Snohomish County
Urban County Consortium

Consolidated Annual Performance
and Evaluation Report
(CAPER)

2013 Program Year
(July 1, 2013 through June 30, 2014)

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

FINAL
September 25, 2014
Participating Governments

City of Arlington, Barb Tolbert, Mayor
City of Brier, Bob Colinas, Mayor
Town of Darrington, Dan Rankin, Mayor
City of Edmonds, Dave Earling, Mayor
City of Everett, Ray Stephanson, Mayor
City of Gold Bar, Linda Loen, Mayor
City of Granite Falls, Joshua Golston, Mayor
Town of Index, Bruce Albert, Mayor
City of Lake Stevens, Vern Little, Mayor
City of Lynnwood, Nicola Smith, Mayor
City of Marysville, John Nehring, Mayor
City of Mill Creek, Pam Pruitt, Mayor
City of Monroe, Geoffrey Thomas, Mayor
City of Mountlake Terrace, Jerry Smith, Mayor
City of Mukilteo, Jennifer Gregerson, Mayor
City of Snohomish, Karen Guzak, Mayor
City of Stanwood, Leonard Kelly, Mayor
City of Sultan, Carolyn Eslick, Mayor
Town of Woodway, Carla Nichols, Mayor

Snohomish County Government

Snohomish County Executive
John Lovick

Snohomish County Council
Ken Klein, District 1
Brian Sullivan, District 2
Stephanie Wright, District 3
Terry Ryan, District 4
Dave Somers, District 5

Snohomish County Department of Human Services

Kenneth Stark, Director

Mary Jane Brell Vujovic, Division Manager, Housing & Community Services

Office of Housing & Community Development
Ken Katahira, Supervisor
Tina Ilvonen, Human Services Specialist II
Debra May, Human Services Specialist II
Sue Tracy, Human Services Specialist II
Dee White, Human Services Specialist II
Andrew Fox, Human Services Specialist I

Office of Community & Homeless Services
(Continued)

Leila Copeland, Human Services Specialist II
Marion Dal Pozzo, Human Services Specialist I
Kay Hollenbeck, PSS Counselor
Robin Hood, Community Services Counselor
Jess Jorstad, Human Services Specialist II
Andrea Kolacz, Human Services Specialist II
Lindsey Legaspi, Human Services Specialist II
Nate Marti, Human Services Specialist II
Bo Tunestam, Human Services Specialist II
Stephanie Wong, Human Services Specialist II

Mike Fulcher, Manager, Administrative Services

Lisa Guerrero, Grant Accountant
Linda Daley, Grant Accountant
Michael Liddicoat, Financial Compliance Officer
Policy Advisory Board

Name and Representation

Pete Grodt, Chair, Citizen
Elizabeth Mitchell, Woodway Town Council Member (Cities of less than 3,000 population)
Marianne Naslund, Sultan City Council Member (Cities of 3,000 to 10,000 population)
Donna Wright, Marysville City Council Member (Cities of 10,000 or more population)
Bryan Wahl, Mountlake Terrace City Council Member (Cities at large position)
Brian Sullivan, County Council Member District 2
Stephanie Wright, County Council Member District 3
Terry Ryan, Snohomish County Council District 4
Clay White, Director Planning & Development Services, Snohomish County Executive Representative

Technical Advisory Committee

Name and Representation

Jim Raymond, Citizens/Senior
Francis Barden, Citizens/Senior
Prithy Korathu, Citizens/Minority
Carol Story, Citizens/Low-Income
Ann Beauchamp, Citizens/Disabled
Susanna Martini, Citizens/Disabled
Marc Hayes, City of Arlington
Dan Rankin, Town of Darrington
Kernen Lien, City of Edmonds
Brent Kirk, City of Granite Falls
Kim Peterson, Town of Index
Rebecca Ableman, City of Lake Stevens
Jeff Elekes, City of Lynnwood
Rob Toyer, City of Marysville
Camille Chriest, City of Mill Creek
Jakeh Roberts, City of Monroe
Paula Schwartz, City of Mountlake Terrace
Glen Pickus, City of Mukilteo
Duane Dvorak, City of Snohomish
Dianne White, City of Stanwood
Bob Martin, City of Sultan

Reasonable accommodations will be made for persons with disabilities to provide the information in this document in an alternate format upon request. Please contact Sue Tracy at:

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TTY: 7-1-1 or 1-800-833-6384 (voice), 1-800-833-6388 (text)
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Snohomish County Urban County Consortium
Consolidated Annual Performance and Evaluation Report
2013 Program Year

EXECUTIVE SUMMARY

2013 CAPER Introduction

Snohomish County is pleased to present the 2013 Consolidated Annual Performance and Evaluation Report (2013 CAPER) for the Snohomish County Urban County Consortium (Consortium). The 2013 CAPER is the fourth end-of-year report evaluating progress under the Consortium’s five-year Housing and Community Development 2010-2014 Consolidated Plan (2010-2014 Consolidated Plan).

The 2013 CAPER reports on activities undertaken, and accomplishments achieved, during the program year with federal formula grants and other funds available for affordable housing and community development. It covers the period of July 1, 2013, through June 30, 2014. The sources of federal formula grant funds include the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

Overall, during this fourth year, the Consortium continued to make measurable progress towards reaching its annual and five-year 2010-2014 Consolidated Plan goals for affordable housing, public facilities, infrastructure, and services. Projects funded helped to make decent and safe housing affordable, accessible, and available in our community. Projects funded also helped to create more suitable living environments and sustainable communities through community development activities which benefit low- and moderate-income people and neighborhoods. CDBG projects leveraged $11,511,224 in other funding, HOME projects leveraged $2,455,182 in other funding, and ESG projects leveraged $1,488,976 in other funds.

While progress continued towards most of the Consortium’s five-year goals, and while accomplishments in many areas are on track to meet or exceed the goals, accomplishments in some areas are lower than originally anticipated at the time the goals were developed. In large part, this is due to reduced funding available under the federal formula grant programs and other resources. Over the past three years, the CDBG and HOME programs have been cut 32%, resulting in a total of $4.4 million less in funding available to the Consortium for the 2011, 2012, and 2013 program years. The ESG program was also cut 30% in 2013, which reduced the grant funding by
another $70,000. Snohomish County continued to seek funding from other resources to help achieve the goals where opportunities were made available.

2013 Program Year Highlights

Meeting Affordable Housing Needs in our Community

- Development was completed on a multi-family rental project in Monroe, providing 14 units of affordable housing for low-income households, including six units of transitional housing for homeless families.

- Assistance was provided to 428 homeowners throughout the County to maintain their housing through minor home repairs, weatherization, and major housing rehabilitation. Most of the homeowners assisted were extremely low-income and were elderly persons and person with disabilities.

- Assistance was provided to 21 low- and moderate-income households to help them purchase their first home in Snohomish County. The purchase assistance programs also provide homebuyer education classes and financial counseling and follow professional underwriting guidelines to ensure the homebuyers are able to undertake and maintain ownership.

Making Public Facility Improvements in our Community

- Property was acquired and converted into a 52-bed emergency shelter for victims of domestic violence.

- Rehabilitation improvements were made to a senior center in the City of Arlington.

Making Infrastructure Improvements in Our Community

- Street and/or sidewalk improvements were completed on 204th Street SW in Lynnwood, on Powell Street in Monroe, and on 54th Avenue West and 222nd Street in Mountlake Terrace, including improvements for ADA accessibility.

- Water tank rehabilitation and stabilization was completed in Darrington.

- Waterline improvements were made in Sultan on 6th Street.
Providing Needed Services in our Community

- Access to service programs was improved for over 2,839 people, most of whom were extremely low-income. This includes teens and young adults, elderly persons, homeless persons, victims of domestic violence, persons with disabilities and other low-income persons. Programs serving homeless persons and victims of domestic violence provided emergency shelter and transitional housing along with support services to help stabilize participants and move them toward self-sufficiency. Programs serving elderly persons and persons with disabilities provided in-home support services to enable participants to continue to live independently.

Progress Made Toward Annual and Five-Year Goals

The following tables summarize the progress made in the 2013 program year as well as the four-year cumulative progress made toward the five-year 2010-2014 Consolidated Plan goals. The four-year benchmark goals are 80% of the five-year goals.

Consolidated Plan Priority: Affordable Housing

Affordable Rental Housing

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Affordable Housing</th>
<th>5-Year Goal # of Units</th>
<th>PY 2010 - 2012 # of Units Completed</th>
<th>PY 2013 # of Units Completed</th>
<th>PY 2013 # of Units Open or Funds Budgeted</th>
<th>Total # of Units</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-1 HO-1</td>
<td>New &amp; Maintained Rental Housing</td>
<td>760 total</td>
<td>137</td>
<td>8</td>
<td>113</td>
<td>258</td>
<td>34%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>570 of total ≤ 50% AMI</td>
<td>114</td>
<td>8</td>
<td>113</td>
<td>235</td>
<td>41%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>190 of total ≤ 80% AMI</td>
<td>23</td>
<td>0</td>
<td>0</td>
<td>23</td>
<td>12%</td>
</tr>
<tr>
<td>H-1 HO-2</td>
<td>Section 8 Rent Subsidies - Households Per Year</td>
<td>3,000 per year</td>
<td>3,185 per year avg.</td>
<td>3,421</td>
<td>N/A</td>
<td>3,244 per year avg.</td>
<td>87%</td>
</tr>
<tr>
<td>H-2 HO-5</td>
<td>New Homeless Housing</td>
<td>150</td>
<td>49</td>
<td>58</td>
<td>117</td>
<td>224</td>
<td>149%</td>
</tr>
<tr>
<td>H-3 HO-8</td>
<td>New Non-Homeless Special Needs Rental Housing</td>
<td>228</td>
<td>21</td>
<td>0</td>
<td>0</td>
<td>21</td>
<td>9%</td>
</tr>
<tr>
<td>H-3 HO-9</td>
<td>Maintained &amp; Increased Special Needs Rent Subsidies – Households Per Year</td>
<td>365 per year</td>
<td>782 per year avg.</td>
<td>1,167</td>
<td>N/A</td>
<td>878 per year avg.</td>
<td>192%</td>
</tr>
</tbody>
</table>
### Homeowner Housing Rehabilitation

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Housing</th>
<th>5-Year Goal # of Households To Assist</th>
<th>PY 2010 - 2012 # of Households Assisted</th>
<th>PY 2013 # of Households Assisted</th>
<th>Total # of Households Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-4 HO-11</td>
<td>Homeowner Rehabilitation</td>
<td>175</td>
<td>55</td>
<td>5</td>
<td>60</td>
<td>34%</td>
</tr>
<tr>
<td>H-4 HO-12</td>
<td>Homeowner Weatherization</td>
<td>375</td>
<td>70</td>
<td>33</td>
<td>103</td>
<td>27%</td>
</tr>
<tr>
<td>H-4 HO-13</td>
<td>Homeowner Minor Home Repair</td>
<td>1,625</td>
<td>1,088</td>
<td>390</td>
<td>1,478</td>
<td>91%</td>
</tr>
</tbody>
</table>

### First-Time Homebuyer Assistance

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Housing</th>
<th>5-Year Goal # of Units</th>
<th>PY 2010 - 2012 # of Units Completed</th>
<th>PY 2013 # of Units Completed</th>
<th>Total # of Units</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-5 HO-14</td>
<td>Homeownership Units</td>
<td>50 units</td>
<td>38</td>
<td>0</td>
<td>38</td>
<td>76</td>
</tr>
<tr>
<td>H-5 HO-15</td>
<td>Homeownership Purchase Assistance</td>
<td>70 households</td>
<td>59</td>
<td>21</td>
<td>28</td>
<td>108</td>
</tr>
</tbody>
</table>

### Consolidated Plan Priority: Public Facilities

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Facility</th>
<th>5-Year Goal # of Projects To Fund</th>
<th>PY 2010 - 2012 # of Projects Funded</th>
<th>PY 2013 # of Projects Funded</th>
<th>Total # of Projects Funded</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-1 PFO-1</td>
<td>Barrier Removal to Facilities for Accessibility</td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>75%</td>
</tr>
<tr>
<td>CD-2 PFO-2</td>
<td>Facilities for Low- and Moderate-Income, Special Needs, and Homeless Persons</td>
<td>5</td>
<td>4</td>
<td>2</td>
<td>6</td>
<td>120%</td>
</tr>
<tr>
<td>CD-1 PFO-3</td>
<td>Facilities for Low- and Moderate-Income, Youth Centers, Child Care Centers, Health Facilities, Senior Centers, and Food Banks</td>
<td>6</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td>50%</td>
</tr>
<tr>
<td>CD-1 PFO-4</td>
<td>Neighborhood Facilities in Low-Income Areas, Parks and Recreation, Health Centers, Fire Stations, and Other Facilities</td>
<td>4</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>50%</td>
</tr>
</tbody>
</table>
### Consolidated Plan Priority: Infrastructure

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Infrastructure</th>
<th>5-Year Goal # of Projects To Fund</th>
<th>PY 2010 - 2012 # of Projects Funded</th>
<th>PY 2013 # of Projects Funded</th>
<th>Total # of Projects Funded</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-2 IO-1</td>
<td>Streets and Sidewalks in Low- and Moderate-Income Neighborhoods</td>
<td>13</td>
<td>8</td>
<td>2</td>
<td>10</td>
<td>77%</td>
</tr>
<tr>
<td>CD-2 IO-2</td>
<td>Water/Sewer Projects, Flood Drain Improvements and Flood Mitigation, and Solid Waste Disposal in Low- and Moderate Income Neighborhoods</td>
<td>5</td>
<td>7</td>
<td>2</td>
<td>9</td>
<td>180%</td>
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### Consolidated Plan Priority: Youth Service Programs

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010 - 2012 # of Persons Assisted</th>
<th>PY 2013 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-3 YPO-1</td>
<td>Child Sexual Abuse/Assault Prevention</td>
<td>6,000</td>
<td>2,846</td>
<td>1,136</td>
<td>3,982</td>
<td>66%</td>
</tr>
<tr>
<td>CD-3 YPO-2</td>
<td>Pregnant &amp; Parenting Teens – Support Services</td>
<td>350</td>
<td>83</td>
<td>0</td>
<td>83</td>
<td>24%</td>
</tr>
<tr>
<td>CD-3 YPO-3</td>
<td>Pregnant &amp; Parenting Teens &amp; Young Parents – Housing with Support Services</td>
<td>250</td>
<td>202</td>
<td>57</td>
<td>259</td>
<td>104%</td>
</tr>
<tr>
<td>CD-3 YPO-4</td>
<td>Homeless Youth &amp; Young Adults – Housing with Support Services</td>
<td>1,275</td>
<td>725</td>
<td>177</td>
<td>902</td>
<td>71%</td>
</tr>
</tbody>
</table>

### Consolidated Plan Priority: Senior Service Programs

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010 - 2012 # of Persons Assisted</th>
<th>PY 2013 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-4 SPO-1</td>
<td>In-Home &amp; Out-of-Home Support Services to Live Independently</td>
<td>2,750</td>
<td>1,617</td>
<td>132</td>
<td>1,749</td>
<td>64%</td>
</tr>
</tbody>
</table>
### Consolidated Plan Priority: Public Services

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010-2012 # of Persons Assisted</th>
<th>PY 2013 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-5 PSO-1</td>
<td>Homeless Prevention Services &amp; Homeless Housing with Support Services</td>
<td>4,125</td>
<td>3,010</td>
<td>864</td>
<td>3,874</td>
<td>94%</td>
</tr>
<tr>
<td>CD-5 PSO-2</td>
<td>Victims of Domestic Violence - Housing with Support Services</td>
<td>1,500</td>
<td>758</td>
<td>82</td>
<td>840</td>
<td>56%</td>
</tr>
<tr>
<td>CD-5 PSO-3</td>
<td>Persons with Special Needs – Support Services to Live Independently</td>
<td>150</td>
<td>99</td>
<td>28</td>
<td>127</td>
<td>85%</td>
</tr>
<tr>
<td>CD-5 PSO-4</td>
<td>Landlord/Tenant Mediation Services &amp; Fair Housing Counseling</td>
<td>5,000</td>
<td>1,910</td>
<td>0</td>
<td>1,910</td>
<td>38%</td>
</tr>
<tr>
<td>CD-5 PSO-5</td>
<td>Low-Income Households – Support Services to Increase Self-Sufficiency</td>
<td>1,800</td>
<td>1,127</td>
<td>363</td>
<td>1,490</td>
<td>83%</td>
</tr>
<tr>
<td>CD-5 PSO-6</td>
<td>Health Services</td>
<td>900</td>
<td>176</td>
<td>0</td>
<td>176</td>
<td>20%</td>
</tr>
</tbody>
</table>
I. INTRODUCTION

Snohomish County is pleased to present the 2013 CAPER for the Consortium.

