Goal
Granite Falls, City of Sidewalk Improvements	CDBG	CD-2 IO-2	948 persons
Lynnwood, City of 40 th Ave W Sidewalk Project	CDBG	CD-2 IO-2	848 persons
Monroe, City of West Columbia Street Sidewalk Phase II	CDBG	CD-2 IO-2	3,184 persons
Mountlake Terrace, City of 222 nd Street Neighborhood Sidewalk Project	CDBG	CD-2 IO-2	392 persons

Priority Need: Public Services -- Youth

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

Activity	Funding Source	Strategy & Objective	Goal
Cocoon House Teen Shelter and Transitional Housing	CDBG	CD-3 YPO-5 H-2 HO-4&6	260 persons
Cocoon House Teen Shelter and Transitional Housing	ESG	CD-3 YPO-5 H-2 HO-4&6	260 persons
Deaconess Children's Services Teen Parent Advocacy Program	CDBG	CD-3 YPO-3	163 persons
Housing Hope New Century Village	CDBG	CD-3 YPO-4 H-2 HO-4&6	52 persons
Open Door Theatre Personal Safety Outreach	CDBG	CD-3 YPO-1	1,690 persons

Priority Need: Public Services -- Seniors

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

Activity	Funding Source	Strategy & Objective	Goal
Catholic Community Services Volunteer Chore Services	CDBG	CD-4 SPO-1 H-3 HO-9	96 persons
Elderhealth Northwest DayBreak Senior Respite Program	CDBG	CD-4 SPO-2 H-3 HO-9	71 persons

Activity	Funding Source	Strategy & Objective	Goal
Senior Services Housing Social Services	CDBG	CD-4 SPO-1 H-3 HO-9	475 persons

Priority Need: Public Services

10 service activities will provide availability/accessibility for the purpose of creating suitable living environments.

Activity	Funding Source	Strategy & Objective	Goal
Housing Hope Homeless Services	CDBG	CD-5 PSO-6 PSO-7 H-2 HO-4&6	258 persons
Housing Hope Transitions	ESG	CD-5 PSO-6 H-2 HO-4&6	191 persons
Interfaith Association Interfaith Family Shelter	ESG	CD-5 PSO-6 H-2 HO-4&6	135 persons
Domestic Violence Services of Sno. Cty. Domestic Violence Services	CDBG	CD-5 PSO-5 H-3 HO-9	750 persons
Domestic Violence Services of Sno. Cty. Transitional Housing for Victims of DV	ESG	CD-5 PSO-5 H-3 HO-9	75 persons
Volunteers of America Emergency Housing Assistance	CDBG	CD-5 PSO-6 H-2 HO-4&6	78 persons
Volunteers of America Emergency Housing Assistance	ESG	CD-5 PSO-6 H-2 HO-4&6	42 persons
Volunteers of America Sky Valley Resource Center	CDBG	CD-5 PSO-11	232 persons
YWCA Families in Transition	CDBG	CD-5 PSO-2 H-2 HO-4&6	60 persons
YWCA Families in Transition/Homeward Bound	ESG	CD-5 PSO-2 H-2 HO-4&6	158 persons

1 service activity will provide affordability for the purpose of creating suitable living environments.

Activity	Funding Source	Strategy & Objective	Goal
Community Health Center Primary Medical and Dental Care	CDBG	CD-5 PSO-1	568 persons

2 service activities will provide availability/accessibility for the purpose of providing decent affordable housing.

Activity	Funding Source	Strategy & Objective	Goal
disAbility Resource Connection	CDBG	CD-5 PSO-8 H-3 HO-9	240 persons
Volunteers of America Rental Housing Mediation Services/Fair Housing Counseling	CDBG	CD-5 PSO-10 H-1 HO-3	1,120 persons

V. ACTIVITIES TO BE UNDERTAKEN

Descriptions of activities to be undertaken by the Snohomish County Urban County Consortium with federal formula funds available for allocation for the 2009 program year are presented using the HUD Table 3 format and are located in the Appendix. Each Table 3 form provides a description of the project, an estimated number of persons that will benefit from the activity, the corresponding strategy and objective in the Consolidated Plan that the activity will help meet, the proposed accomplishments, the estimated target date for completion, and the specific HUD objective and outcome.

Project Selection Process

The County follows a similar project selection process for affordable housing projects, public facility and infrastructure projects, and public service projects, although the application timeline for these projects varies. The County notifies the community of available CDBG, HOME, ADDI, and ESG funding through a Notice of Funding Availability. This notice is published in the Herald, sent to members of the Consortium, sent to agencies and individuals on our mailing list of interested parties, sent to the Local Homeless Policy Task Force and Housing Consortium of Everett and Snohomish County, and posted on the County's website. County staff provide technical assistance at workshops for interested applicants and is also available to provide additional technical assistance upon request to interested applicants. Typically, the County receives funding requests in excess of the amount of funding available. Applications submitted are reviewed by County staff for eligibility, consistency with the Consolidated Plan, and where applicable for service projects, for consistency with local homeless plans. The Technical Advisory (TAC) committee then meets to review the proposals, hear applicant presentations, ask applicants questions regarding their proposals, and make funding recommendations to the Policy Advisory Board (PAB). Evaluation criteria include elements such as community need and benefit, project soundness, financial feasibility, organizational capacity, and readiness to proceed. The TAC includes representatives from the units of local government in the Consortium, the Housing Authority of Snohomish County as well as citizen representatives. The PAB reviews the TAC funding recommendations and makes funding recommendations to the County Council. The PAB includes representatives from the consortium member cities, the County Council and the County Executive as well as a citizen member.

CDBG HOME ADDI Affordable Housing Application Timeline

The NOFA was published on May 2008 with applications due in June 2008. An applicant workshop was held in May 2008. In addition, applications for owner-occupied home rehabilitation programs are on a two-year application cycle and were included in the NOFA last year for both 2008 and 2009 funding; the 2009 funding requests received last year for these programs were considered by the TAC and PAB this year. The TAC met in August 2008 and the PAB met in September 2008. A listing of proposed projects and allocations was published for a 30-day public review and comment period in October/November 2008 and a public hearing was held in November 2008. No public comments were received. Estimated awards were adopted by the County Council in January 2009.

The PAB met again on February 2009 and has recommended some minor adjustments to these estimated awards which are included in this document. These adjustments include reducing the estimated 2009 award to the 2009 Artspace Everett Limited Partnership *Artspace Everett Artist Lofts* project by \$5,000 and re-allocating these funds as follows: \$1,500 to the 2009 Housing Hope *Woods Creek Village* project, \$1,500 to the 2009 Parkview Services *Homeownership for Persons with Disabilities* project, and \$2,000 to the 2007 Senior Services *The Cottages* project.

CDBG Public Facility and Infrastructure Application Timeline

The NOFA was published in September 2008 with applications due in November 2008. An applicant workshop was held in October 2008. The TAC met in January 2009 and the PAB met in February 2009.

CDBG Public Service and ESG Application Timeline

Applications for these projects are on a two-year application cycle and were included in the NOFA last year for both 2008 and 2009 funding. The NOFA was published in September 2007 and an applicant workshop was held in October 2007. The TAC met in January 2008 and made funding recommendations for both 2008 and 2009 funding. The PAB considered the 2009 funding requests and recommendations this year when it met in February 2009.

This draft 2009 Annual Action Plan with proposed projects was made available for a 30-day public review and comment period from March 24, 2009 to April 23, 2009 which included an additional public hearing on April 20, 2009. The 2009 Annual Action Plan was subsequently adopted by the Snohomish County Council in May 2009. As funding is estimated at this time and project funding is contingent upon actual funds received, adjustments to these allocations may be made based on the actual amount of funding available.

City of Everett

The City of Everett is a member of the Snohomish County HOME Consortium. As described in our Consolidated Plan and pursuant to an interlocal agreement, the City of Everett receives 21% of the Snohomish County Consortium's HOME and ADDI funds each program year as a proportionate share of this funding for affordable housing projects which benefit residents of the City of Everett. The project selection process for these funds is conducted by the City of Everett which follows its Citizen Participation Plan and coordinates with the County to ensure that county-wide citizen participation requirements are met. The County is reserving these estimated 2009 HOME and ADDI funds for City of Everett projects. The City of Everett recently notified the County that specific projects have been selected for funding from this set-aside through its project selection and citizen participation processes. The County will propose an amendment to this Action Plan at a later date to incorporate projects selected for funding under these set-asides and will engage in any additional county-wide citizen participation requirements.

VI. OUTCOME MEASURES

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

VII. GEOGRAPHIC DISTRIBUTION

Because the needs addressed by the Snohomish County Urban County Consortium are found in all parts of the County, project locations are likewise spread throughout the county. Some projects benefit specific areas of the county while others provide county-wide benefits. Locations of projects may be ascertained from the activity descriptions in the Appendix.

VIII. ONE-YEAR AFFORDABLE HOUSING GOALS

Housing projects and programs allocated estimated federal formula funds available in 2009 are consistent with the strategies and objectives under the housing priority need contained in the Consolidated Plan. The following is a summary of goals for these activities:

Housing projects to be funded with HOME funds will assist with the new construction of 40 units of affordable rental housing for low-income persons, with the acquisition of property for rehabilitation of 8 units and new construction of 6 units of affordable rental housing for low-income persons, and with the acquisition and rehabilitation of 101 units of rental housing in order to preserve affordable housing for low-income persons. Of these, 78 units are for elderly persons, 20 units are for disabled persons, 6 units are for homeless families, and 48 units are for other low-income persons.

Local funds available through the Snohomish County Affordable Housing Trust Fund will help with the acquisition of 93 mobile home park spaces in order to preserve affordable housing for low-income persons over age 55 and will support new construction of an 8-bed emergency shelter for homeless teens. These local funds will also provide operating and maintenance costs for 6 emergency shelters and 4 low-income rental housing projects serving homeless persons.

Housing programs to be funded with CDBG and HOME funds available in 2009 will provide accessibility to affordable housing for 412 low-income homeowners. Major rehabilitation loans will be provided to 25 low-income homeowners, weatherization repairs will be provided to 87 low-income homeowners, and minor home repairs will be provided to 300 elderly and disabled low-income homeowners.

Homeownership programs to be funded with HOME and ADDI funds available in 2009 will provide downpayment assistance for 8 low-income first-time homebuyers, including five families where at least one member of the household has a disability.

Additional affordable housing goals are anticipated to be accomplished for projects selected for funding from estimated 2009 HOME/ADDI funds set-aside for City of Everett projects.

IX. PUBLIC HOUSING

The Housing Authority of Snohomish County (HASCO) has been recognized as a “high performer”. HASCO administers a rental assistance program for very low- and low-income households through the Section 8 Housing Choice Voucher program to assist approximately 2,957 households annually. It also operates and maintains 253 public housing rental units and 1,752 other affordable housing rental units throughout Snohomish County affordable to very low- and low-income households. In addition to these activities, other actions HASCO plans to take in the upcoming program year to address the needs of public housing (assisted housing) include:

- Continue work towards acquiring additional affordable housing units. HASCO is currently working to acquire and rehabilitate the Tall Firs apartment building in Mountlake Terrace, WA in order to create 40 new units of affordable rental housing. HASCO is also looking for other acquisition opportunities, including the Stillaguamish I and II Apartments in Arlington, WA.
- Continue to administer vouchers under the Snohomish County Ending Homelessness Voucher Program. The program was implemented in 2008 and the vouchers provide rental subsidies for homeless persons and persons at imminent risk of homelessness. Snohomish County has

awarded 40 vouchers to supportive services agencies to date and may award an additional 10 vouchers in the future depending on resources available. HASCO is under contract with Snohomish County to administer these vouchers.

- Continue to explore additional opportunities for rental assistance programs through local sources. HASCO is currently exploring the opportunity to participate in a state-funded pilot housing assistance program for participants in the Program for Assertive Community Treatment (PACT), which is administered by the WA State Department of Social and Health Services. HASCO will also continue to advocate with HUD and the VA to allocate some vouchers to Snohomish County under the Veterans Administration Supportive Housing Vouchers (VASH) program.
- If HUD makes new Section 8 rental assistance vouchers available, HASCO will consider applying for additional vouchers.
- If HUD makes Moving to Work flexible housing voucher opportunity available, HASCO would like to explore this.
- Continue single family home rehabilitation loan program for low-income homeowners. HASCO plans to increase marketing efforts in 2009 to increase knowledge of the rehabilitation loan program among low-income homeowners.
- Continue to use a “roving property manager” in family Public Housing developments and to provide preventative activities and programs in order to help maintain the low level of criminal activity.
- Continue to promote self-sufficiency and asset development of assisted households.
 - Continue to provide self-sufficiency planning support services under the Family Self-Sufficiency (FSS) program. A total of 10 Section 8 households participate in the FSS program with a required number of 9. Escrow account balances range from less than \$1,000 to more than \$10,000. Five graduates received a total of \$60,225 in escrow payments during the past year. Through 2008, 45 FSS graduates have purchased homes. In 2009, HASCO will continue to case manage families and distribute escrow accounts to graduates.
 - Continue to work with Individual Development Account (IDA) participants in 2009. Currently 12 HASCO clients are participating in the IDA program through United Way. There have been 7 successful graduates. Four graduate families

purchased homes, two are pursuing nursing degrees with their savings, and one has opened a small business. One client has been terminated from the program for failing to meet the savings goal.