A. What is the CAPER?

The CAPER is an annual evaluation and performance report required by the U.S. Department of Housing and Urban Development (HUD) for the CDBG, HOME, and ESG federal formula grant programs.

Prior to start of each program year, the Consortium develops an Annual Action Plan (Action Plan). The Action Plan describes how federal formula grant funds and other funds anticipated to be available in the upcoming year will be used to help meet the Consortium’s five-year 2010-2014 Consolidated Plan goals. It also includes other information regarding the grant funds and housing and community development activities.

At the end of each program year, the Consortium then develops a CAPER which details the activities undertaken and the actual accomplishments achieved during the program year. The CAPER also evaluates the Consortium’s progress towards meeting the five-year goals outlined in the 2010-2014 Consolidated Plan.

This CAPER is the fourth annual report developed under the 2010-2014 Consolidated Plan. It covers the 2013 program year which ran from July 1, 2013, through June 30, 2014.

The CAPER includes an executive summary, an introduction, a summary of resources and distribution of funds, several program narrative sections, a summary of changes made to plans, and a summary of citizen participation and comments on the report. It also includes appendices which contain financial and program accomplishments information from HUD’s Integrated Disbursement and Information System (IDIS) as well as other supporting documentation.

Copies of this report, the 2010-2014 Consolidated Plan, recent Action Plans, and other recent CAPERs, are available on-line on the Snohomish County Human Services Department OCHD/OCHS website at: http://www.snohomishcountywa.gov/829.
B. How may the grant funds be used?

Federal regulations require that the federal formula grant funds be used principally to benefit low- and moderate-income persons and neighborhoods. This includes, but is not limited to, persons with special needs, such as elderly persons, persons with disabilities, persons living with HIV/AIDS, and victims of domestic violence.

Depending on the grant program, the funds may be used for affordable housing, public facilities, infrastructure improvements, public services, economic development, and neighborhood revitalization. The 2010-2014 Consolidated Plan establishes the specific priorities for how these funds will be used. Activities funded with CDBG, HOME, and ESG funds must be consistent with these priorities.

C. What is the Consortium?

The Consortium is a partnership between Snohomish County and most of the cities and towns within the County. This partnership allows the Consortium, as an Urban County, to receive funds each year under the CDBG, HOME, and ESG programs as formula grants and to use these funds for locally determined needs and priorities.
Snohomish County is the lead agency of the Consortium. In this capacity, Snohomish County is responsible for the overall administration, planning, monitoring, and reporting requirements for these programs on behalf of the Consortium. This includes the preparation of the Consolidated Plan, Action Plans, and CAPERs and engaging in citizen participation and consultation.

For CDBG and ESG funds, the Consortium includes the County and 17 of the 20 cities and towns within the County. As such, the Consortium area includes the areas within these cities and towns and the unincorporated areas of the County. The three cities not included are the City of Bothell, the City of Everett, and the City of Marysville. The City of Bothell is split by the County line to the south and partners with King County for CDBG funds. The City of Everett and the City of Marysville receive CDBG funds directly from HUD for their respective jurisdictions. The share of ESG funds attributed to the City of Everett and the City of Marysville are included in the balance of state ESG funds administered by the Washington State Department of Commerce.

For HOME funds, the Consortium includes the County and the same 17 cities and towns as for CDBG and ESG and also includes the City of Everett and the City of Marysville.

II. SUMMARY OF RESOURCES AND DISTRIBUTION OF FUNDS

A. How Much Money Was Available? How Much Money Did We Spend?

The tables below provide a summary of the CDBG, HOME, and ESG funds available and expended during the 2013 program year.

<table>
<thead>
<tr>
<th>CDBG Funds Available and Expended</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Funds Available</strong></td>
</tr>
<tr>
<td>Unexpended CDBG funds at end of PY 2012</td>
</tr>
<tr>
<td>PY 2013 CDBG Entitlement Grant</td>
</tr>
<tr>
<td>PY 2013 Program Income</td>
</tr>
<tr>
<td>CDBG Funds Returned to the Line of Credit</td>
</tr>
<tr>
<td>Total CDBG Funds Available</td>
</tr>
<tr>
<td><strong>Funds Expended</strong></td>
</tr>
<tr>
<td>CDBG Funds Expended</td>
</tr>
<tr>
<td>Unexpended Balance at end of PY 2013</td>
</tr>
</tbody>
</table>
HOME Funds Available and Expended

<table>
<thead>
<tr>
<th>Funds Available</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Unexpended HOME funds at end of PY 2012</td>
<td>$3,459,503.84</td>
</tr>
<tr>
<td>PY 2013 HOME Entitlement Grant</td>
<td>$1,408,398.00</td>
</tr>
<tr>
<td>PY 2013 Program Income</td>
<td>$ 307,537.77</td>
</tr>
<tr>
<td>Total HOME Funds Available</td>
<td>$5,175,439.61</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Funds Expended</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME Funds Expended</td>
<td>$2,073,747.83</td>
</tr>
<tr>
<td>Unexpended Balance at end of PY 2013</td>
<td>$3,101,691.78</td>
</tr>
</tbody>
</table>

ESG Funds Available and Expended

<table>
<thead>
<tr>
<th>Funds Available</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Unexpended ESG funds at end of PY 2012</td>
<td>$169,372.73</td>
</tr>
<tr>
<td>2013 ESG Entitlement Grant</td>
<td>$171,623.00</td>
</tr>
<tr>
<td>Total ESG Funds Available</td>
<td>$340,995.73</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Funds Expended</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ESG Funds Expended</td>
<td>$280,261.13</td>
</tr>
<tr>
<td>Unexpended Balance at end of PY 2013</td>
<td>$ 60,734.60</td>
</tr>
</tbody>
</table>

The unexpended balances at the end of the 2013 program year mostly reflect funding that has been allocated to specific activities, but has not yet been expended. Some projects, such as construction projects, take longer than one year to complete. In addition, final draw downs for some projects that provided assistance during the 2013 program year will be made in the 2014 program year.

The table below provides a summary of the CDBG, HOME, and ESG funds committed to activities during the 2013 program year.

<table>
<thead>
<tr>
<th>Funds Committed</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Funds Committed</td>
<td>$3,324,849.00</td>
</tr>
<tr>
<td>HOME Funds Committed</td>
<td>$4,099,249.00</td>
</tr>
<tr>
<td>ESG Funds Committed</td>
<td>$ 190,559.30</td>
</tr>
</tbody>
</table>
B. Where Did We Spend the Money?

Because the needs addressed by the Consortium are found in all parts of Snohomish County, project locations are likewise spread throughout the county. Some projects benefit specific areas of the county, while others provide county-wide benefits.

- Affordable rental housing capital projects open during the year are located in Everett, Lake Stevens, Marysville, Monroe, and unincorporated Snohomish County near Lynnwood.

- The homeowner rehabilitation programs assisted households across the county to make need repairs to the homes in Arlington, Brier, Edmonds, Everett, Gold Bar, Granite Falls, Index, Lake Stevens, Lynnwood, Mill Creek, Monroe, Mountlake Terrace, Mukilteo, Snohomish, Stanwood, Sultan and various unincorporated areas.

- The homebuyer purchase assistance programs assisted households to purchase their first homes in locations across the county including Darrington, Everett, Lake Stevens, Lynnwood, Monroe, Mountlake Terrace, Lake Stevens, Stanwood, and unincorporated Snohomish County near Everett.

- Public facility projects open during the year are located in Arlington, Marysville, Mountlake Terrace, Sultan, and unincorporated Snohomish County west of Arlington.

- Infrastructure projects open during the year are located in Darrington, Edmonds, Index, Lynnwood, Monroe, Mountlake Terrace, and Sultan.

- Most service projects serve persons from throughout the county, while a few serve specific areas, such as the Sky Valley area and North Snohomish County.

III. GENERAL NARRATIVES

A. Assessment of Five-Year Goals and Objectives

All of the projects assisted with the Consortium’s CDBG, HOME, and ESG funds during the 2013 program year address strategies and objectives contained in the 2010-2014 Consolidated Plan.

The affordable housing projects helped to make decent and safe housing affordable, accessible, and available in our community to low- and moderate-income households. The community development activities helped to create more suitable living environments and sustainable communities through
public facility and infrastructure improvements and services which benefited low- and moderate-income people and neighborhoods. The projects funded provided opportunities for low- and moderate-income persons, including persons experiencing homelessness and persons with special needs, to increase or maintain their independence, and achieve or move towards long-term stability.

The priorities contained in the 2010-2014 Consolidated Plan are listed below along with their corresponding strategies and objectives. Specific projects funded and active during this reporting period are listed under the specific 2010-2014 Consolidated Plan priority, strategy, and objective to which they correlate.

The information is presented in a table format for easy reference. Each project summary includes the following information: project sponsor, project name, funding source (ex. CDBG, HOME, ESG), year funded, objective/outcome, brief project description, and project status or accomplishment. The information in these tables is intended to help the reader assess:

- the purpose of each project,
- how the project helps meet the five-year Consolidated Plan goals, and
- progress made during the 2013 program year.

Projects funded may be referenced in more than one priority area. In addition, where objectives are not related to funding awards for specific projects, but rather to other activities, narrative is included to help the reader assess progress in these areas. Accomplishments achieved towards the goals with other funds available during the reporting period are also included in the tables below.

These tables may be referenced in conjunction with the accomplishment summary tables and additional evaluation in Section III. H. of this report.

In addition, HUD implemented a performance measurement system in 2006 for CDBG, HOME, and ESG funds. The chart below identifies the objectives and outcomes that are measured under this system and the corresponding codes for these objectives and outcomes. The project information contained in the tables below includes the code for the specific objective and outcome selected for each project, where relevant.
HUD Performance Objectives and Outcomes

<table>
<thead>
<tr>
<th>Decent Housing</th>
<th>Availability/Accessibility</th>
<th>Affordability</th>
<th>Sustainability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suitable Living</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environment</td>
<td>SL-1</td>
<td>SL-2</td>
<td>SL-3</td>
</tr>
<tr>
<td>Economic Opportunity</td>
<td>EO-1</td>
<td>EO-2</td>
<td>EO-3</td>
</tr>
</tbody>
</table>

**Affordable Housing Priority**

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

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

**Affordable Housing Objective HO-1:** Assist with the acquisition, rehabilitation, construction, and/or preservation of 760 multi-family housing units for low-income renters. The County anticipates that approximately 75% of the units will be affordable to households with less than 50% of the area median income, and the balance largely affordable to households with incomes between 50% and 80% of the median. Ensure that development costs are reasonable while continuing to meet the needs of populations served and quality standards.
<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME 2013</td>
<td>Housing Authority of Snohomish County Glenwood Apartments</td>
<td>Acquisition and rehabilitation of apartment complex in Lake Stevens in order to preserve 45 affordable rental housing units for elderly and disabled persons with incomes at or below 30% and 50% of the AMI.</td>
<td>Funds budgeted. Environmental review completed. Contract anticipated to be executed in July. Agency is developing bid specifications for Phase I of rehabilitation which is expected to be completed by December 2014. Phase II of rehabilitation is planned to start February 2015, with completion date of August 2015.</td>
</tr>
<tr>
<td>AHTF 2013</td>
<td>Housing Hope Monroe Family Village</td>
<td>Project consists of property acquisition and new construction of a 47-unit apartment complex in Monroe affordable to households with incomes at or below 30% and 50% of the area median income. Nine of the units will provide transitional housing for homeless families.</td>
<td>Project open. Environmental review completed. Contract executed. Construction underway and 7% complete.</td>
</tr>
<tr>
<td>HOME 2011</td>
<td>Housing Hope Properties Woods Creek Village</td>
<td>Project consists of property acquisition, rehabilitation of eight units and new construction of six units of rental housing in Monroe affordable to households with incomes at or below 50% of the area median income. Acquisition and rehabilitation is complete. Six of the 14 units will provide transitional housing for homeless families. HOME funds will be used to partially repay bridge financing used to acquire the property.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>Outcome DH-2</td>
<td>Mercy Housing Northwest Cedarwood I</td>
<td>Rehabilitation of existing 30-unit apartment complex in Lake Stevens in order to maintain affordable rental housing for households with incomes at or below 50% of the area median income.</td>
<td>Project open. Construction complete. Awaiting final paperwork and closeout.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>--------------------------------</td>
<td>---------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>HOME 2009 HOME 2011 Outcome DH-2</td>
<td>Senior Services RD Preservation Portfolio -- Friendship House I and II, Galway Bay Apartments, and Wishing Well I Apartments</td>
<td>Acquisition and rehabilitation of four existing apartment communities in Marysville (one site, 40 units), Monroe (two sites, 35 units and 29 units), and Sultan (one-site, 26 units). Project will preserve affordable rental housing for seniors and persons with disabilities. Fifty two units are affordable at or below 30% of the area median income (AMI), 75 units are affordable at or below 50% of the AMI, and three units are non-income qualified manager's units. Twenty percent of units are set-aside for persons with disabilities.</td>
<td>Funds budgeted. Project scope reduced to one site in Sultan and funding award reduced accordingly. Proposed amendment currently underway to cancel remaining funding award for the Sultan site, as other needed financing was withdrawn, making the project no longer viable to proceed.</td>
</tr>
</tbody>
</table>

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

The Housing Authority of Snohomish County (HASCO) administers Section 8 rent subsidy vouchers for low-income households in Snohomish County. In the 2013 program year, HASCO served an average of 3,421 households per month under its Section 8 program.