- Continue to make program referrals and provide supportive service programs for Public Housing and Section 8 clients. In 2008, monthly program referrals to assisted housing residents were estimated at 25 per month. 10 supportive services programs were also provided including Camp Fire, Stranger Danger, Books for Kids, fire safety and the Y Community Program. Referrals and supportive service programs in 2009 are expected to continue at similar levels.
- Continue to contract for the Housing Social Services program. The program provides supportive services to senior and disabled residents at HASCO's senior/disabled Public Housing and Rural Development properties.
- Continue to make necessary improvements to maintain public housing units and to plan for future to ensure that funds are available to maintain these buildings as they age.
- Continue to support local housing policy efforts and initiatives and assist in their analysis and implementation.

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

- HASCO has a resident commissioner on its six-member Board of Commissioners. The current resident commissioner is moving out of Snohomish County. Staff has begun the process of asking residents to nominate themselves as the new commissioner. A recommendation will be sent to the County Executive for appointment with confirmation by the County Council. The resident commissioner is important to represent the interests of residents on the Board.
- The "Section 8 HASCO Times" will continue to be printed and distributed to all assisted Section 8 housing residents. The newsletter style format is designed to inform residents of activities at HASCO and offering ways residents can be involved in housing authority activities such as the resident commissioner position or serving on the resident advisory board that assists in the development of the agency plan.

- Homeownership activities will be continued in 2009 through HomeSight's SnoHome loan program that provides down payment assistance for first-time homebuyers, including Section 8 voucher holders. Homeownership counseling is provided through HomeSight, a non-profit HUD-approved housing counseling agency. As of the end of 2008, 6 families have purchased a home using their Section 8 voucher and 1 family purchased a home without using their voucher. 20 households are currently enrolled in this program.
- Homeownership opportunities are also provided through the Individual Development Account (IDA) program through United Way. Matched savings provides low-income households with down payment funds to purchase a home. Four residents have become homeowners through this program.
- A home maintenance class is now available to HASCO residents through a joint program with Housing Hope, a private non-profit housing provider serving Snohomish County. The course is open to residents of rental units as well as those planning to purchase a home.

X. HOMELESS AND OTHER SPECIAL NEEDS

2009 Projects: The following is a list of projects to be funded with available formula funds for the 2009 program year which help address shelter/housing and supportive service needs of homeless individuals and families to assist them along a continuum of assistance from homelessness to permanent housing and independent living, which provide assistance to low-income individuals and families with children to prevent homelessness, and which address the special needs of persons who are not homeless but require supportive services (such as elderly and frail elderly persons, persons with disabilities, and victims of domestic violence). Projects descriptions for these activities are located in the Appendix.

Catholic Community Services -- Volunteer Chore Services

Cocoon House -- Teen Shelter and Transitional Housing

disAbility Resource Connection – Housing Information and Advocacy

Domestic Violence Services – Domestic Violence Services

Domestic Violence Services –

Transitional Housing for Victims of Domestic Violence

Elderhealth Northwest – DayBreak Senior Respite Program

Housing Authority of Snohomish County –

Single Family Rehabilitation Loan Program

Housing Hope – Homeless Services

Housing Hope – New Century Village

Housing Hope – Woods Creek Village

The Interfaith Association of Northwest Washington – Interfaith Family Shelter

Parkview Services – Homeownership for People with Disabilities
Senior Services – Friendship House
Senior Services – Galway Bay Apartments
Senior Services – Housing Social Services
Senior Services – Minor Home Repair Program
Senior Services – Wishing Well I Apartments
Volunteers of America – Emergency Housing Assistance
Washington Home of Your Own – CHDO Operating Support Grant
YWCA – Families in Transition
YWCA – Families in Transition/Homeward Bound

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

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

In addition, the County will continue working with mainstream resources on discharge planning to prevent discharge to homelessness. Collaborations between non-profit organizations, hospitals, jails, mental health, substance abuse, and foster care systems will work to facilitate discharge to housing with services as needed. The Action Team working on mainstream collaborations includes service providers and mainstream providers who work with chronically homeless persons and other individuals or families in need of these services.

In 2007, the HPTF implemented a community case management system (CCM), which is a collaborative effort administered by the Volunteers of America and funded initially through the Evertrust Foundation. The system provides a

centralized shelter intake process and waiting list for Snohomish County. This innovative program is a research-based model that has shown to be effective in reducing the duration of homelessness and breaks down the barriers that people face in trying to access housing and services. The CCM system was enhanced in 2008 through local Ending Homelessness Program funding, and the CCM Advisory Committee will continue to refine the system in 2009.

In the upcoming program year, the HPTF and the County will continue to coordinate the annual Point-in-Time (PIT) count of individuals and families who are homeless in Snohomish County. The County will also develop the annual PIT report. Typically, the count takes place in January. Although the count does not provide a comprehensive count of all homeless persons, it does provide a snapshot of homelessness in Snohomish County.

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

Homeless Management Information System (HMIS): In the 2008 program year, the County, together with its community partners, improved its ability to collect data regarding homeless persons served in our community through implementation of an improved computerized homeless management information system (HMIS). This system will enhance the County's ability to report on progress towards ending homelessness in Snohomish County. This system is also anticipated to provide better data to assess the types of housing and services that are needed to meet ending homeless outcomes. Snohomish County will continue operation and management of this system in the upcoming program year.

ESAP, THOR, Balance of State ESG: Snohomish County is currently the lead agency for grant funds available from Washington State for homeless assistance in Snohomish County under the Emergency Shelter Assistance Program (ESAP) and the Transitional Housing Operating Rent Program (THOR), and for homeless assistance in the City of Everett under the balance of State Emergency Shelter Grant Program (ESG) and anticipates that it may be selected as lead agency again for the upcoming program year.

Ending Homelessness Program: Consistent with legislative authority granted by the Washington State legislature, Snohomish County implemented an ending homelessness program in 2007. Funds for this program are collected from a recording fee on real estate transactions and may be used for direct client services, community planning, and operating and capital projects aimed at reducing homelessness by 50% in Washington State by 2015. It is anticipated

that approximately \$1.5 million will be generated annually. Projects to be funded under this program for the 2009 program year will assist the County in implementing its ten-year plan to end homelessness, Everyone At Home NOW. It is anticipated that a portion of the funding will also be used to continue implementation of Project Ladder and Project Anchor referenced below and to continue a subsidized rental housing voucher program to assist up to 50 homeless households annually.

Project Ladder: In January 2007, the WA State 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 creates new models for two mainstream systems to address homelessness for two target populations: homeless families on TANF (families experiencing domestic violence will have priority) and youth aging out of foster care or other youth institutions. The program combines rapid re-entry for the homeless with long-term supportive services and rental housing subsidy to attain a true living wage. In the 2009 program year, Snohomish County will continue implementation of this project to serve up to 29 households.

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 will provide 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 will be provided based on need that could range from three months of assistance with minimal case management support to up to three years of housing assistance and case management support. In the 2008 program year, Snohomish County continued planning for and began implementation of this project. In the 2009 program year, Snohomish County will continue implementation of this project to serve up to 80 households.

XI. REDUCING BARRIERS TO AFFORDABLE HOUSING

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

During the upcoming program year, the County's Department of Planning and Development Services will continue to review and revise its land use and development controls. Phase 2 of the Unified Development Code update project is a substantive revision of the code that also aims to improve the UDC's clarity, consistency, simplicity, and flexibility, in part to reduce the costs of compliance for developers and builders.

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 parks impact fees for low-income 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. In addition, Snohomish County Tomorrow publishes a Housing Evaluation Report every five years and completed their 2007 Housing Evaluation Report in the past year. The report includes an updated chart showing strategies used or identified for promoting affordable housing at the local level and includes the following categories: single family, multi-family, site requirements, design, incentives, administrative reform, other organizations, and government actions.

Snohomish County Tomorrow received a grant last year for \$150,000 from the Washington State Department of Trade and Economic Development (CTED) for Growth Management Act implementation. Grant funds are being used to produce a feasibility study of intergovernmental programs that produce or preserve affordable housing in order to explore the possibility of implementing such a program in Snohomish County. The study has been ongoing during the past year and the report is anticipated to be completed by June 2009. The City of Lake Stevens is performing the study and the project will be managed by the County's Department of Planning and Development Services, with oversight by Snohomish County Tomorrow.

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 a workgroup of the Prosperity Partnership 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 and 2009 Action Plans. 2009 Action Items related to affordable housing include: pass legislation to increase state investment in infrastructure that supports affordable residential development, build support for legislation to waive sales tax on low-income housing construction, and create a comprehensive toolkit of best practices and resources to promote the production and preservation of affordable housing choices located near job centers for workers at all wage levels.

In the 2007 legislative session, the Washington State Legislature passed a law (HB 1450) that expands the property-tax exemption for non-profit organizations that receive funding from local document recording fee funds (ex. Snohomish County AHTF) or federal funding administered by a local government (ex. HOME and CDBG funds) to develop housing for very low-income households.

In April 2008, the Snohomish County Council enacted an emergency ordinance placing all 36 of the manufactured/mobile home parks existing in unincorporated areas in temporary, mobile home park-only zoning; in effect, placing a moratorium on redevelopment of such parks. In cooperation with the Snohomish County Executive's Housing & Homeless Policy Oversight Committee, the County Council is currently studying several options for incentives to keep this form of affordable housing available and to reduce the incidence and effects of displacement for manufactured homeowners.

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. In 2007, the County's Human Services Department completed a draft ten-year Affordable Housing Production Plan. Input was provided from the community through a workgroup that consisted of stakeholders, non-profit developers, public and private funders, lenders, and service providers, dedicated to ensuring that low- and moderate-income residents of Snohomish County have safe, affordable permanent housing. The 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 identifies several broader policy and financing recommendations for consideration by the community which might be utilized to meet additional local affordable housing needs. During the past year, the County implemented a housing voucher program for homeless persons and persons at imminent risk of homelessness with local funding as part of this plan and is continuing to explore additional implementation strategies for this plan.

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, and is considering whether it has the capacity to increase this limit to \$100 million in order to provide additional support for these agencies for the production of affordable housing in our community.

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 County participated as a member of the planning committee. The plan includes a description of housing stability needs in the community, sets forth goals and activities to support housing stability, provides funding projections, and includes short-term and long-term recommendations.

In addition, 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. It is anticipated that the committee will develop suggestions on how to best establish benchmarks for forthcoming homeless and housing initiatives as well as guide long-term strategies. This committee is currently reviewing first-year strategies recommended in the Housing Within Reach action plan, and is anticipated to make recommendations regarding these strategies by June 2009.

If adoption and/or implementation by the County of any proposed strategies or initiatives generated from the draft Affordable Housing Production Plan, the Housing and Homeless Policy Oversight Committee, or the HCEC's Housing Within Reach 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.

XII. OTHER ACTIONS

In addition to activities already discussed and to activities listed in the Appendix, Snohomish County will undertake the following actions during the 2009 program year in support of the County's housing and non-housing community development needs.

Neighborhood Stabilization Program: In December 2008, the WA State Department of Community, Trade, and Economic Development awarded

Snohomish County approximately \$2.3 million in federal funds under the Neighborhood Stabilization Program (NSP). This program is a special CDBG allocation made available under Title III of the Housing and Economic Recovery Act of 2008 and is administered by the U.S. Department of Housing and Urban Development. Funds may be used for various affordable housing activities through the purchase and rehabilitation/redevelopment of abandoned and foreclosed homes and residential properties. The intended beneficiaries of these activities are low- to middle-income households with incomes up to 120% of the area median income. At least 25% of the funds must be used to assist households with incomes at or below 50% of the area median income. Funds under this program may be available as early as May or June of 2009. Snohomish County started planning for use of these funds in the 2008 program year and anticipates it will continue planning for and begin implementation of this program in the upcoming program year.

Additional Federal Funds: The federal American Recovery and Reinvestment Act of 2009 (ARRA) was signed into law on February 17, 2009. As part of the ARRA, special allocations are being made available under the CDBG program and a new Homeless Prevention Fund to be administered by the U.S. Department of Housing and Urban Development. Snohomish County will be eligible to apply for approximately \$825,000 in CDBG funds and approximately \$1.2 million in Homeless Prevention Funds. This special allocation of CDBG funds may be used for CDBG-eligible activities with the ARRA directing use of these funds to maximize job creation and economic benefit. This special allocation under the Homeless Prevention Fund may be used for a variety of homeless prevention activities. HUD is anticipated to release guidelines for expedited utilization of these funds soon. Based on these guidelines, Snohomish County anticipates that it will continue planning for and begin implementation of any funding received under these programs in the latter part of the 2008 program year and into the 2009 program year.

Funding Timeline for Affordable Housing Projects: To the extent feasible, the County anticipates revising its project selection timeline for affordable housing activities to be in alignment with the recently accelerated project selection timeline for funds available through the Washington State Housing Trust Fund. It is anticipated that this would allow local affordable housing projects to be more competitive when applying for funding from this source and may allow projects to be completed in a shorter timeframe. Under this revision, it is expected that applications for 2010 funding would be made available in Spring 2009 for affordable housing activities.

2010-2014 Consolidated Plan: As lead agency of the Snohomish County Urban County Consortium, Snohomish County will lead the preparation of the Snohomish County 2010-2014 Housing and Community Development Consolidated Plan and the 2010 Annual Action Plan in the upcoming program year which will be due to HUD no later than May 15, 2010.