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

During the 2013 program year, Snohomish County continued implementation of the Consortium’s 2012 to 2016 Fair Housing Action Plan which was developed as part of an updated Analysis of Impediments to Fair Housing Choice (AI) which was completed in the 2012 program year. An oversight implementation team consisting of County management, supervisory, and program staff met four times during the program year. CDBG and ESG funds were awarded to the Volunteers of American for a new project to provide fair housing education and other fair housing activities in support of Fair Housing Action Plan goals; the activities began in June 2014 and will continue in the 2014 program year. Additional information on actions taken in support of fair housing may be found in Section III. B.
**Affordable Housing Strategy H-2:** Provide support for operations of existing homeless shelters and transitional and permanent homeless housing units and for the development of new homeless shelters and new homeless housing units in under-served areas and for under-served subpopulations to assist households to move from homelessness to increased self-sufficiency and independent living.

**Affordable Housing Objective HO-4:** Maintain the existing shelter, transitional housing, and permanent housing system/inventory for homeless persons consisting of approximately 1,300 units (2,600 beds).

The emergency shelter, transitional housing, and permanent housing system/inventory for homeless persons consisted of approximately 1,225 units (2,682 beds) in the 2013 program year.

**Affordable Housing Objective HO-5:** Develop new shelter beds, transitional housing units, rent subsidies, and permanent housing units for homeless persons based on demonstrated need, under-served areas, and under-served populations. Emphasize permanent housing coupled with appropriate level of services needed to assist homeless persons to maintain stability. Increase inventory by an additional 30 units per year for a total of 150 units over five years.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHP 2012 Outcome DH-2</td>
<td>Catholic Community Services</td>
<td>Journey Home</td>
<td>Project open and underway with 2 units leased. Project to be consolidated with Catholic Community Services Steps to Success project listed below.</td>
</tr>
<tr>
<td>CoC 2013 Outcome DH-2</td>
<td>Catholic Community Services</td>
<td>The Road Home</td>
<td>Funds budgeted. Project anticipated to begin implementation in the 2014 program year.</td>
</tr>
<tr>
<td>SHP 2012 Outcome DH-2</td>
<td>Catholic Community Services</td>
<td>Steps to Success</td>
<td>Project open and underway with 4 units leased.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>--------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>County Sales Tax Loan Fund 2011</td>
<td><strong>Catholic Community Services</strong>&lt;br&gt;<strong>Filbert Road Veterans’ Housing Project</strong></td>
<td>Acquisition and new construction of up to 20 studio units to provide transitional housing for homeless veterans in the Lynnwood area of unincorporated Snohomish County. At least 20% of those served will be persons with mental or chemical dependency disorders.</td>
<td>Funds budgeted. Agency is in the process of securing additional service and operational funding needed for the project. Construction anticipated to start in October.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>-------------------------------</td>
<td>---------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>HOME 2011</td>
<td>Housing Hope Woods Creek Village</td>
<td>Project consists of property acquisition, rehabilitation of eight units and new construction of six units of rental housing affordable to households with incomes at or below 50% of the area median income. Six of the units will provide transitional housing for homeless families. Acquisition and rehabilitation is complete. HOME funds will be used to re-pay bridge financing used to acquire the property.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>County Sales Tax Loan Fund 2012</td>
<td>Washington Home of Your Own Estuary Supportive Housing</td>
<td>Projects consists of acquisition and rehabilitation of four-unit apartment building in Marysville to create four new units of transitional housing for homeless individuals and families with mental health needs who may also have developmental or physical disabilities. The units will be affordable to households with incomes at or below 30% of the area median income.</td>
<td>Project open. Acquisition complete. Rehabilitation 100% complete. All four units leased. Awaiting closeout.</td>
</tr>
<tr>
<td>County Sales Tax Loan Fund 2013</td>
<td>Washington Home of Your Own ReNew at Lenzy House Supportive Recovery Housing</td>
<td>Project consists of acquisition and rehabilitation of 14-unit apartment building and nearby 4-unit apartment building in downtown Everett to create 18 new units of transitional and permanent housing for homeless households or households at risk of homelessness with chronic mental illness and/or chemical dependency and who may also have developmental or physical disabilities. The units will be affordable to households with incomes at or below 50% of the area median income.</td>
<td>Project open. Acquisition of 14-unit building complete. Rehabilitation underway and 85% complete. 12 units leased. Agency is in the process of seeking additional funding needed for the additional 4-unit apartment building.</td>
</tr>
<tr>
<td>Fund Source/ Year Funded/ Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>--------------------------------</td>
<td>---------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>CoC 2013</td>
<td>YWCA Long Term Leasing for Chronically Homeless Disabled</td>
<td>Provide funding for leasing, services, for 5 new units of permanent supportive housing for chronically homeless individuals with disabilities at scattered sites in Snohomish County.</td>
<td>Funds budgeted. Project anticipated to begin implementation in the 2014 program year.</td>
</tr>
</tbody>
</table>

**Affordable Housing Objective HO-6:** Continue to support the operation of facilities and programs providing shelter and/or housing coupled with supportive services to persons experiencing homelessness.

During the reporting period, the County, the Consortium, and the local Continuum of Care continued to support the operation of facilities and programs providing shelter and/or housing coupled with supportive services to persons experiencing homelessness.

- CDBG public service funds and ESG funds were used by several projects to provide emergency shelter, transitional housing, and supportive services to homeless persons. These projects included:
  - Catholic Community Services, *Pregnant and Parenting Women’s Housing Program*
  - Cocon House, *Emergency Shelter for Teens*
  - Domestic Violence Services of Snohomish County, *Domestic Violence Services*
  - Housing Hope, *Homeless Services*
  - Housing Hope, *Teen and Young Parent Housing*
  - The Interfaith Association of Northwest Washington, *Interfaith Family Shelter*
  - Volunteers of America, *Emergency Housing Assistance*
  - YWCA, *Families in Transition/Homeward Bound*

- Continuum of Care funds and state and local funds were also used to help support the operation of facilities and programs providing shelter and/or housing coupled with supportive services to persons experiencing homelessness.

**Affordable Housing Objective HO-7:** Continue to support programs that provide assistance to prevent households at risk from becoming homeless, especially those at imminent risk of homelessness.

During the reporting period, Snohomish County continued to support programs that provided assistance to households at risk of becoming homeless. Funding for homeless prevention assistance was provided through the Housing and Essential
Needs Program (HEN), the Consolidated Homeless Grant (CHG), and the Ending Homelessness Program (EHP).

**Affordable Housing Objective HO-8:** Continue to support the local Homeless Management Information System (HMIS) for required data collection, reporting, evaluation, and other management activities.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESG 2011</td>
<td>Snohomish County Human Services Department and ESG Subrecipients HMIS</td>
<td>Pay for eligible HMIS costs by the County and/or eligible ESG subrecipients, such as local data collection and working as the HMIS lead agency for the county.</td>
<td>The 2011 activity is complete. The 2012 and 2013 activities are open and underway.</td>
</tr>
</tbody>
</table>

**Affordable Housing Strategy H-3:** Provide support for the operations and development of transitional and permanent rental units, rent subsidies, and service programs for person with special needs, including: elderly persons, frail elderly persons, persons with chronic mental illness, persons with developmental disabilities, persons with physical disabilities, persons in recovery from substance abuse, persons living with HIV/AIDs, and victims of domestic violence.

**Affordable Housing Objective HO-8:** Increase the supply of transitional and permanent rental housing units for persons with special needs populations by 228 over the next five years. These units are included in the 760 units to be added for low-income households under Strategy H-1.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012 CDBG 2012 HOME</td>
<td>Senior Services Village Square Senior Apartments</td>
<td>Acquisition of property for the new construction of 44 units of affordable rental housing in Stanwood. Thirty three of the units to be affordable to households with incomes at or below 50% of the area median income and eleven units to be affordable to households with incomes at or below 60% of the area median income. Three of the units to be ADA-accessible units.</td>
<td>Project cancelled.</td>
</tr>
</tbody>
</table>

Additional projects that will preserve existing affordable housing units for elderly persons and persons with disabilities may be referenced under Objective HO-1.
Affordable Housing Objective HO-9: Maintain and increase rent subsidies for persons with special needs through the Section 8 program and other programs, to the extent that funding is available, to assist approximately 365 households each year for the next five years for a total of 1,825 households (duplicated count) assisted.

The table below shows the amount and type of rent subsidies available specifically for persons with special needs. During the 2013 program year, these rent subsidies assisted 1,167 households.

<table>
<thead>
<tr>
<th>Agency</th>
<th>Type of Rent Subsidy</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Authority of Snohomish County</td>
<td>Section 8 Non-Elderly Disabled Vouchers</td>
<td>305</td>
</tr>
<tr>
<td>Housing Authority of Snohomish County</td>
<td>Section 8 Non-Elderly Disabled Vouchers For persons exiting nursing homes and other health care facilities</td>
<td>50</td>
</tr>
<tr>
<td>Housing Authority of Snohomish County</td>
<td>Section 8 Family Unification Program Vouchers</td>
<td>50</td>
</tr>
<tr>
<td>Housing Authority of Snohomish County</td>
<td>Section 8 Veterans Affairs Supportive Housing Vouchers</td>
<td>175</td>
</tr>
<tr>
<td>Snohomish County Human Services Department</td>
<td>Sales Tax Program Rental Vouchers and North Sound Mental Health Association Rental Vouchers For persons with mental health and/or chemical dependency disorders</td>
<td>587</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1,167</strong></td>
</tr>
</tbody>
</table>

Additional rent subsidies were provided to homeless persons with special needs through other programs. These persons are included in the emergency shelter, transitional housing, and permanent housing inventory for homeless persons categorized under Affordable Housing Strategy H-2 as well as through other programs in the community that provide housing assistance.

Affordable Housing Objective HO-10: Provide support to service programs necessary for people living with special needs to live independently.

During the program year, CDBG funds were provided to the following service programs to support people with special needs to living independently.

- Catholic Community Services, *Volunteer Chore Services*
- Domestic Violence Services of Snohomish County, *Domestic Violence Services*
- Mercy Housing Northwest, *Senior Housing Support Services*
- Village Community Services, *Aging Adults with Disabilities*
Affordable Housing Strategy H-4: Assist low- and moderate-income homeowners to stay in their homes and maintain the current housing stock through home repair, home rehabilitation, and home weatherization activities.

Affordable Housing Objective HO-11: Provide housing rehabilitation loans to 175 low- and moderate-income homeowners with incomes at or below 80% of the area median income at the rate of 35 per year.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME 2010</td>
<td>City of Everett Community Housing Improvement Program (CHIP)</td>
<td>Provide loans to low- and moderate-income homeowners in Everett to rehabilitate their homes.</td>
<td>Program ongoing. 2010 funds fully expended and 2011 funds partially expended. 5 homes completed in 2013.</td>
</tr>
<tr>
<td>HOME 2011</td>
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<tr>
<td>HOME 2012</td>
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<tr>
<td>HOME 2013</td>
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<tr>
<td>HOME Program Income</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Outcome DH-1</td>
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</tbody>
</table>

Affordable Housing Objective HO-12: Provide grants to 375 homeowners with incomes at or below 50% of the area median income, at a rate of 75 households per year to make pre- and post-weatherization repairs to guarantee the efficacy of the weatherization measures and to address health and safety issues.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2012</td>
<td>Snohomish County Human Services Department Weatherization Program</td>
<td>Provide health- and safety-related minor home repairs necessary for weatherization improvements and repair or replacement of heating systems for low-income homeowners in Snohomish County, outside the cities of Everett and Bothell.</td>
<td>Program complete. 33 households assisted in 2013.</td>
</tr>
</tbody>
</table>
Affordable Housing Objective HO-13: Provide minor home repairs for 1,625 elderly and disabled homeowners with incomes at or below 50% of the area median income at a rate of 325 homes per year by providing health- and safety-related repairs.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2012</td>
<td>Senior Services of Snohomish County Minor Home Repair</td>
<td>Provide minor home health and safety repairs to homes of low-income senior and disabled homeowners in Snohomish County, outside the cities of Everett and Bothell.</td>
<td>Program ongoing. The 2012 activity is complete. The 2013 activity is open. 390 households assisted in 2013.</td>
</tr>
</tbody>
</table>

Affordable Housing Strategy H-5: Increase the incidence of homeownership by low- and moderate-income households using self-help construction, manufactured housing, homebuyer education and downpayment assistance and purchase assistance programs.

Affordable Housing Objective HO-14: Provide 50 units for purchase for first-time homebuyers with incomes at or below 80% of the area median income over five years.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME 2010</td>
<td>Habitat for Humanity Villa de Gracia</td>
<td>Acquisition of property in Marysville to construct five homes through sweat-equity program for first-time homebuyers with incomes at or below 50% of the area median income.</td>
<td>Project open. During the 2013 program year, construction completed for one home and the home is occupied. Construction of the next two homes began in June 2014 and is anticipated to be completed by October 2014. Construction of the final two homes is anticipated to begin in October 2014 and be completed by June 2015.</td>
</tr>
<tr>
<td>USDA Rural Development</td>
<td>Housing Hope Self-Help Housing Program</td>
<td>Ongoing program which constructs new homes for low- and moderate-income homebuyers through sweat equity team homebuilding model. Homes are located in North and East Snohomish County.</td>
<td>At the end of last year, construction was underway on 10 homes in Snohomish and was planned to begin on 10 homes near Snohomish in September 2013 and on 13 homes in Monroe in January 2014. Currently awaiting information from agency on 2013 program year accomplishments.</td>
</tr>
</tbody>
</table>
**Affordable Housing Objective HO-15**: Provide financing assistance for 70 first-time buyers with incomes at or below 80% of the area median income.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Project Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2012</td>
<td>Puget Sound First Time Homebuyers Assistance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CDBG 2013</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CDBG and HOME Program Income</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outcome DH-2</td>
<td>City of Everett Negotiated Set-Aside</td>
<td>Provide purchase assistance to low- and moderate-income first-time homebuyers in the City of Everett and the Everett UGA.</td>
<td>Project open. Contract executed. Funds partially expended. 4 households assisted in 2013.</td>
</tr>
<tr>
<td>HOME 2010 (Everett Set-Aside)</td>
<td>City of Everett Negotiated Set-Aside</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outcome DH-2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HOME 2010</td>
<td>Housing Hope Homeownership Assistance Fund</td>
<td>Provide purchase assistance to low- and moderate income first-time homebuyers participating in Agency's sweat-equity homeownership programs in Snohomish County, outside the Cities of Everett and Bothell.</td>
<td>Project open. Funds partially expended. No households assisted in 2013.</td>
</tr>
<tr>
<td>Outcome DH-2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CDBG 2013</td>
<td>Housing Hope Homeownership Assistance</td>
<td>Project will assist low- and moderate-income, first-time homebuyers participating in Housing Hope’s Rural Self-Help Program (sweat equity, new construction) serving East Snohomish County. CDBG funds will help pay for pre-development soft costs to lower the price of the homes for the homebuyers.</td>
<td>Funds budgeted. County in process of negotiating contract with Agency.</td>
</tr>
<tr>
<td>WA State Housing Trust Fund</td>
<td>Housing Hope Homeownership Assistance Fund</td>
<td>Provides purchase assistance to low- and moderate-income first-time homebuyers participating in Agency's sweat-equity homeownership program in Snohomish County.</td>
<td>Program ongoing. Currently awaiting information from agency on accomplishments for the 2013 program year.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
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<td>---------------------------------</td>
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</tr>
</tbody>
</table>
| HOME 2010 (Everett Set-Aside)    | City of Everett Negotiated Set-Aside  
Parkview Services  
Parkview Homeownership | Provide purchase assistance to low- and moderate income first-time homebuyers in City of Everett and Everett UGA where at least one member of the household has a disability. | Project open. Contract executed. Funds partially expended. 2 households assisted in 2013. |
| HOME 2010  
HOME 2011  
CDBG 2012 | Parkview Services Homeownership for People with Disabilities | Provide purchase assistance to low- and moderate-income first-time homebuyers in Snohomish County, outside the Cities of Everett and Bothell (and Marysville for CDBG funds), where at least one member of the household has a physical or mental disability. | Program ongoing. 2010 funds partially expended, full balance 2011 funds remaining, 2012 contract executed and funds partially expended. 4 households assisted in 2013. |

**Affordable Housing Objective HO-16:** Conduct homebuyer education classes for 1,000 potential homebuyers.

No CDBG or HOME funds are currently programmed to provide homebuyer education. However, HomeSight, Housing Hope, and Parkview Services provide homebuyer education and financial counseling with other funds as part of their first-time homebuyer programs for Everett and Snohomish County. In the 2013 program year, 126 potential homebuyers were provided education and counseling by two of the three programs, for a three-year total of 898 persons, representing 90% of the five-year goal. Currently awaiting information from third program on accomplishments for the 2013 program year.

**Affordable Housing Strategy H-6:** Improve the processes for utilizing the grant funds administered by the County.

**Affordable Housing Objective HO-17:** Continue to enhance the financial and administrative rigor of the project review process with additional outside financial analysis.

For the 2013 application review process, the County continued to use enhancements made in past years including strengthened application criteria for organizational capacity and financial feasibility, standardized project financial profiles, and standardized internal review of agency audits. This also included more standardized and objective scoring of project proposals. For the 2014 application review process, the evaluation criteria were further strengthened to ensure effective evaluation of the proposed projects and the project sponsors’ capacity to successfully develop and operate the projects. In addition, the County also consulted with the Washington State Department of Commerce on projects applying for both State and County funds to determine project viability.
Affordable Housing Objective HO-18: Continue to align and streamline funding processes for housing capital projects with other key funders, to the extent feasible.

In the last funding round, the County continued to use the Washington State Housing Trust Fund Application with a local supplement for Snohomish County. This assists in providing a more streamlined application process for housing capital projects applying to multiple funders. To the extent feasible, the County also continued to coordinate our local affordable housing application timeline with the timelines for the Washington State Housing Trust Fund and the Washington State Housing Finance Commission. In addition, the County also continued to participate in regularly scheduled regional and state meetings of public funders, such as the Monitoring Coordination Task Force and the Housing Trust Fund Policy Advisory Team to discuss projects, organizational capacity, joint monitoring, and other coordination-related issues.

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

The Consortium’s 2010-2014 Consolidated Plan was adopted in May 2010. The plan includes priority goals for local affordable housing production over the five-year period. The plan supports a continued strategy of addressing housing needs for low- and moderate-income households across the housing continuum, including needs for persons experiencing homelessness, persons with special needs, renters, homeowners, and first-time homebuyers. The production goals were based on affordable housing needs and the amount of funding projected to be available at the time the plan was developed. The production goals are intended to assist in the predictability of local funding priorities.

Affordable housing projects awarded funding for the 2010 through 2013 program years are consistent with the 2010-2014 Consolidated Plan goals and address housing needs across the housing continuum. However, due to significant funding cuts in CDBG, HOME, and other sources of funding over the past three years, the number of housing units that could be developed or maintained with this funding is significantly lower than the projected goals. For the 2014 funding round, bonus points were made available for proposed housing projects that would address Consolidated Plan goals that were not projected to have been met by the end of the 2013 program year. Local funding priorities for affordable housing will be re-evaluated during the 2014 program year during development of the 2015-2019 Consolidated Plan.

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

Affordable Housing Objective HO-20: Continue the CDBG float loan program as a tool to facilitate development of affordable housing in Snohomish County.
The County continued to make its CDBG float loan program available during the program year. There were no new float loans made during this time.

**Affordable Housing Objective HO-21:** Continue the Snohomish County Affordable Housing Trust Fund as a tool to facilitate development of affordable housing in Snohomish County.

The County continued administering the Snohomish County Affordable Housing Trust Fund (AHTF) program during the program year. The funds are used to support affordable housing capital projects as well as operating and maintenance funds for emergency shelters and low-income rental housing units. Revenues from the program are generated by a surcharge for recording certain documents in Snohomish County. A total of $809,933 in AHTF funds was available for the 2013 program year.

**Affordable Housing Objective HO-22:** Maintain and support the equitable use of Washington State Housing Trust Fund dollars for affordable housing projects in Snohomish County.

During the reporting period the County provided input to the Washington State Department of Commerce on local affordable housing projects that received local funding commitments and applied to the State for additional funding.

**Affordable Housing Objective HO-23:** Support the equitable use of low-income housing tax credits for affordable housing in Snohomish County.

In the 2013 program year, the County along with the Housing Consortium of Everett and Snohomish County supported further policy changes in the Washington State Housing Finance Commission’s 2014 Tax Credit Program to keep Snohomish County in the same construction/development costs market as Seattle, to reflect the similarities in construction and development costs, to support a Preservation and Recapitalization Set-Aside within the geographic credit pools, and to support the priority for recapitalization of existing affordable housing projects under the 4% tax credit program instead of the more competitive and limited 9% tax credit program. These policy recommendations were adopted by the Commission. There were no Snohomish County 9% tax credit projects submitted to the Commission in the 2013 program year. However, these policy changes should make future Snohomish County projects more competitive under the 9% tax credit program. No major policy changes are anticipated for the 2015 9% tax credit program.

**Affordable Housing Objective HO-24:** Continue coordination efforts with the Washington State Department of Commerce and the Washington State Housing Finance Commission on jointly funded affordable housing projects.

During the reporting period, the County coordinated efforts with the Washington State Department of Commerce on jointly funded affordable housing projects.
Affordable Housing Objective HO-25: Continue administration of CDBG-R and NSP funds.

During the reporting period, the County continued administration of NSP funds. The CDBG-R grant was closed out in the prior reporting period.

Affordable Housing Objective HO-25: Develop and implement a revolving loan fund with resources generated under a local sales tax program as a tool to facilitate development of affordable housing for persons with mental health and chemical dependency disorders.

The Snohomish County Human Services Department developed and implemented a short-term, interim revolving loan fund during the 2010 program year. Upon request from the project sponsors, 2010 and 2011 interim loan awards made under this program were converted to long-term, deferred, zero percent forgivable loans in the 2013 program year. In addition, for 2012, 2013, and 2014, the policy direction for use of these funds was revised to provide long-term, deferred, zero percent forgivable loans for housing capital projects and to increase funding for rental assistance vouchers for this population. Accomplishments for specific projects awarded funding under this program may be found under Affordable Housing Objective HO-5 above.

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

Affordable Housing Objective HO-27: Use available HOME funds to support the operations of Community Housing Development Organizations (CHDOs). The County will assist three CHDOs each year for the next five years.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
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<th>Project Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>HOME 2012 HOME 2013</td>
<td>Habitat for Humanity CHDO Operating Funds</td>
<td>Provide operating funds to cover a portion of the organization’s costs incurred in developing affordable housing projects in Snohomish County.</td>
<td>The 2012 activity is complete. The 2013 activity if open.</td>
</tr>
<tr>
<td>HOME 2012 HOME 2013</td>
<td>Housing Hope Properties CHDO Operating Funds</td>
<td>Provide operating funds to cover a portion of the organization’s costs incurred in developing affordable housing projects in Snohomish County.</td>
<td>The 2012 activity is complete. The 2013 activity is open.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
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<tr>
<td>HOME 2012 HOME 2013</td>
<td>Senior Services of Snohomish County CHDO Operating Funds</td>
<td>Provide operating funds to cover a portion of the organization’s costs incurred in developing affordable housing projects in Snohomish County.</td>
<td>The 2012 activity is complete. The 2013 activity is open.</td>
</tr>
</tbody>
</table>

**Affordable Housing Objective HO-28:** Review the financial strength of housing providers for long-term organizational viability so that local dollars fund long-term community assets.

The County reviews organizational capacity and financial feasibility of projects during the application process. In addition, the County reviews long-term organizational viability through ongoing financial monitoring to assist the County in assessing and addressing any potential risks to ensure preservation of our community assets.

**Affordable Housing Objective HO-29:** Continue to strengthen community partnerships by rewarding links between housing providers and service agencies.

Community partnerships which link housing providers and service agencies continue to be a strength in Snohomish County, particularly in regard to projects serving homeless persons and other persons with special needs. The County continues to use an application criterion for affordable housing projects to evaluate whether project proposals include the appropriate type and level of support services where relevant to the population to be served.

**Affordable Housing Objective HO-30:** Build and maintain local capacity to efficiently produce and maintain housing.

As indicated under Objective HO-23, the County continues to use available HOME funds to support the operations of Community Housing Development Organizations (CHDOs). CHDOs are private, non-profit, community-based organizations that develop affordable housing for our community. Providing general operating assistance for these organizations allows CHDOs to build and maintain their capacity to produce and maintain affordable housing.

Impact Capital is a Community Development Financial Institution (CDFI) based in Seattle that helps build and sustain neighborhoods in underserved communities in the Pacific Northwest through real estate financing and community support building activities. In 2007, Impact Capital established a revolving loan fund with Snohomish County AHTF funds to provide pre-development loans to agencies to develop affordable housing in Snohomish County. Impact Capital provided one loan under this fund during the 2010 program year, no new loans were awarded during the 2011 and 2012 program years. Currently awaiting information on accomplishments for the 2013 program year.
Affordable Housing Objective HO-31: Ensure a commitment by housing providers to maintaining low-income housing once it is constructed.

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

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2012 Outcome SL-1</td>
<td>Snohomish County Parks and Recreation Wenberg Park ADA Access</td>
<td>Remove architectural barriers at Wenberg Park campground by removing two existing older restroom facilities and replacing them with one ADA-accessible restroom facility with eight single-user, gender-neutral stalls and showers and an accessible path to and around the facility.</td>
<td>Project open. Construction started and anticipated to be completed in August.</td>
</tr>
</tbody>
</table>
Public Facilities Objective PFO-2: Support acquisition, construction and/or rehabilitation of up to five (5) public facilities which will principally benefit low- and moderate-income households, special needs populations, the homelessness and those at-risk of homelessness or abuse, and other HUD defined “Presumed Benefit populations” which include: abused children, battered spouses, elderly persons, severely disabled persons, homeless persons, illiterate adults, persons living with HIV/AIDS, and migrant workers.

<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2011 Outcome SL-1</td>
<td>Domestic Violence Services Everyone Deserves To Be Safe</td>
<td>Agency is in process of acquiring and converting existing property into facility for victims of domestic violence to include shelter space, administrative offices, a day care facility, and a commercial kitchen. CDBG funds will be used for eligible portions of the emergency shelter building.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>CDBG 2011 Outcome SL-1</td>
<td>Stillaguamish Senior Center 2011 Rehabilitation</td>
<td>Rehabilitate senior center to include main hall restrooms including ADA accessibility, three classroom buildings, and fitness room. Also includes sidewalk work between buildings.</td>
<td>Project complete.</td>
</tr>
</tbody>
</table>

Public Facilities Objective PFO-3: Support acquisition, construction and/or rehabilitation of up to six (6) public facilities which will principally benefit low- and moderate-income households, including but not limited to, youth centers, child care centers, health facilities, senior centers, and food banks.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
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</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2010 Outcome SL-1</td>
<td>Boys &amp; Girls Clubs Sultan Boys&amp; Girls Club Building Improvements</td>
<td>Construction of new club. The facility will serve youth from families of with at least 51% are low- and moderate-income.</td>
<td>Funds budgeted. Environmental review complete. County in process of negotiating contract with Agency. Phase I construction anticipated to be completed summer 2014.</td>
</tr>
<tr>
<td>Fund Source/ Year Funded/ Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Project Status</td>
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</tr>
<tr>
<td>CDBG 2011 Outcome SL-1</td>
<td>Boys &amp; Girls Club Marysville B&amp;GC Building Improvements</td>
<td>Upgrade building including exterior roof, gutters, siding, paint, asphalt, interior HVAC, kitchen area, and gym. Test for asbestos and lead paint if needed.</td>
<td>Project open. Construction complete. Awaiting closeout.</td>
</tr>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Edmonds Senior Center Senior Center Refurbishment</td>
<td>Partial rehabilitation of the Edmonds Senior Center.</td>
<td>Project cancelled.</td>
</tr>
</tbody>
</table>

**Public Facilities Objective PFO-4:** Support acquisition, construction and/or rehabilitation of up to four (4) public facilities to principally benefit low- and moderate-income neighborhoods, including but not limited to, parks and recreation, health centers, fire stations and other neighborhood facilities.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>City of Mountlake Terrace Evergreen Play Equipment</td>
<td>Purchase and installation of new play structures at Evergreen Park.</td>
<td>Project open. First phase of project completed. Proposed amendment underway to award additional funding to complete project.</td>
</tr>
</tbody>
</table>

**Community Development Priority: Infrastructure**

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

**Infrastructure Objective IO-1:** Support construction and rehabilitation of up to thirteen (13) street and/or sidewalk improvement projects to principally benefit low- and moderate-income neighborhoods and/or which promote accessibility and mobility for the elderly and the disabled.
<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013</td>
<td>City of Edmonds ADA Upgrades</td>
<td>Upgrade curb ramps along 3rd Avenue S. beginning at Main Street to as far as the funding will allow, but up to Pine Street.</td>
<td>Project open. Design work underway and 5% complete.</td>
</tr>
<tr>
<td></td>
<td>City of Lynnwood 48th Avenue West Sidewalks</td>
<td>Construct concrete curb, gutter, five-foot-wide sidewalk, and five-foot wide paved bike lanes along 48th Avenue W.</td>
<td>Project open. Construction complete. Awaiting final documentation and project closeout.</td>
</tr>
<tr>
<td></td>
<td>City of Lynnwood 204th Street SW Improvement Project</td>
<td>Construct concrete curb, gutter, and seven-foot-wide sidewalk along both sides of 204th Street SW between 68th Avenue W and Highway 99.</td>
<td>Project complete.</td>
</tr>
<tr>
<td></td>
<td>City of Monroe Powell Street Sidewalk</td>
<td>Design and construct five-foot wide sidewalks, curb, gutter, planting strips, ADA ramps, and necessary storm water improvements on Powell Street between Park Street and Adams Lane.</td>
<td>Project complete.</td>
</tr>
<tr>
<td></td>
<td>City of Monroe Elizabeth Street Project</td>
<td>Construction of approximately 700 lineal feet of curb, gutter, planter strip, 5-foot sidewalk, ADA ramps, necessary stormwater improvements and pavement patching along one side of Elizabeth Street and associated repair, consultant, and administrative costs.</td>
<td>Project open. Construction complete. Awaiting final documentation and project closeout.</td>
</tr>
<tr>
<td>CDBG 2011</td>
<td>City of Mountlake Terrace 54th Avenue West Sidewalk</td>
<td>Construct half street improvements including curb, gutter, sidewalk, ADA ramps, planter strip and drainage improvements on 54th Avenue W from 234th Street SW to 236th Street SW.</td>
<td>Project complete.</td>
</tr>
<tr>
<td></td>
<td>City of Mountlake Terrace 222nd Street Sidewalk</td>
<td>Construct curb, gutter, sidewalk, ADA ramps, and drainage improvements on the North side of 222nd Street SW from 39th Avenue to 44th Avenue W.</td>
<td>Project complete.</td>
</tr>
</tbody>
</table>
**Infrastructure Objective IO-2:** Support up to five (5) other infrastructure projects, including but not limited to, water/sewer projects, flood drain improvements, solid waste disposal, flood drain improvements and other flood mitigation needs to principally benefit low- and moderate-income households.