Affordable Housing Trust Fund: Snohomish County will continue to administer its Affordable Housing Trust Fund (AHTF) program. The fund is capitalized by a recording fee on real estate transactions in the County and generates in excess of \$1 million dollars annually. Funds are used for affordable housing capital projects and operating and maintenance for emergency shelters and low-income rental units.

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

M/WBE: In program year 2009 Snohomish County will continue its policy of ensuring that business enterprises owned by minorities and by women (M/WBEs) are given an equal opportunity to compete for projects funded in part with County HUD funds. Because the list of qualified M/WBEs changes on a daily basis, and because the County does not have the resources to maintain its own current list, 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 will be discussed at pre-bid and pre-construction meetings with sub-grantees and their contractors.

CHDO Operating Support Grants: Snohomish County has a substantial interest in enhancing the capacity of its non-profit housing community as part of a strategy to leverage the agencies' resources to the maximum benefit of the County's low- and moderate-income households. Consistent with this interest and the Consolidated Plan, a portion of 2009 HOME funds is allocated to four Community Housing Development Organizations (CHDO's) for organizational operating costs. CHDOs must demonstrate the need for operating funds each year, indicate how the funds will support or build the CHDO's capacity to develop HOME-assisted units which are underway or expected to be underway in the next two years, and meet other CHDO qualifying criteria.

Fair Housing: Snohomish County will continue its efforts to develop and implement a mitigation strategy for identified impediments to fair housing and maintain its association with the Community Housing Resource Board to support its education program on landlord/tenant and fair housing laws.

Citizen Participation Process and Interagency Consultation: Snohomish County will continue to use its citizen participation process to solicit public comment on local priorities and objectives for housing and community development federal grant funds and to receive feedback on its progress made towards meeting the local strategies and objectives for use of these funds. Snohomish County will

maintain its formal and informal relationships with public and private agencies, local governments, planning groups, Continuum of Care, consortia, interest groups, and other stakeholders to provide as many avenues of input as possible.

Data Management: OHHCD will continue to explore implementation of a new commercial project reporting and tracking database to augment the data management capabilities of the HUD IDIS database.

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

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

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

HOME eligible projects are reviewed and inspected (if applicable) for consistency with the Consolidated Plan, program targeting/income verification of clients, HOME investment per unit, property standards and administrative requirements. An exhaustive list of these items is reviewed and verified within each application. Ongoing monitoring includes these items in a detailed check list format and

report created by the analyst and staff as part of a schedule of monitoring activities this office conducts annually.

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

To the extent feasible, the County will coordinate monitoring of jointly-funded projects with the Washington State Department of Community Trade and Economic Development (CTED) and the Washington State Housing Finance Commission (WSHFC).

Lead-Based Paint

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

Individual projects are reviewed for lead-based paint hazards. When lead-based paint is found to be a hazard, project sponsors are required to comply with applicable lead-based paint regulations regarding reduction of the hazard. OHHCD staff monitors these project to ensure compliance with regulations such as notification, work performed by certified workers following acceptable procedures, and clearance by certified inspector in accordance with standards delineated in Department of Housing and Urban Development regulations (requirements for Notification, Evaluation and Reduction of Lead-based Paint Hazards in Federally Owned Residential Project and Housing Receiving Federal Assistance; final rule 25 CFR Part 35 et al. Sub Part R (Methods and Standard for Lead-based Paint Hazard Evaluation and Reduction Activities).

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. Snohomish County will continue to participate in actions in relevant areas where it can have an influence on reducing the number of persons living below the poverty level.

Snohomish County, through its Human Services Department, administers several programs and funds aimed at reducing the number of persons living below the poverty level. While recent 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 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 persons achieve progress towards self-sufficiency. Many of the projects funded with CDBG public service, ESG and other 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 capital and operating/maintenance 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.

Snohomish County also participates on the Workforce Development Council of Snohomish County (WDC) which manages federal funds received under the Workforce Investment Act for various employment and training programs which help employees make career change transitions to achieve livable wage employment and help create a sustainable workforce for employers. The WDC's current strategic plan for 2007-2009 includes the following goals: a workforce development system that is globally competitive, meeting industry needs by filling jobs with qualified candidates, assisting job candidates to obtain and retain employment, and assisting businesses and job candidates to continuously enhance their productivity and prosperity. The WDC has recently developed a draft strategic plan for 2009-2011 to help reach these same overarching goals.

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 project, in part, provides professional development training to frontline human services staff working with low-income persons regarding asset development and also seeks to provide financial education to community residents.

In addition, 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 launched an Agricultural Sustainability Project last year which is a community initiative to enhance and strengthen the County's agricultural base. 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. The PSRC recently released for public comment proposed transportation projects to be funded across the region with federal funds, including projects located in Snohomish County. In addition, in December 2008, County Executive Aaron Reardon announced plans to host a series of economic summits in order to create new economic opportunities. In partnership with the Master Builders Association and the Commercial Brokers Association, a Building and Economic Development Summit was hosted in February 2009 to discuss regional solutions getting commercial and residential building and developer industries and local economies moving again.

Institutional Structure

The institutional structure through which the Consortium carries out its Consolidated Plan is broad-based and includes County staff, local governments, public agencies, private non-profit organizations, and faith-based organizations. OHHCD staff will continue 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 provides technical assistance to potential applicants for CDBG, HOME/ADDI, and ESG funds during the application process and also provides ongoing technical assistance to project sponsors who are allocated funding for projects. Snohomish County continues 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 County has provided local housing funds to Impact Capital for a revolving loan fund to provide pre-development loans to develop affordable housing in Snohomish County.

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

Community partnerships which link housing providers and services agencies continue to be a strength in Snohomish County, particularly in regards to projects serving homeless persons and other persons with special needs. In addition, the

Housing Consortium of Everett and Snohomish County and the Homeless Policy Task Force are organizations in Snohomish County that meet regularly around affordable housing and homeless needs and provide additional opportunities for housing and social service agencies to coordinate existing and future efforts to meet these needs in our community. In September 2007, a community case management system providing a single point of entry into the emergency shelter network for homeless persons was implemented. The system provides a centralized shelter intake process and waiting list for Snohomish County. The system was enhanced in 2008 with local Ending Homelessness Funding and will continue to be refined in 2009. In the upcoming program year, Snohomish County, the Homeless Policy Task Force, and partner agencies will also continue to work on homeless prevention and rapid re-housing activities, which is anticipated to include continued and expanded efforts to education and build relationships with private landlords as well as to focus on additional supportive services needed to move persons into housing or stabilize persons in their existing housing. During the 2008 program year, Snohomish County partnered with the Housing Authority of Snohomish County and service agencies to implement a housing voucher program to provide 40 new rental subsidy vouchers coupled with support services for homeless persons and persons at risk of homelessness. The program is anticipated to continue in the 2009 program year. Snohomish County will continue to include as part of the evaluation criteria for housing project applications whether the appropriate type and level of support services is available, when relevant to the population served.