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013</td>
<td>Town of Darrington Water Utility Upgrades</td>
<td>Purchase and installation of new system-wide telemetry.</td>
<td>Project open. First phase of project complete. Proposed amendment underway to award additional funding to complete project.</td>
</tr>
<tr>
<td>CDBG 2011</td>
<td>Town of Darrington South Water Tank Rehab and Stability</td>
<td>Rehabilitate inside and outside of water tank to include re-grouting, replacing rusted bolts, and stabilizing failed hillside.</td>
<td>Project open. Construction complete. Awaiting closeout.</td>
</tr>
<tr>
<td>CDBG 2012</td>
<td>Town of Index Water Main Redundancy for Flood Protection</td>
<td>Create an alternate distribution line for town water system for a section of the water main lying in the active flood path at 2nd and Avenue A.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>CDBG 2012</td>
<td>City of Sultan 6th Street Waterline Completion</td>
<td>Extend water main including 622 lineal feet of 8” ductile iron class waterline, fire hydrants, and eight water services at north end of 6th Street one block north of 6th and Alder.</td>
<td>Project complete.</td>
</tr>
<tr>
<td>CDBG 2012</td>
<td>City of Sultan Alder Avenue Sidewalks</td>
<td>Construct 500 lineal feet of sidewalk on the north side of Alder Avenue from 7th Street to 8th Street.</td>
<td>Project open. Contract executed. Construction started end of June.</td>
</tr>
<tr>
<td>CDBG 2013</td>
<td>City of Sultan Alder Avenue Water/Sewer Line</td>
<td>Construct 1,250 lineal feet of water main with 35 replacement water sewer lines and 1,000 lineal feet of sanitary sewer main with 30 replacement side sewer connections.</td>
<td>Project open. Environmental review complete. Project executed. Construction started end of June.</td>
</tr>
</tbody>
</table>
**Community Development Priority: Youth Service Programs**

**Youth Services Strategy CD-3:** In order to make suitable living environments more available and accessible, support programs that effectively provide for the basic living, health, safety, and well-being of homeless youth/young adults and youth from low- and moderate-income families, by providing services including, but not limited to, housing, case management, life-skills training, and safety.

**Youth Services Objective YPO-1:** Provide sexual abuse/assault prevention education and violence prevention education for 1,200 children/youth each year for the next five years for a total of 6,000 persons served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
</table>

**Youth Services Objective YPO-2:** Provide parenting skills training, case management and services for 70 low- and moderate-income pregnant or parenting teens each year for the next five years for a total of 350 persons served.

There were no CDBG or ESG projects falling under this objective open during the 2013 program year.

**Youth Services Objective YPO-3:** Provide transitional housing and related case management and supportive services for 25 homeless teen/young parents and their children each year for the next five years for a total of 125 households (250 persons) served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Housing Hope Teen and Young Parent Program</td>
<td>Provide transitional shelter housing and case management services for homeless parenting and pregnant teens and young parents.</td>
<td>With CDBG funds served 23 homeless families (57 persons).</td>
</tr>
</tbody>
</table>
**Youth Services Objective YPO-4:** Provide emergency and transitional housing and related case management and supportive services for 255 homeless youth/young adults each year for the next five years for a total of 1,275 persons served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013 ESG 2013 Outcome SL-1</td>
<td>Cocoon House Teen Shelter &amp; Transitional Housing</td>
<td>Provide case management, supportive services, and operating costs for emergency shelter program for homeless teens ages 13 to 17.</td>
<td>With CDBG and ESG funds, served 177 homeless teens.</td>
</tr>
</tbody>
</table>

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**Community Development Priority: Senior Service Programs**

**Senior Services Strategy CD-4:** In order to make suitable living environments more affordable, support service programs that effectively assist low- and moderate-income elderly persons to continue to live independently in all housing settings appropriate to their individual needs.

**Senior Services Objective SPO-1:** Provide in-home services such as chore services, monitoring, case management, and service coordination and out-of-home services such as respite day care for 550 elderly and/or frail elderly persons each year for the next five years for a total of 2,750 persons served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013 Outcome SL-2</td>
<td>Catholic Community Services Volunteer Chore Services</td>
<td>Provide in-home volunteer chore services to low-income elderly persons and disabled adults in their own homes to help maintain their independence and safety.</td>
<td>With CDBG funds, served 92 elderly and/or disabled adults.</td>
</tr>
<tr>
<td>CDBG 2013 Outcome SL-2</td>
<td>Mercy Housing Northwest Senior Housing Support Services</td>
<td>Provide on-site service coordination and group programming for low-income elderly persons and disabled adults residing in the agency's properties to enable continued independent living and enhance quality of life.</td>
<td>With CDBG funds, served 36 households (40 persons).</td>
</tr>
</tbody>
</table>
Public Services Strategy CD-5: In order to make suitable living environments more available, accessible, and affordable and decent housing more available and accessible, support service programs that effectively provide for the basic living, health, safety and well-being needs of low- and moderate-income persons, homeless persons, and persons with special needs in Snohomish County, prioritized at the municipal and community levels, that address the most urgent needs of these groups.

Public Services Objective PSO-1: Provide homeless prevention services to those at-risk of homelessness, services to homeless persons, and emergency shelter, transitional housing, and permanent housing coupled with case management and supportive services to homeless persons with the goal of assisting at-risk and homeless persons to stabilize and move towards self-sufficiency. Persons assisted may include individuals, families, chronically homeless persons, and persons with special needs. Assist 825 persons each year for the next five years for a total of 4,125 persons (1,500 households) served.

<table>
<thead>
<tr>
<th>Fund Source/ Year Funded/ Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Catholic Community Services Pregnant and Parenting Women’s Housing Program</td>
<td>Provide transitional housing and case management to homeless pregnant and parenting women, who are drug or alcohol dependent in early recovery, and their children.</td>
<td>With CDBG funds, served 18 homeless families (41 persons).</td>
</tr>
<tr>
<td>ESG 2013 Outcome SL-1</td>
<td>Catholic Community Services Rapid Re-Housing Relocation and Stabilization Services/Tenant-Based Rental Assistance</td>
<td>Provides rapid re-housing relocation and stabilization services to homeless persons and/or individuals.</td>
<td>With ESG funds served 56 homeless families (129 persons).</td>
</tr>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Housing Hope Homeless Services</td>
<td>Provide transitional housing, case management, adult education and employment services for homeless families. Provide permanent housing with case management, adult education, and employment services for previously homeless individuals with special needs.</td>
<td>With CDBG funds, served 79 homeless families (292 persons) in transitional housing. Served 32 previously homeless persons in permanent housing program.</td>
</tr>
<tr>
<td>Fund Source/Year Funded/Outcome</td>
<td>Project Sponsor &amp; Project Name</td>
<td>Project Description</td>
<td>Accomplishment</td>
</tr>
<tr>
<td>---------------------------------</td>
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</tr>
<tr>
<td>ESG 2013 Outcome SL-1</td>
<td>Interfaith Association of NW Washington The Interfaith Family Shelter</td>
<td>Provide operating costs for emergency shelter for homeless families.</td>
<td>With ESG funds, served 41 homeless families (158 persons).</td>
</tr>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Volunteers of America Emergency Housing Assistance</td>
<td>Provide emergency shelter and transitional housing with intensive case management for homeless single parents with children.</td>
<td>With CDBG funds, served 9 homeless families (18 persons) in emergency shelter and 29 homeless families (78 persons) in transitional housing.</td>
</tr>
<tr>
<td>CDBG 2012 Outcome SL-1</td>
<td>YWCA Families in Transition</td>
<td>Provide transitional housing with case management and supportive services for homeless mothers and their children.</td>
<td>With CDBG funds, served 14 homeless families (37 persons).</td>
</tr>
<tr>
<td>ESG 2013 Outcome SL-1</td>
<td>YWCA Families in Transition/Homeward Bound</td>
<td>Provide case management and related support services for homeless mothers and their children in emergency shelter.</td>
<td>With ESG funds served 42 homeless families (111 persons).</td>
</tr>
</tbody>
</table>

**Public Services Objective PSO-2:** Provide emergency shelter, transitional housing, and related case management and supportive services for 300 victims of domestic violence and their children each year for the next five years for a total of 1,500 persons served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013 Outcome SL-1</td>
<td>Domestic Violence Services of Snohomish County Domestic Violence Services</td>
<td>Provide victims of domestic violence and their children with emergency shelter and transitional housing with case management services. Also provide community support groups and a crisis hotline, referral and community-based support programs.</td>
<td>Served 82 persons (33 households) in emergency shelter and 9 persons (3 households) in transitional housing. Also provided nine community support groups serving 90 persons and received 2,830 crisis line calls.</td>
</tr>
</tbody>
</table>

**Public Services Objective PSO-3:** Provide case management and supportive services to assist 30 persons with special needs, including but not limited to, persons with HIV/AIDS and persons with developmental and physical disabilities, to live independently in all housing settings appropriate to their need for each of the next five years for a total of 150 persons served.
### Public Services Objective PSO-4:

Provide information on landlord/tenant and fair housing laws, conciliation and mediation services to help resolve disputes between landlords and tenants, and fair housing counseling to individuals who believe they are experiencing discrimination in housing to assist 1,000 persons each year for the next five years for a total of 5,000 persons served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013</td>
<td>Village Community Services Aging Adults with Disabilities</td>
<td>Provide enhancement of residential support services for aging adults with disabilities to help preserve their health, safety, and personal well-being while living as independently as possible in their own homes and communities.</td>
<td>With CDBG funds served 28 persons.</td>
</tr>
</tbody>
</table>

There were no CDBG or ESG projects falling under this objective open during the 2013 program year.

### Public Services Objective PSO-5:

Provide case management and supportive services for 145 low-income households each year for the next five years to assist them to move towards self-sufficiency for a total of 725 households (1,800 persons) served.

<table>
<thead>
<tr>
<th>Fund Source/Year Funded/Outcome</th>
<th>Project Sponsor &amp; Project Name</th>
<th>Project Description</th>
<th>Accomplishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG 2013</td>
<td>Volunteers of America Sky Valley Community Resource Center</td>
<td>Project will provide case management, education, and outreach to low-income at-risk and homeless households to increase self-sufficiency.</td>
<td>With CDBG funds, served 146 households (363 persons).</td>
</tr>
</tbody>
</table>

### Public Services Objective PSO-6:

Provide health services for 900 low- and moderate-income persons during the next five years.

There were no CDBG or ESG projects falling under this objective open during the 2013 program year.

**B. Actions Taken to Affirmatively Further Fair Housing**

The following narrative summarizes actions taken during the year to address fair housing issues identified in the Consortium’s 2012 Analysis of
Impediments to Fair Housing Choice (AI) and 2012-2016 Fair Housing Action Plan (FHAP).

1. The Snohomish County Division of Housing and Community Services established a team to oversee implementation of the 2012-2016 Fair Housing Action Plan consisting of County management, supervisory, and program staff. The team met four times during the program year.

2. The Snohomish County Division of Housing and Community Services undertook fair housing planning activities needed to implement local fair housing trainings and contracted with Volunteers of America to provide fair housing education and counseling to low-income and homeless people, to develop a fair housing web page, and to provide fair housing consultation services to the County with a current focus on consultation related to the Continuum of Care coordinated entry system. As part of the services provided, the Volunteers of America will develop fair housing educational materials (e.g. brochures and/or pamphlets) and coordinate with local jurisdictions and other agencies and organizations to distribute the materials. The Volunteers of America will also enhance its renter certification program to include a component on fair housing rights. The contact began in June 2014 and will continue in the 2014 program year. After the web page is fully developed, the County plans to begin working with jurisdictions to link to the webpage and to establish fair housing points of contact. Snohomish County plans to continue efforts to seek additional partnerships and resources to expand the trainings that can be offered in future years. (FHAP Action Item 1, Activities 1 and 3; Action Item 2, Activities 1, 2, 3, 4 and 5; Action Item 5, Activity 5.)

3. Snohomish County continued to act as lead agency in implementing the Consortium’s 2010-2014 Consolidated Plan infrastructure strategy for streets and sidewalks. During the 2013 program year, four street and sidewalk projects were completed, with another three that had funds budgeted or were underway. Projects are located in neighborhoods which are principally low- and moderate-income. Most of the projects include required ADA improvements to increase accessibility. The projects are located in the following communities: Edmonds, Lynnwood, Monroe, and Mountlake Terrace. (FHAP Action Item 3, Activity 3).

4. Snohomish County, through the Public Works Department, continued to allocate a portion of the County’s six-year Transportation Improvement (TIP) funds to sidewalk/accessibility improvements in public rights of ways as part of road improvement projects funded. In addition, the Public Works Department also established a citizen’s advisory committee that met to provide input on the ADA Transition Plan. (FHAP Action Item 3, Activity 4).
5. The Snohomish County Division of Housing and Community Services and Department of Planning and Development Services participated in the Puget Sound Fair Housing and Equity Assessment. Part of the assessment included review of 2010 home lending data under the Home Mortgage Disclosure Act (HMDA) for the region as a whole, which includes Snohomish County. The review found that about 2/3 of applicants from racial and ethnic minorities in the region were approved for loans, but that racial and ethnic minority applicants as a whole experienced loan denial rates that were four to nine percent higher than white applicants. The report indicated that because of the lower loan approval rates, these groups can be seen to have less access to financial resources to purchase homes as compared to whites, which could potentially limit household mobility and location choice. The report indicated that even if there is no intentional discrimination, this may be unfair and contribute to segregation. The data review and findings were similar to the review of 2009 home lending data conducted for the Snohomish County AI, which provided more detailed information specific to Snohomish County. As outlined in the FHAP, Snohomish County plans to conduct another review in 2016 to ascertain whether disparities in home loan denials for racial and ethnic minorities increase significantly or trend upward. (FHAP Action Item 4, Activity 1.)