XIII. FUNDING AVAILABLE

Snohomish County estimates the following federal formula funds will be available for allocation in 2009. The 2009 formula funds are estimated based on funding received by Snohomish County in 2008. The actual level of funding received by Snohomish County may vary from these estimated amounts. Estimated allocations to specific projects included in this document are contingent upon the actual level of funding received under the various programs and may be adjusted.

CDBG

Estimated 2009 Formula Funds	\$3,040,373
Contingency/Recaptured Funds	<u>\$174,155</u>
Total CDBG Funds	\$3,214,528

HOME

Estimated 2009 Formula Funds	\$2,049,070
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ADDI

Estimated 2009 Formula Funds	\$20,390
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ESG

Estimated 2009 Formula Funds \$135,368

XIV. PROGRAM SPECIFIC REQUIREMENTS -- CDBG

Descriptions of all activities to be funded with CDBG funds including 2009 federal formula funds and contingency/recaptured funds may be found in the Appendix. Please see summary above for estimated CDBG funding available for allocation for 2009. As funding is estimated at this time, adjustments to the allocations may be made based on the actual amount of funding available.

Estimated 2009 CDBG program income is \$395,000 from loan repayments from a single family home rehabilitation loan program and a first time homebuyer program. This program income will be used to provide additional assistance under those programs.

Snohomish County does not expect any proceeds from Section 108 loan guarantees or surplus from urban renewal settlements and does not currently have any urgent needs activity.

No float loan activities are open at this time. Snohomish County will continue to administer its float loan program during the 2009 program year. Any new float loans approved could generate program income during the 2009 program year. Snohomish County will follow its citizen participation plan with regard to any new float loans proposed during the 2009 program year. It is anticipated that any interest payments generated in the 2009 program year from new float loans would be used for County administrative costs, subject to the statutory cap for these types of costs.

Program income received increases the allowable cap for CDBG planning and administrative costs (20% of 2009 formula funds plus 20% program income) and public service activities (15% of 2009 formula funds plus 15% prior year program income). Snohomish County allocates the allowable formula funds plus a portion of the estimated program income for these costs.

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

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

benefit activities. Based on data posted on HUD's website, the Consortium's current low- and moderate-income criterion for area benefit activities is 46.4%.

XV. PROGRAM SPECIFIC REQUIREMENTS -- HOME

Descriptions of activities to be funded with 2009 HOME funds may be found in the Appendix. Please see summary above for estimated HOME funds available for allocation for 2009.

Estimated 2009 HOME program income is \$200,000 from a single family home rehabilitation loan program and a first time homebuyer program. This program income will be used to provide additional assistance under those programs. An additional \$500 in 2009 HOME program income is estimated from loan interest and is anticipated to be used for additional HOME activities.

Other Forms of Investment

Snohomish County does not intend to use HOME funds for forms of investment other than those described in 24 CFR 92.205(b) in the 2009 program year.

HOME Homebuyer Program Guidelines for Resale and Recapture

With respect to the allocation of HOME funds by Snohomish County, the following stipulations comprise a portion of the applicable policies.

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

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

- the property will be sold to a low-income buyer who will use the property as a principal residence; the price at resale will provide the original HOME-assisted buyer with a fair return on their original and any subsequent investments in the property; and

- the housing will continue to be affordable throughout the period of affordability to a range of low-income buyers.

Recapture Guidelines. Recapture provisions are intended to ensure that all, or a portion, of the HOME funds provided to the homebuyer, are returned to Snohomish County when the home is no longer the buyer's principal residence. The following options for recapture of funds are acceptable:

- recapture of the entire amount;
- reduction in the amount recaptured based on the amount of time during the period of affordability in which the buyer has occupied the home;
- share of net proceeds (sales price minus loan repayments, other than the HOME loan, and closing costs);
- return of the owner's investment first and then repayment of all or a portion of the HOME assistance.

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

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

Not applicable. Snohomish County does not intend to use HOME funds for this purpose in the 2009 program year.

HOME Affirmative Marketing

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

American Dream Downpayment Initiative (ADDI)

Snohomish County is allocating 2009 ADDI funds to Housing Hope for its homeownership assistance fund. This program was also allocated ADDI funding last year. This program will provide gap financing to low-income first-time homebuyers participating in Housing Hope's rural Self-Help Housing Program (sweat equity new construction) and urban homeownership pilot project (sweat equity new construction and/or preservation). HomeSight is currently operating a first-time homebuyer program for low-income Snohomish County residents with HOME and ADDI funds allocated in prior years. The City of Everett is a member of the Snohomish County HOME Consortium. Pursuant to an interlocal agreement, Everett receives 21% of the Snohomish County Consortium's ADDI funds each program year as a proportionate share of this funding. The City of Everett plans on allocating ADDI funds to Parkview Services for its homeownership program for people with disabilities.

HomeSight works with the Everett Housing Authority (EHA) and the Housing Authority of Snohomish County (HASCO) to provide home ownership opportunities to residents of both publicly-owned housing and 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 home ownership counseling and education and purchase assistance that HomeSight offers.

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 homeownership: 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 underwriter has more than 25 years of banking experience.

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.

Minority Homeownership. HUD has established a national goal to increase the number of minority homeowners by 5.5 million by 2010. Snohomish County is allocating a portion of anticipated 2009 program year HOME and ADDI funds for homebuyer downpayment assistance programs. This is in addition to HOME and/or ADDI funding allocated in previous years for projects that are currently underway to provide self-help construction of homebuyer units and first-time homebuyer downpayment assistance. It is difficult to project with any certainty how many of the households assisted will be minority households. Snohomish County estimates that two minority households may be assisted in becoming homeowners in the upcoming program year.

XVI. PROGRAM SPECIFIC REQUIREMENTS -- ESG

The process and criteria for selecting ESG activities is described in Section V. Citizen participation activities are summarized in the Executive Summary. It is anticipated that matching funds will be provided from other federal (\$59,277), state/local (\$31,753), and private funds (\$44,338) for a total of \$135,368. Anticipated matching sources include Community Development Block Grant, state funds for homeless shelter programs, local ending homeless program funds, and private foundations/grants and other private funds.

XVII. PROGRAM SPECIFIC REQUIREMENTS – HOPWA.

The City of Seattle Human Services Department is the regional grantee and coordinator of the Housing Opportunities for Persons with AIDS (HOPWA) program for King, Snohomish, and Island Counties. This federally-funded program provides housing assistance to low-income persons disabled by AIDS and their families. An estimated \$237,692 in HOPWA funds will be provided to Catholic Community Services to serve approximately 75 households in Snohomish County. As Snohomish County does not directly administer this program, it does not have program specific reporting requirements under this section.