6. During the 2013 program year, the Snohomish County Division of Housing and Community Services worked with Consortium-funded homebuyer purchase assistance programs to develop plans for additional targeted outreach to potential minority borrowers, including in areas where lending disparities are highest. The plans are anticipated to be finalized in August 2014 and implemented in the 2014 program year. (FHAP Action Item 4, Activity 2).

7. The County and Consortium members sought opportunities to increase affordable housing stock and affordable housing options during the program year. Many of these activities are discussed throughout the CAPER. A summary of notable accomplishments include: 1) completion of a 14-units rental housing project in Monroe, which includes six units of transitional housing for homeless households; 2) completion of a 52-bed emergency shelter for victims of domestic violence; 3) securing grant funding for 22 new leased units of permanent supportive housing for chronically homeless individuals with disabilities and 24 units of tenant-based rental assistance to rapidly re-house victims of domestic violence and their children; 4) continued implementation of a local sales tax program which provides funding to create permanent affordable rental housing for persons with mental illness and/or chemical dependency disorders, with 42 units currently underway, and which provides funding for rental housing vouchers for persons with mental illness and/or chemical dependency disorders; 5) establishment of an interjurisdictional
housing committee which is intended to provide a forum for education on affordable housing issues, local government staff support on affordable housing issues, an opportunity to be more creative and collaborative in approaches to affordable housing, with an interlocal agreement executed in the 2013 program year; and 5) several additional affordable housing projects and programs in the Consortium area that are underway or that have funds budgeted. In working on its update to the Comprehensive Plan, Snohomish County began to identify housing policies that promote housing types and affordability ranges for the County’s diverse demographics and to accommodate projected population growth. The County will continue exploring policies, programs, and regulations that may lead to enhanced participation of the private housing market in the production of affordable or mixed-income housing. (FHAP Action Item 5, Activity 1.)

8. The County and Consortium members sought opportunities to diversity housing stock and create more opportunities for residents of all income levels to reside in all communities. Many of these activities are discussed throughout the 2013 CAPER and some are also summarized in the paragraph above (III. B. 7.). This included provided funding for affordable housing development or rental housing vouchers to address unmet needs or supporting agencies working to secure units with landlords in the private housing market. Some activities include providing funding to projects that will create new units of affordable rental housing in a variety of locations in the Consortium area for persons with developmental disabilities, for small and large households (studios to three-bedroom units), for homeless veterans, and for persons with mental health and/or chemical dependency disorders. Finally, the County continued building out a pilot effort, aimed at outreach and engagement of persons living in encampments or other places not meant for human habitation as more fully described below in III. D. 1. (FHAP Action Item 5, Activity 2.)

9. During the 2012 program year, the goal to develop and implement an online affordable housing locator system was completed. The system continued to operate in the 2013 program year. Housing Consortium of Everett and Snohomish County staff actively engaged in outreach and education with non-profit affordable housing providers, property management companies, social service organizations and other community stakeholders to raise awareness and increase use of the site. The number of housing units listed on the site increased to 9,165 and there was a dramatic increase in the number of visits and unique visitors to the site. An Emergency Response Module was activated on the site to respond to needs related to the SR 530 Flooding and Mudslide Incident in March 2014 and some of the dramatic increase in visits should be attributed to these efforts. (FHAP Action Item 5, Activity 3.)
10. Activities by Snohomish County and the Continuum of Care to develop and implement a coordinated entry system for housing and services for homeless and at-risk persons continued and increased in the 2013 program year. Activities included development of forms in the Homeless Management Information System (HMIS), provision of staff training on the new forms and tools, establishment of housing preferences for chronically homeless persons, developing vulnerability ratings, and staging out further refinements for the system, including prevention staff. The system was established to meet a required August 2014 deadline and the County will use a continuous quality improvement process to ensure the system is working effectively for homeless and at-risk persons. Current coordinated entry partners include non-profit housing providers, emergency shelters, Everett School District, housing authorities, 211, and the Snohomish County Office of Community and Homeless Services. Tailored service partners include mental health counseling and substance abuse treatment, legal services, dispute resolution services, employment services and other types of permanent supportive housing for chronically homeless families. The County contracted with Volunteers of America to provide fair housing education and fair housing consultation in the implementation of the coordinated entry system. The coordinated entry model was utilized in developing a homeless encampment response effort. A special component of the coordinated entry system was activated under the County’s Emergency Management Plan response to the SR530 Flooding and Mudslide Incident in March 2014. Navigators were deployed to assist people in finding housing and meeting other needs. Having an established coordinated entry system that included staff who were coordinated entry specialists and navigators allowed the County to provide a rapid response to the housing and service needs of the households impacted by the incident. (FHAP Action Item 5, Activity 4.)

11. The Developmental Disabilities Division within the Snohomish County Human Services Department engaged in the following educational outreach activities regarding affordable housing for persons with development disabilities during the 2013 program year:

- Helped sponsor and coordinate the Annual Transition Fair in March 2014. The fair provides information and resources for people with developmental disabilities and their family members. The fair included a workshop on housing options in Snohomish County conducted by the Housing Authority of Snohomish County and Partners 4 Housing, an organization that works with families to find creative solutions and housing options for persons with developmental disabilities. Guild Mortgage Company, Parkview Services, Partners 4 Housing, and Washington Home of Your Own had resources tables at the fair. Approximately 227 people attended the fair, including 37 who attended the housing workshop.
- Continued to maintain an on-line and printed resource book with housing and community resources for persons with developmental disabilities, with about 2,000 of the books distributed over the past year. (FHAP Action Item 5, Activity 4.)

12. Snohomish County continued to act as lead agency implementing the Consortium’s 2010-2014 Consolidated Plan strategy to provide minor home repairs to low-income seniors and adults with disabilities through the county. During the 2013 program year, minor home repairs were provided by two programs to 423 homeowners, including 368 elderly persons and 49 persons with disabilities. (FHAP Action Item 5, Activity 8.)

13. The Snohomish County Human Services Department continued to be an active participant and sponsor of the Snohomish County Transportation Coalition (SNOTRAC) in the 2013 program. SNOTRAC is a county-wide coalition composes of human service agencies, transit agencies, tribes, people with special transportation needs and others, that works to develop and improve coordinated transportation options that serve all people, including their attendants, who because of physical or mental disability, income status, or age, are unable to transport themselves or purchase transportation.

With the Human Services Department, the Long-Term Care & Aging, Developmental Disabilities, and Community Health programs provided funding to SNOTRAC for the 2013 program year, allowing SNOTRAC to meet its local match requirement and maintain its eligibility for coordinated transportation funds. These same programs will provide funding to SNOTRAC for the 2014 program year.

During the 2013 program year, SNOTRAC continued to operate its Pay Your Pal (PYP) program for clients with a disability living in rural Snohomish County who needed transportation to medical appointments, work, or school/training when no other transportation is available. Clients recruit their own safe and reliable volunteer driver with a valid driver’s license and an insured vehicle. Volunteers are then reimbursed at a set mileage rate. PYP is a cost-effective and accessible transportation option since a PYP ride is one-third the cost of a paratransit ride and not all rural areas in Snohomish County are served by paratransit. During the past year, PYP service 24 clients, providing 3,456 rides covering 46,713 miles. Ninety-five percent of PYP clients agreed or strongly agreed that the program made them feel more independent.

SNOTRAC also operated the “Ride Around the Sound” (RAS) program from six senior centers and/or senior housing facilities in Snohomish County. SNOTRAC staff instructed groups of seniors in all aspects of
planning and using public transit as they travel from one location to another. During the past program year, SNOTRAC conducted 48 RAS trips with 497 participants. After taking a RAS trip, ninety-six percent of participants felt that their skill level in riding the bus had improved. In addition, SNOTRAC delivered 62 presentations about local transportation options to a wide variety of community groups. These presentations were attended by 1,060 people.

Over the past year, the SNOTRAC Mobility Manager position has been unfilled due to uncertainty about future funding, making it hard to launch new initiatives. However, SNOTRAC has continued to operate its existing programs and bring together advocates for special needs transportation. Snohomish County Human Services Department employees from Long-Term Care and Aging and the Housing and Community Services Division remain active in the coalition. As an area agency on aging, the Long-Term Care and Aging unit is also a voting and active participant in the regional transportation planning organization’s efforts around special needs transportation. (FHAP Action Item 7, Activity 2.)

14. The Division of Housing and Community Services within the Human Services Department has made significant progress in streamlining the subcontracting process for housing and service contracts that it administers. Both areas have implemented enhanced tools for oversight of contract status which includes establishing goals for the drafting and execution of contracts and allows for the earlier identification of delays that need to be addressed. Where feasible, multiple sources of funding have also been combined into one contract to achieve greater efficiencies. Some items related to the timing of contracts are not within the County’s control such as the date grant funds are made available to the County for subcontracting or delays encountered by project sponsors in meeting certain regulatory requirements before subcontracting may occur. The Division of Housing and Community Services has substantially resolved delays in both housing and service subcontracting with subrecipients that existed at the time the Analysis of Impediments was conducted and is not aware of any recent complaints. Division staff continue to work on further refinements to the subcontracting process to implement further efficiencies, where possible. (FHAP Action Item 8, Activity 1.)

C. Affordable Housing

Snohomish County and the Snohomish County Consortium continued efforts to address the affordable housing needs in our community through investment of CDBG, HOME, ESG and other federal and local funds for this purpose. The following table provides a summary of accomplishments achieved during the 2013 program year with CDBG, HOME, and ESG funds for activities that provided rapid re-housing rental assistance, production and rehabilitation of
rental housing units, homeowner home rehabilitation, and homebuyer purchase assistance.

**CDBG, HOME, and ESG**

**PY 2013 Affordable Housing Accomplishments**

<table>
<thead>
<tr>
<th>Number of Households Supported</th>
<th>By Population Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Homeless: 39</td>
</tr>
<tr>
<td></td>
<td>Non-Homeless: 30</td>
</tr>
<tr>
<td></td>
<td>Non-Homeless Special Needs: 428</td>
</tr>
<tr>
<td></td>
<td>Total Units: 496</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Households Supported</th>
<th>By Program Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rental Assistance: 33</td>
</tr>
<tr>
<td></td>
<td>Production of New Units: 6</td>
</tr>
<tr>
<td></td>
<td>Acquisition of Existing Units: 21</td>
</tr>
<tr>
<td></td>
<td>Rehabilitation of Existing Units: 436</td>
</tr>
<tr>
<td></td>
<td>Total Units: 496</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Households Supported</th>
<th>By Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0 to 30% of Area Median Income: 302</td>
</tr>
<tr>
<td></td>
<td>31 to 50% of Area Median Income: 189</td>
</tr>
<tr>
<td></td>
<td>51 to 80% of Area Median Income: 5</td>
</tr>
<tr>
<td></td>
<td>Total Units: 496</td>
</tr>
</tbody>
</table>

Additional affordable housing accomplishments were achieved with other federal, state, and local funding during the reporting period. Notable accomplishments include:

- Rehabilitation was completed on a facility that will provide 52 new beds of emergency shelter for victims of domestic violence.

- The HASCO Section 8 program provided rent subsidy vouchers to an average of 3,421 households per month. Currently, 580 of these vouchers are specifically designated by HUD for persons with special needs.

- Additional short-term rental subsidies were provided to 587 persons with special needs.
Several other affordable housing projects were underway during the reporting period. For additional information regarding accomplishments and evaluation of progress towards goals, see Sections III. A. and III. H.

D. Continuum of Care for Homeless Persons

The narrative below highlights accomplishments and evaluates progress in meeting specific objectives for reducing and ending homelessness during the program year.

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

The County has engaged in a number of activities to improve outreach to homeless persons including:

- The County continued building out a pilot effort, aimed at outreach and engagement of persons living in encampments or other places not meant for human habitation, with partner agencies that include the Compass Health PATH Program, Volunteers of America and Catholic Community Services. Based on lessons learned from the pilot effort for outreach to homeless encampments, a revised model was initiated to roll out community-wide. Protocols implemented in the 2013 program year included: a single number to call (211) for reporting encampments/locations, reporting and tracking in a database, and expanding partnerships. Additional partners include the County Sheriff and local law enforcement, the Snohomish County Drug Taskforce, and the Snohomish Health District. The addition of partner organizations will enhance the capacity to respond, to provide safety, to contact and engage more homeless persons, and to help meet more of the need in 2014.

- The annual Project Homeless Connect event provided services and some housing resources to over 1,300 persons. Many people were homeless and looking for housing and other services. Coordinated entry was conducted on-site and staff tried to engage people in services, since housing resources were very limited and not readily available. The intent was to connect people with needed services at the event and to possibly be linked with housing at a later date.
• The County continues to issue and distribute information to a large e-mail distribution list that includes agency staff serving homeless populations. This provides a useful vehicle for agency staff and outreach workers to stay informed of community resources or other opportunities that might assist in their work with connecting homeless persons with housing and services.

• Assessment of need occurs through the outreach and engagement team referenced above, homeless Navigators and through the CoC Coordinated Entry System. Youth outreach workers engage and assess homeless youth throughout the county region. Assessment allows referral and connection to tailored services based upon need. Homeless persons are then assisted to access housing and services. Assessments lead to individualized plans that include housing stability, services tailored and specific to the identified needs, and more specialized assessments (mental health, chemical dependency, etc.) as needed. All persons will receive a standardized coordinated entry assessment, then additional specialized assessments as needed.

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

Emergency shelters continue to be funded to provide resources for persons who are unsheltered and do not have other immediate alternatives for housing. Emergency shelter stays are longer than desired, so the County has funded rapid re-housing programs that target moving people out of shelters and into permanent housing. The County and Continuum of Care continued to look at lengths of stay in shelters and to evaluate the various needs of persons in shelters and what targeted services might be needed to help people move to, and stabilize in, housing. The County also implemented capacity building activities with some shelters to assist people in accessing other non-homeless system housing, including those who cannot enter a shelter when beds are full. Additional funding was targeted to expand rapid re-housing assistance for families in shelters and to expand housing search and stability services to keep people in housing or to help them find other housing solutions.

The CoC made changes that resulted in fewer transitional housing units and more permanent housing units, so existing rapider-housing funds could be maximized toward persons in shelters or places not meant for
human habitation. The County also allocated rapid re-housing funds through an RFP process that specified priority populations in shelters and places not meant for human habitation. A CoC agency sought and obtained funds to provide services that bridge people who are living on the streets or who are being discharged from institutions and are homeless into permanent housing, thus reducing the need for transitional housing or emergency shelter for these persons. The County is beginning to implement plans to enhance tailored prevention services through new funding designated for prevention of those at imminent risk of homelessness within 14 days.

The County participated in the development of a housing search locator system that was expanded through state funding. This new resource continues to be used to help homeless persons find housing. Other efforts include housing search and negotiation to assist persons with evictions, criminal histories or those owing landlords past rent, which are some of the biggest barriers to housing, outside a lack of affordable housing options in our county. Our Continuum of Care providers continue to develop an increasing number of landlords willing to accept clients, though it is an ongoing challenge to find enough units.

The County’s outreach and engagement activity update is described in the outreach section.