XVIII. AMENDMENTS TO PRIOR YEAR ACTION PLANS

Substantial Amendments

As noted earlier, each year of the Consolidated Plan, with input from cities and towns, public agencies, private non-profit agencies and the general public, the

County prepares an Annual Action Plan which must be approved by the County Council and HUD for use of these funds. The plan indicates how the County plans on spending CDBG, HOME, ADDI, and ESG funds which are anticipated to be available for that program year. Occasionally, it becomes necessary to substantially alter provisions of an approved plan (for example, when funds in the amount of \$25,000 or more are allocated to a new activity not included in the original plan; when a previously funded activity is allocated additional funds of more than \$75,000 or more than 50% of the original funding, whichever is greater; when the scope of a project undergoes a substantial revision of its initial concept; or when a project is cancelled.) On such occasions, the County provides notice of such proposed substantial amendments and provides the public with up to 30 days to review and comment on the proposed amendments. The following substantial amendments were recommended by the Policy Advisory Board and were made available for the required review and comment period; no public comments were received. The Snohomish County Council subsequently adopted the final 2009 Action Plan, including these amendments, in May 2009.

Snohomish Health District: HIV/AIDS Case Management

On May 7, 2007, the Snohomish Health District was awarded \$19,117 for the HIV/AIDS Case Management public service project; the award was revised to \$19,147 on September 10, 2007. The purpose of the project was to provide comprehensive case management to persons living with HIV/AIDS. On October 9, 2007, SHD notified the County that it could not accept this award. SHD thanked the County for providing funding support to this project for several years which enabled it to provide quality case management. However, SHD indicated it was in the process of closing out this program as of December 31, 2007, and was seeking another agency to provide these services to Snohomish County residents after that date. This amendment to the 2007 Action Plan cancels the 2007 CDBG funding award to SHD for this project and makes the funds available for re-allocation to other projects; this funding was re-allocated to 2009 activities as part of this Action Plan.

Boys and Girls Club of Snohomish County: Granite Falls Club Remodel

On May 7, 2003, the Snohomish County Council awarded \$47,744 in CDBG funds to the Boys and Girls Club of Snohomish County (BGC) for the Granite Falls Club Remodel public facility project. The purpose of the project was to re-roof and replace siding on the facility which the agency leased from the City of Granite Falls (Granite Falls). BGC was required to have a five-year lease in order to ensure that the improvements funded with CDBG funds would benefit the intended beneficiaries for a required five-year term. The BGC was unable to extend the lease with Granite Falls and was subsequently given until October 2006 to move. In August 2006, the building caught fire and became uninhabitable. In November 2006, the BGC requested that the County hold their

grant for one more year while they looked for another site. In March 2008, the BGC notified the County that they had not found a site and would not be able to spend the funds until 2009. County staff met with BGC representatives and explained the circumstances concerning timely expenditure of CDBG funds. Under CDBG regulations, the County may have no more than 1.5 times the annual entitlement award in our account at a specified time each year or is at risk of losing grant funds above that amount. This amendment to the 2003 Action Plan cancels the 2003 CDBG funding award to BGC for the Granite Falls Club Remodel project and makes the funds available for re-allocation to other projects; this funding was re-allocated to 2009 activities as part of this Action Plan.

City of Edmonds: South County Senior Center Refurbishment Project

On May 12, 2004, the City of Edmonds (Edmonds) was awarded \$130,298 in CDBG funds for the South County Senior Center Refurbishment project. The purpose of the project was to undertake four building rehabilitation sub-projects listed in priority order including: remodel of the kitchen, replacement of the electric door mechanisms, improvements of the bathrooms, and refurbishment of the upstairs ballroom. Edmonds also applied for roof repair as one of the subprojects in its application, but this subproject was inadvertently not included by the County as one of the sub-projects when the award was approved. Edmonds requested and was allowed to use a portion of this 2004 award for its 2003 CDBG South County Senior Center Refurbishment project in order to complete the elevator installation portion of that project, leaving a remaining balance of \$97,698.27 in CDBG funds for the 2004 project. Upon Edmond's request and due to the reduction of funds for the 2004 project, the scope of the 2004 project was revised to include three subprojects: roof repair, remodel of the kitchen, and replacement of the electric door mechanisms. Edmonds and the South County Senior Center determined that the other subprojects listed would need to be completed with other resources. Edmonds has completed the roof repair portion of this project and the kitchen remodel is underway. It is anticipated that these two subprojects will spend down the remaining balance of grant funds for this project. This amendment to the 2004 Action Plan revises the scope of this project to include the following two subprojects only: roof repair and remodel of the kitchen. The following subprojects are deleted: improvement of the bathrooms, refurbishment of the upstairs ballroom, and replacement of the electric door mechanisms.

City of Sultan: LED Lighted Crosswalks Project

On May 10, 2006, the City of Sultan (Sultan) was awarded \$53,812 in CDBG funds for the LED Lighted Crosswalks project. The purpose of the project is to install two-LED lighted crosswalks in a low-to-moderate income area of Sultan on Date Avenue from 1st Street to 8th Street in the vicinity of Sultan Elementary and Middle Schools. LED lighted crosswalks flash when activated by a pedestrian entering the crosswalk. Sultan went out to bid twice for this project, and received

one bid each time. Both bids were over budget and from the same contractor for \$99,600 and \$99,700, respectively. The estimated cost of the project was based on costs incurred for a 2001 CDBG project to install a lighted LED crosswalk which was completed in 2004. At the time of the 2001 project, Sultan was able to provide substantial support from employees in the Public Works Department to help minimize the costs involved to install the system. Sultan has indicated that due to the popularity of this system as well as inflation, the cost of this system has increased significantly. Sultan has also indicated that it currently does not staff the skilled labor required to assist with this type of project and cannot provide the manpower to offset costs as they did with the 2001 project. Sultan contacted the sole bidder who stated they would honor their submitted bid amount of \$99,700 for two crosswalks and charge \$49,850 for one crosswalk, excluding sales tax. Sultan has requested that the scope of the project be amended to reduce the number of LED lighted crosswalks to be installed from two to one. This amendment to the 2006 Action Plan revises the scope of this project to reduce the number of LED lighted crosswalks to be installed from two to one. The funding amount for the project remains the same.

Non-Substantial Amendment

On occasion, it also becomes necessary to make non-substantial amendments to prior year action plans. These amendments do not meet the substantial amendment threshold and, therefore, do not require a public review and comment period. The following non-substantial amendment was recommended by the PAB and approved by the County Council when it adopted the 2009 Annual Action Plan, including this amendment, in May 2009.

Artspace Everett Limited Partnership: Artspace Everett Artist Lofts

On May 7, 2007, the Snohomish County Council set-aside \$443,769 in HOME funds for the City of Everett (Everett) for eligible affordable housing projects within its jurisdiction. This set-aside was made pursuant to terms of an Interlocal Agreement between the County and Everett. Everett may select specific projects to be funded from this set-aside through its allocation and project selection process and must also coordinate with the County in required county-wide citizen participation. Under this process, Artspace Projects, Inc. was awarded \$382,917.87 in 2007 HOME funds from Everett's 2007 HOME set-aside funds by the Snohomish County Council on May 14, 2008. Since that time, the project sponsor's name has changed to Artspace Everett Limited Partnership (Artspace) and the project name has changed to Artspace Everett Artist Lofts. Artspace has been awarded a total of \$1,803,941.87 in 2003-2007 Everett HOME set-aside funds for this project.

This amendment reduces the 2007 award from Everett HOME set-aside funds by \$169,520.17 with Everett replacing these funds from its set-aside of funds from our county's local Affordable Housing Trust Fund (AHTF) program. The Everett

City Council has approved this change and Everett is in the process of determining how it would re-allocate these HOME funds through its project selection process. The purpose of this action is to allow Snohomish County the opportunity to provide additional funding for the Artspace project from 2009 HOME funds. In January, the Snohomish County Council approved an estimated award of \$175,000 in 2009 HOME funds to the Artspace project. Artspace applied to the County for funds in the 2009 funding round, but the County did not have sufficient AHTF funds available to make an AHTF award to Artspace. Awarding HOME funds greater than the amount already awarded to this project would trigger the requirement for Davis-Bacon federal prevailing wages which would substantially increase the cost of the project. Artspace requested that the City reduce its HOME award and replace the HOME funds with AHTF funds. This amendment to the 2007 Action Plan reduces the 2007 award from City of Everett HOME set-aside funds by \$169,520.17.

XIX. PUBLIC COMMENTS

The County received one oral public comment at a public hearing on July 29, 2008. A summary of this comment and the County's response is as follows:

The comment was made by Mr. Edwin Petersen, Executive Director of Housing Hope. Mr. Petersen complimented the County in its decision to streamline its funding timeline for affordable housing projects with the funding timelines for two state funding agencies. Mr. Petersen addressed several recommendations from the Housing Within Reach plan developed by the Housing Consortium of Everett and Snohomish County (HCEESC) and made some additional observations for consideration. These recommendations include: 1.) to focus the criteria for funding affordable housing projects more on the ten-year production plan and less on application evaluation or to combine the two; 2.) to continue to look at the application and review process and to incorporate into that process the expertise needed to understand affordable housing underwriting and strategic questions related to increasing production over time and effectively leveraging resources; 3.) to keep in mind during the planning process that although the Sound Families Initiative of the Gates Foundation has ended, the County will be receiving applications for local development projects that have been awarded funding under this initiative, but which have not yet been built, and that these projects have been prioritized in the past; 4.) the sooner we can get started on reconciling and integrating the housing units goals in the Housing Within Reach ten-year production plan with the Action Plan/Consolidated Plan planning, the sooner we will start getting results; 5.) the creation of a revolving loan acquisition fund is a very high priority since acquiring property and site control is key to project development and is a challenge for housing developers; urged looking at whether existing federal and local funds could be used for such a program; 6.) to support opportunities involving public and private collaborations through proposals such as a mixed-used urban demonstration project that includes both affordable and market-rate housing and a pre-sale homeownership program; 7.) a strategy to

preserve manufactured housing in our community is critical; need to look at models that are cost effective, that make sense in urban settings, and that don't require all the resources we have to address this one issue; 8.) to position our funding to generate or leverage dollars into our projects from charitable foundations which continue to have an interest in working with government and public sources to leverage more results for homeless families with children; and 9.) to have an incentive program which would allow cities to consider the housing funds available as an asset to meeting pressing needs in their community and which would allow access to funds for cities that are actively seeking housing solutions in their community.

County Response

The County is appreciative of the input provided by Mr. Petersen. These comments were made available to the TAC and PAB during the project selection process. Many of the issues addressed are related to planning. The County is currently exploring some of these strategies and these issues will also be considered during the development of the 2010-2014 Housing and Community Development Consolidated Plan during the upcoming program year. The planning process involves consultation with and allows the opportunity for input from various public and private agencies and organizations, local governments, citizens and other interested parties. This process also includes review and assessment of various need data, market conditions, and existing reports and plans related to affordable housing and non-housing community development in our community. This planning is an opportunity for our community to coordinate local strategies in order to respond to local needs and to establish goals for the use of certain federal funds over the five-year period to help meet these needs.

The County is participating in several activities related to the issues raised. The project application and selection process is currently under review and this review is expected to continue into the upcoming program year. As discussed in Section XI., the following activities are underway: 1.) options are currently being studied for incentives to keep manufactured/mobile home parks as a form of affordable housing and to reduce the incidence and effects of displacement for manufactured homeowners, 2.) a grant-funded feasibility study is underway to explore the possibility of implementing an intergovernmental program in Snohomish County that produces or preserves affordable housing and is expected to be completed in June 2009, and 3.) the Housing and Homeless Policy Oversight Committee established by the County Executive is currently reviewing the first-year strategies identified in the Housing Within Reach action plan and is anticipated to make recommendations regarding these strategies by June 2009. The affordable housing components of a mixed-used urban demonstration project may be eligible for funding under certain grant programs administered by the County. Technical assistance is available from County staff regarding program eligibility and other requirements for potential applicants.

County staff also participates on a HCESC subcommittee which is exploring development of a mixed-used urban demonstration project.

The County received one written public comment during the public review and comment period on the draft plan. A summary of the comment and the County's response is as follows:

One public comment was received from the Housing Authority of Snohomish County (HASCO) on the draft plan. The comment requested clarification to the goals in the annual objectives section for its Single Family Rehabilitation Loan Program to indicate that the number of loans to be provided is contingent upon how much program income is received as this figure is an estimated amount. As the goals in the narrative section are summarized from the activity descriptions in the Appendix, the County responded by clarifying in the activity description that the source of other funding for this program is estimated program income. The County also revised this figure to reflect the current estimated program income and adjusted the proposed units accordingly. The County had already generally referenced the estimated/proposed nature of accomplishments in another section of the plan.

XX. APPENDIX – ACTIVITY DESCRIPTIONS

Descriptions for activities to be undertaken with estimated formula funds available for allocation in 2009 are located in the Appendix.

XXI. OHHCD CONTACT INFORMATION

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

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

Physical Address: Snohomish County OHHCD, 2722 Colby Avenue, Mezzanine, Everett, WA.

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

This Action Plan as well as copies of the Consolidated Plan and CAPER referenced in this document are available electronically as well as in hard copy format.

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