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

The County has maintained the number of dedicated chronically homeless units, despite funding cuts and was successful in being awarded funding in the last Continuum of Care competitive funding round. The County has requested the Shelter Plus Care program to maintain some units for chronically homeless persons. In the 2014 program year, the CoC Permanent Supportive Housing projects will implement prioritization of chronically homeless individuals or families for dedicated or indicated
vacant units. The County was successful in submitting a Continuum of Care application on behalf of our local Continuum of Care that resulted in three new permanent supportive housing projects for chronically homeless families and individuals. Chronic homeless coordinated entry is being implemented.

The County Veteran’s Services program is a partner in our local Continuum of Care Homeless Veterans Committee partnership. This partnership has been successful in placing many homeless veterans in HUD Section 8 Veterans Affairs Supportive Housing (VASH) vouchers, permanent supportive housing projects, and other veteran’s housing. The Veteran’s providers are participating in the CoC Coordinated Entry and Assessment (CEA).

The County supported the primary agency serving homeless youth through funding for transitional housing for unaccompanied youth (18 years of age and under) for the agency to work with youth on longer-term stable housing options. The County also funded youth outreach activities to enhance services to homeless youth throughout the county. In addition, the County partially funds this agency’s prevention program that functions to prevent youth from becoming homeless, and assists youth on the streets and in shelter to housing. A youth CEA is being implemented.

The County is working with community providers to implement a coordinated entry system to facilitate access to housing. The County is active in funding and collaborating with community providers to develop outreach services that place chronically homeless persons into permanent housing. The County is utilizing a housing first model to move people quickly into permanent, low-barrier housing in the community. The County and providers have worked together to coordinate housing with outreach and engagement efforts. A housing locator system was implemented in 2012 and was continued in 2013 to provide a resource of housing options throughout the county that is user friendly and encourages landlords to list units available.

The County and CoC continue to look at evaluating progress in moving people from homelessness to permanent housing and shortening the duration of homelessness. The County is using HMIS data in conjunction with utilizing data visualization and presentation tools to help the County and CoC evaluate progress. Significant progress has been made during
the program year to bring tools on board and design dashboards and evaluation processes.

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

The County’s discharge planning policies to prevent homelessness are developed through the funding and contracting process. Currently, the County has protocols to assist persons discharging from the County Jail that have serious mental illness. The County’s mental health unit and jail work in close collaboration to assist persons with serious mental illness as part of discharge planning. The County’s Alcohol and Other Drug unit and Mental Health unit collaborate on systems process to improve discharge planning, though other laws and funding requirements can present challenges to preventing homelessness. As noted below, projects are funded by the County to facilitate discharge planning and specific processes are identified in the funding notice and award agreement.

The County funded discharge planning activities during the program year, though the resources were limited. The County’s Office of Community and Homeless Services (OCHS) collaborated with providers to examine ways to improve systems coordination to prevent discharge to homelessness. One barrier to those discharging is the limited coordination to help people plan for their discharge. To address this barrier, the County funded a discharge project that provided coordination services with the systems of care prior to someone discharging. Early results indicate that this approach can be quite successful. The County will continue to work with systems of care to improve discharge planning and access to resources that will help prevent discharge to homelessness.

The County has also funded targeted homeless prevention programs and continues to look at data to determine the best approach for assistance that will have the most impact in preventing homelessness. The County used state and local funding under the Consolidated Homeless Grant and
Ending Homelessness Grant programs for prevention activities, including short-term rent assistance, legal eviction prevention and dispute resolution services to help mediate and prevent evictions.

Diversion from shelters, homeless housing or from becoming homeless is inherent in the County system’s change initiative. System’s Navigators can assist people seeking housing and services, and help them resolve housing issues, whether homeless or at-risk, without utilizing homeless system housing. Similar work is done through two shelters that received Systems Innovation Grants through the Bill and Melinda Gates Foundation Ending Family Homelessness Initiative.

No ESG funds are currently programmed for homeless prevention assistance, as the County consulted with the CoC and ESG agencies on use of funds and it was determined that rapid re-housing would be prioritized at this time. ESG funds are currently used for rapid re-housing assistance which could be used to house persons who are discharged to emergency shelter or to the streets. Although the County, providers, and systems of care try to prevent homelessness through efforts described above, it is not always possible to do so. For instance, people may not be able to sign rental agreements while incarcerated or while receiving in-patient care and would need to be discharged before they could do so. Persons may be discharged to emergency shelter or end up on the street, and in these cases, the goal is to house them as quickly as possible.

5. **ESG and Continuum of Care Performance Measures**

Prior to the 2012 program year, the County put in place benchmarks for the local Continuum of Care system. These benchmarks are identified on an individual project and system-wide basis. All the benchmarks were identified as priorities in the 2012 and 2013 Action Plans. The County continues to monitor the Continuum of Care’s success toward and work toward achieving these benchmarks. There are some areas in which the overall objective has been difficult to achieve. In those case, the County collects information on the barriers to success, and works with the Continuum of Care to develop solutions for moving toward better outcomes.

The following outputs and outcomes were tracked throughout the 2013 program year for emergency shelters. This information was reported out
of HMIS. The benchmarks developed apply to the 2012 and 2013 program years.

a. **Reduce the average length of stay in emergency shelters.** Over the next two program years, our benchmarks include reducing the average length of stay by 10% each year.

- For the ESG funded emergency shelters, the average length of stay was 64 days in 2012 and 62 days in 2013, resulting in a 3% decrease.

- For the entire Continuum of Care, the length of stay in emergency shelter was 62 days in 2012 and 60 days in 2013, resulting in a 3% decrease.

b. **Maintain unit/bed utilization for shelters, transitional housing, and permanent housing at or above the following percentages:**

- Emergency shelter facilities will maintain at or above 90% bed/unit utilization for the next two years.

  - For the ESG-funded emergency shelters, bed utilization for households without children was 46% in 2012 and 44% in 2013. This was due to changes experienced by the local youth emergency shelter.

  - For the entire Continuum of Care, shelter bed utilization for households without children was 87% in 2012 and 83% in 2013 and the shelter unit utilization for families with children was 92% in 2012 and 83% in 2013.

- Transitional housing facilities will maintain at or above 90% bed/unit utilization for the next two years.

  - For the entire Continuum of Care, transitional housing bed utilization for households without children was 94% in 2012 and 2013 and for families with children was 95% in 2012 and 2013.

- Permanent Supportive Housing programs facilities will maintain at or above 90% bed/unit utilization for the next two years.
o For the entire Continuum of Care, permanent supportive housing bed utilization for households without children was 97% in 2012 and 2013 and for families with children was 96% in 2012 and 2013.

c. Increase the percentage of those exiting from shelter to permanent housing to 40% in the 2013 program year, and to 50% in the 2014 program year:

- For the ESG-funded emergency shelter projects, 39% exited to permanent housing in 2013, an increase from 25% in 2012.

- For the entire Continuum of Care, 44% exited to permanent housing from emergency shelter, an increase from 26% in 2012.

d. Increase those with access to mainstream resources as they exit shelter, transitional housing, and permanent supportive housing:

- For the ESG-funded emergency shelters, 50% of those exiting emergency shelter had access to mainstream resources, an increase from 34% in 2012.

- Increasing access to mainstream resources at exit is also tracked as a Continuum of Care measure for transitional housing and permanent supportive housing. Benchmarks for those programs include:

  o At or above 70% of the individuals exiting transitional housing will have access to mainstream resources at exit.

    ▪ During the 2013 program year, 71% of exiting individuals had access to mainstream resources at exit.

  o At or above 60% of the individuals exiting permanent supportive housing will have access to mainstream resources at exit.

    ▪ During the 2013 program year, 56% of exiting individuals had access to mainstream resources at exit.
e. Increase the number of households that are placed in permanent housing within 30 days of enrollment into ESG-funded Rapid Re-Housing programs:

- 78% of all households served were placed in permanent housing within 30 days of enrollment in 2013, an increase from 68% in 2012.

f. Reduce the time spent in shelters and residing in public or private places not ordinarily used as regular sleeping accommodations for human beings, including a car, park, abandoned building, bus or train station, or camping ground.

- It is difficult to measure how long households have been homeless on the streets or in places not meant for human habitation. The number of programs and resources that target that population have been increased with the goal of getting them out of those situations as quickly as possible.

- For emergency shelters and transitional housing programs, there are accurate measures in place to track the combined length of time households are staying in those programs. The average length of stay was 82 days for all households.

g. Reduce recidivism by homeless persons who were housed in permanent housing, but became homeless again.

- To date, the County has analyzed the rate of families who returned to homelessness. The rate was 6% over course of the last two program years.

- The County will be applying the same methodology to analyze the rate of return to homelessness for individuals.

E. Other Actions in Consolidated and Annual Action Plans

The following narrative sections include a required summary of progress made on other actions taken in several areas.

1. Reducing Barriers to Affordable Housing
This narrative section reports on efforts made to reduce public policy barriers to affordable housing in the Consortium. Barriers may exist when the cost of housing or the incentives to develop, maintain or improve affordable housing are negatively affected by public policies of the jurisdiction. Public policies include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, and policies that affect return on residential investment.

a. Funding in Support of Affordable Housing

During the reporting period, Snohomish County continued its commitment to affordable housing and to overcoming cost barriers to developing and maintaining affordable housing through continued administration of existing federal, state, and local resources for this purpose. In addition, in the past several years, Snohomish County has sought new opportunities for federal and state funding that became available and implemented new local funding to assist with these efforts. Accomplishments with these funds are discussed throughout this report.

b. Contingent Loan Guarantee Policy

The County continues to have a policy in place whereby it can provided up to $40 million in contingency loan guarantees to non-profit organizations and public housing authorities to support affordable housing projects. This credit enhancement can assist agencies to secure loans for these types of projects and to reduce interest rates.

c. Property Tax Exemptions.

The Snohomish County Assessor’s Office administers a number of programs that help reduce property taxes for property owners with limited income. This includes a property tax exemption program for senior citizens and disabled persons with limited incomes and tax deferment programs for senior citizens, disabled persons, and other homeowners with limited incomes. Property tax exemptions are also available through the Washington State Department of Revenue for some types of affordable housing projects.

d. Comprehensive Plans and Countywide Planning Policies

The County and local jurisdictions have included affordable housing in their planning processes. Countywide planning policies (CPPs) provide a framework for regional consistency. All comprehensive plans of the County and its cities must be consistent with the CPPs. The County develops the CPPs in coordination with the cities.
Both the Washington State Growth Management Act (GMA) and the CPPs require jurisdictions to plan for a broad range of housing types and residential densities and to make adequate provisions for existing and projected housing needs of all economic segments of the population.

The County Council adopted amendments to the housing chapter of the CPP’s on June 4, 2011, via Amended Ordinance No. 11-015. In part, the revised CPPs:

- Clarify what jurisdictions must include in their comprehensive plans to ensure adequate provisions for existing and projected housing needs,

- Promote inter-jurisdictional cooperation by encouraging the County and cities to participate in a multi-jurisdictional affordable housing program, or other cooperative effort to promote an adequate and diversified supply of housing,

- Provide that the housing characteristics and needs analysis and monitoring information be combined into a single report that is easy to understand and use for planning and evaluation,

- Replace the former Fair Share Housing Allocation with a broader set of parameters for the distribution of affordable housing among jurisdictions, in accordance with GMA, and

- Modify existing policy to emphasize the interaction between land use and transportation and to support new housing near existing employment as well as new employment near existing housing.

The County Council subsequently adopted Amended Ordinance 11-051 on September 28, 2011, that updates the General Policy Plan (GPP) including several housing policies to ensure consistency with the CPPs and to provide a consistent policy basis for future programs and development regulations. Many cities in the county are in the process of amending, or have completed similar amendments to, their own comprehensive plans in response to the 2011 CPP amendments.
Snohomish County Tomorrow (SCT) provides a forum for city/county collaboration on common growth management issues. A steering committee of the SCT may authorize studies and recommend policies that apply to the cities and the unincorporated areas of the county. Through SCT, the cities and the County are currently working on an updated housing characteristics and needs report. Consistent with the revised CPP HO-5, the report will describe measures the jurisdictions have taken, individually or collectively, to implement or support CPPs on housing, especially measures taken to support housing affordability. The report will include information on the existing supply of housing units and the availability and distribution of affordable housing and rental assistance vouchers. In addition to projecting the total number of housing units needed to accommodate the 2035 population targets for each jurisdiction, the report will also estimate the percentage of affordable housing units necessary to meet the needs of the projected population, by income ranges, and special needs populations. The goal is to have the SCT Steering Committee approve the report after the release of population forecast and buildable lands analysis to inform policy choice in preparation for city and County comprehensive plan updates in 2015.

e. County Development Regulations and Processes

During the reporting period, the County continued to review and revise its land use and development controls. The update of the Unified Development Code is an ongoing effort for the County’s Planning and Development Services. This effort includes revisions intended to improve the Unified Development Code’s clarity, consistency, simplicity, and flexibility, in part to reduce the cost of compliance for developers and builders and to implement the Generally Policy Plan policies.

f. Intergovernmental Affordable Housing Program Feasibility

In October 2013, the County and many of the municipalities throughout the County executed an Interlocal Agreement to establish the Interjurisdictional Housing Committee of Snohomish County (IJHCSC). The entity is anticipated to provide education, technical support, and an opportunity for participating jurisdictions to work collaboratively to find creative solutions to meet affordable housing needs throughout the county, complementing existing efforts of agencies and organization to address these needs. HASCO is currently providing administrative
support for the IJHCSC. Work is underway to develop community profiles for participating jurisdictions.

g. Puget Sound Regional Council

The County is a member of the Puget Sound Regional Council. The PSRC is a four-county council that engages in planning for regional transportation, growth management, and economic development. The PSRC was awarded a $5 million Sustainable Communities Regional Planning Grant from HUD three years ago. The planning grant provided support for Growing Transit Communities: A Corridor Action Strategy for Puget Sound. The program supported neighborhood planning for more sustainable communities around new transit centers that are expected in the region in the next 20 years. The purpose of the program is to put jobs and opportunity close to where people live, while sustaining a healthy environment and economy. Snohomish County staff participated in affordable housing and fair housing workgroups. Recommendations for these and equitable strategies were made in the 2013 program year.

2. Fostering and Maintaining Affordable Housing

This narrative section reports on efforts made to preserve existing affordable housing. This includes efforts to maintain the existing affordable housing stock in decent and safe condition and to prevent the loss of affordable housing units. CDBG, HOME, and/or AHTF funds were used or have been awarded to the activities listed below to preserve existing affordable housing.

- Funds have been awarded to acquire and rehabilitate an existing 45-unit apartment complex in Lake Stevens serving low-income seniors and disabled adults to prevent the possible loss of these affordable rental units in the community.

- Rehabilitation was completed on an existing 30-unit apartment complex in Lake Stevens serving low-income persons.

- Three programs provided home repair and home rehabilitation to 428 low- and moderate income homeowners. These activities assist homeowners to remain in their homes and also help to maintain the current housing stock.

- Seven emergency shelters and six rental housing projects serving extremely low-income persons were provided funding to assist with building operating and maintenance costs.
3. **Institutional Structure and Coordination**

This narrative section reports on actions taken to develop and maintain the institutional structure and coordination through which the Consolidated Plan is carried out.

Key strengths in the Consortium’s institutional structure continue to be the existence of a broad range of project sponsors, local community planning processes particularly around affordable housing and homelessness, and the partnerships between the County, local governments, public agencies, private non-profit organizations, and faith-based organizations to address the local housing and community development needs for low- and moderate-income persons, including homeless persons and persons with special needs.

County staff in the Housing and Community Services Division (H&CS) of the Snohomish County Human Services Department continued to attend 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, to provide decent affordable housing, and to create economic opportunities for low-income persons in our community. This includes, but is not limited to, meetings of the Housing Consortium of Everett and Snohomish County, the Continuum of Care, the Investing in Families Initiative, the Growing Transit Community program, the Monitoring Coordination Task Force, and the Housing Trust Fund Policy Advisory Team.

H&CS staff provided workshops and technical assistance to potential applicants for housing and community development funds regarding project eligibility, program regulations, and application requirements. H&CS staff also provided technical assistance to project sponsors who were awarded project funding in order to ensure compliance with program requirements and regulations. H&CS staff also attended HUD-sponsored local on-site training and webinars regarding various grant regulations and requirements.

The Consortium continued to allocate a portion of its HOME funds to provide operating support to Community Housing Development Organizations (CHDOs) in order to build and maintain local capacity to efficiently produce and maintain affordable housing. Impact Capital continued to operate a revolving loan fund with AHTF funds which provides pre-development loans to develop affordable housing in Snohomish County.

The local capacity to develop affordable housing options for persons with disabilities continues to strengthen. Two private non-profit organization
that serve persons with disabilities have expanded their activities over the past few years to include housing development, including two rental projects open during the reporting period. Snohomish County has implemented a local sales tax, which in part, provides funding for affordable rental housing development for people with mental health and/or chemical dependency disorders. Four development projects have been awarded funding to date, with one project completed during the reporting period and the other three in various stages of development. It is hoped that these funds will assist in continuing to strengthen development capacity to serve this population.

A local private, non-profit organization with a long history of developing, owning, and operating affordable rental housing for seniors has decided not to continue these activities in the future. The organization is in the process of seeking new owners for its existing affordable housing stock so that these units may be maintained as affordable housing in our community. The County will work to facilitate the transfer and continued use of these properties as affordable housing. The County will also continue to work with affordable housing developers to address the community’s capacity to develop, own and sustain affordable housing, including housing serving low-income seniors, which are a growing demographic in the County.

Many of our private non-profit organizations have been affected by the economic downturn and the reductions in federal, state, and private funding. Over the past three years, one non-profit organization, Housing Hope, has shared its experience in developing social enterprise with other private non-profit organizations as a new way to assist clients and to generate revenue on a sustainable basis. It holds workshops to assist non-profits in understanding the opportunities and challenges associated with utilizing social enterprise opportunities successfully.

In regard to the Continuum of Care, the most significant gap in the Continuum of Care delivery system is the lack of capacity and resources in relation to the growing needs in the community. Snohomish County and the Continuum of Care continue to be engaged in systems change efforts. This includes increased coordination between systems, especially mainstream systems, targeted funding strategies, and the initial stages of development of a coordinated entry system. These efforts are intended to provide a consistent process for people to access the homeless system or to be diverted and to utilize the limited resources more effectively by targeting resources more effectively.
4. Enhancing Coordination Between Public and Private Housing and Social Service Agencies

This narrative section reports on actions taken to enhance coordination between public and private housing and social services agencies.

Community partnerships which link housing and service providers continue to be a strength in Snohomish County, particularly in regards to projects serving homeless persons and persons with special needs. The Housing Consortium of Everett and Snohomish County (HCESC) and the Everett/Snohomish County Continuum of Care (CoC) are established organizations that continued to meet regularly during the year to discuss affordable housing and homeless needs. They provide ongoing opportunities for public and private non-profit housing and services providers to coordinate existing and future efforts to meet these needs in our community.

The Gates Foundation Investing in Families Initiative is a current collaborative effort to affect system’s change that became operational in 2011 and continued in 2013. The initiative is a community-wide effort to strengthen and re-align efforts in the County to end family homelessness. It brings together the HCESC, CoC, Workforce Development Council, public housing authorities, social service agencies, secondary education providers, private landlords, and state and local governments to create new systems for preventing and eliminating family homeless systems.

Many service providers in Snohomish County work closely with private landlords through the implementation of various housing and service programs. Provider staff often assist clients in obtaining a rental unit, in resolving issues with their landlord, and in working with the landlord to help the client remain in the unit. Snohomish County will also continue to implement new state requirements for homeless programs to enhance landlord outreach in our community. These efforts will be coordinated with existing landlord and service provider connections, and the County, in coordination with community agencies, plans to apply for funding to implement a landlord liaison type of project. A housing locator system was implemented and will continue to be a resource for available housing units.

The Volunteers of America Dispute Resolution Center continues to provide a Renter Certification program, partially funded with Ending Homeless Program (EHP) and Community Service Block Grant (CSBG) funds. The program provides assistance to people with problematic rental histories that can create a barrier to them being able to rent. The program provides education on landlord/tenant laws, on communication and conflict resolution skills, and on landlord screening process. Assistance is also
available to help them develop an individual action plan to overcome barriers. The program conducts outreach with social services programs and landlord associations and works to establish partnerships with private property managers and landlords willing to give people a second chance at housing. In addition, the Volunteers of America Dispute Resolution Center was recently awarded funding for fair housing education activities with CDBG funds and other fair housing activities with EHP funds. These activities began in June and will continue in the 2014 program year.

As part of the affordable housing application process, Snohomish County continues to include as part of the evaluation criteria an analysis of whether the appropriate type and level of support services will be available, where relevant to the population served.

5. Reducing the Number of Persons Living Below the Poverty Level

This narrative section reports on efforts to reduce the number of poverty-level families.

Poverty results from multiple factors. These factors include a person's ability to work, a person's existing education and skill level, the availability of educational and training opportunities, and the availability of employment opportunities including living wage jobs. Other factors include the availability of assistance for those who are unable to work and for those who are working but not earning enough to attain self-sufficiency above a poverty level. Personal circumstances and challenges may also affect an individual's ability to achieve self-sufficiency.

During the program year, Snohomish County continued efforts in relevant areas where it can have an influence on reducing the number of persons below the poverty level. Some highlighted actions in this area are listed below.

a. Snohomish County Human Services Department

The Snohomish County Human Services Department administers several programs aimed at reducing the number of persons living below the poverty level. While budget cuts in recent years have impacted funding for some of these programs, the County continues to provide services within the level of funding available and continues to seek new resources.

The Housing & Community Services Division within the Human Services Department administers CDBG, HOME, ESG, and other federal, state, and local funds which help low-income and homeless persons progress towards self-sufficiency. Many of the service projects funded provide case management, employment and training
support, and other supportive services that assist low-income and homeless persons obtain the skills, income, and other resources necessary to move towards self-sufficiency. In addition, affordable housing capital projects funded incorporate supportive services, where applicable, to promote the self-sufficiency of its residents. These projects help to create a more stable housing environment which assists residents to move towards self-sufficiency.

The Snohomish County Human Services Department is the designated Community Action Agency (CAA) for Snohomish County. The Community Action Partnership resides within the Housing & Community Services Division and as such, supports various programs that help to mitigate the effects of poverty to help individuals and families improve their economic situation and works toward self-sufficiency. The following is a list of these programs:

- The Community Services Block Grant (CSBG) provides federal grants funds for services to assist very low-income persons to achieve stability and move toward self-sufficiency.

- The Early Childhood Education and Assistance Program (ECEAP) supports low-income preschool children in Snohomish County to succeed in the public education system by addressing the educational, health, and social needs of the children, while placing special emphasis on participation and support to the family.

- North Snohomish County Early Head Start (NSC-EHS) helps families with children from birth to three years old and pregnant women who have limited incomes. The program partners with families to promote the growth and development of infants and toddlers.

- Veterans Assistance conducts outreach, provides emergency financial assistance to veterans, helps veterans apply for VA benefits, and arranges for alcohol/drug assessment and treatment at the VA Medical Center.

- Energy Assistance gives grants to low-income households to help them pay their heating bills and also repairs heating systems.
Weatherization performs home weatherization improvements, completes safety checks for home ventilation and heating systems, and provides energy conservation education to low-income homeowners and renters.

b. Workforce Development Snohomish County

Snohomish County participates on the Workforce Development Snohomish County (WDSC). The WSDC manages federal funds received under the Workforce Development Act for various employment and training programs. These programs assist employees to make career transitions and help create a sustainable workforce for employers. The WDSC’s current strategic plan 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 WDSC oversees the operation of WorkSource centers in Snohomish County. The centers provide employment and training services and access to a database of existing employment opportunities. The WDSC leads and partners with other organizations in the community on a number of initiatives to achieve its strategic goals. The Rapid Response Initiative assists people who are facing layoff so they can find employment and enroll in education and training. The Investing in Families Initiative of the Gates Foundation is a community-wide strategic planning process to transform systems and reduce family homelessness in Snohomish County. The overall goal is to find ways to make these systems more efficient and effective at moving low-income people towards self-sufficiency.

The WDSC also partners with organizations in the community to implement funding received under the American Recovery and Reinvestment Act for workforce development programs such as a grant that provides training for Snohomish County workers in energy efficiency careers.

c. Financial Asset Development Coalition

Snohomish County, in partnership with the United Way of Snohomish County, the Workforce Development Snohomish County, and other community partners, through the Snohomish County Asset Building
Coalition, continued activities toward creating self-sufficiency in our community. The five objectives of the Coalition include capacity building, income tax and Earned Income Tax Credit, financial education, public policy, and asset ownership. The coalition provides professional development training to frontline human services staff working with low-income people on asset development, provides assistance to low-income people in completing tax forms and collecting the Earned Income Tax Credit, and provides assistance in increasing asset ownership among low-income families through Individual Development Accounts. During the past year, the Coalition, in partnership with many non-profit, government and public agencies, helped organize two Financial Fitness events targeted to the Latino community in Snohomish County to provide free workshops and educational session in Spanish regarding homeownership and foreclosure, saving and paying for education, small business development, credit counseling and debt and budgeting.

d. Section 3 Opportunities

The HUD Section 3 program requires that grant recipients of CDBG and HOME funds, to the greatest extent possible, provide job training, employment, and contracting opportunities for low-income residents in connection with construction projects and activities in their neighborhoods. The number of Section 3 businesses that received CDBG funding in construction contracts and the amount of CDBG funding they received during the 2013 program year is currently not available; HUD has postponed the reporting deadlines for this information as the federal reporting system was not operational during the year. Section 3 businesses are businesses which are 51% or more owned by low-income persons or businesses in which at least 30% of its full-time employees are low-income persons.

6. Addressing Obstacles to Meeting Underserved Needs

This narrative section reports on efforts made to address obstacles to meeting underserved needs in the community.

The main obstacle to meeting underserved needs is the limited funding available to address all of the needs in the community. This has become an even greater obstacle in the past few years due to reductions in several federal, state, and local sources of funding.

Snohomish County has continued to seek additional sources of funding to help meet community needs as opportunities have become available. This has included new federal funding made available under the Continuum of Care and the Washington State ESG programs and state
funding under the new Consolidated Homeless Grant (CHG) and Housing and Essential Needs (HEN) programs. Systems Innovation Grants through the Bill and Melinda Gates Foundation Ending Family Homelessness Initiative have also provided new funding.

New resources that were implemented in the past few years to help meet additional needs in the community were continued in the 2013 program year. Snohomish County continued its local sales tax program to provide additional services and housing for persons with mental illness and chemical dependency. The Housing Authority of Snohomish County continued to administer 260 new rental housing vouchers that were awarded and brought on-line in the past few years for veterans and for families with children in, or at risk of being placed in foster care and for young adults exiting foster care. The Housing Authority of Snohomish County also applied for, and received awards for, 27 additional new rental housing vouchers for veterans, 15 of which were implemented in 2013 and 12 of which will be implemented in 2014. In addition, Snohomish County continued to allocate a portion of the Community Services Block Grant to provide dental care for low-income persons to help bridge the service gap in this area.

In response to the SR530 Flooding and Slide Incident and disaster response that occurred in the past year, additional resources were obtained to provide mortgage/housing counseling services, legal services, and individual assistance with CSBG and EHP funds. A notable area of impact was in a low-income area and affected many low-income households.

Other activities include support for planning a community resource center in Arlington to meet underserved needs in that area and working with other local jurisdictions to plan for ways to address underserved homeless populations.

Additional information on actions taken to address underserved needs is included in the narrative sections throughout this report.

7. Housing Consortium of Everett and Snohomish County

The Housing Consortium of Everett and Snohomish County (HCESC) continued its work in support of affordable housing during the program year. Its mission is to provide strategic leadership in crafting affordable housing policy and programs in Snohomish County. The HCESC has over 50 members. Members include affordable housing providers, service providers, banks, realtors and builders associations, local government, organizations that provide funding for affordable housing development,
and other interested persons. Highlights of HCESC activities during the 2013 program year are summarized below.

- The HCESC met monthly and hosted a series of three breakfast forums in September, December, and March. Topics included: 1) social equity and affordable housing; 2) the rapid re-housing collaborative effort in Snohomish County, and 3) community partnerships and the spectrum of services for homeless veterans in Snohomish County.

- The HCESC hosted its seventh Affordable Housing Conference in June 2014 with the following focus: 22,000 by 2035: How Do We Get There! The conference was targeted to elected officials and staff of cities and counties, staff and board members of non-profit organizations interested in developing affordable housing and interested citizens. A morning session presented data on the number of additional affordable housing units that are projected to be needed in our community by 2035. Informative breakout session on possible approaches to help achieve this goal included: 1) a local approach to building affordable housing without government funding; 2) the economic opportunity pillar - housing and careers; 3) local housing levies and outcomes; 4) community values and affordable housing; 5) employment services; and 6) how nontraditional providers are addressing the needs of the homeless.

- The Consortium also continued its work as the lead agency in Snohomish County for Washington State’s housing locator website. HousingSearchNW.org is an online property-search service that links people with affordable housing in our communities. It is free to both list and search for housing. Consortium staff actively engaged in outreach and education with non-profit affordable housing providers, property management companies, social service organizations and other community stakeholder groups to raise awareness and increase use of the site. The number of housing units listed on the site increased from 6,161 to 9,165 in the last year (September 2013 to September 2014). During that same period, there were 44,239 searches performed by 17,042 unique visitors to the site. This compares to 19,633 searches by 6,444 unique visitors that occurred in the 12 months previous to September 2013. Some of this dramatic increase should be attributed to the activation of the site’s Emergency Response Module which occurred shortly after the SR530 mudslide disaster.

- From January through June of 2014, Consortium staff and Board Members met numerous times with state legislators to help educate and advocate on behalf of affordable housing funding and policies.
This legislative outreach was conducted in cooperation and collaboration with Consortia partners around the state as well as with the WA State Low Income Housing Alliance.

8. **Ensuring Compliance with Program and Comprehensive Planning Requirements**

Program staff conducted on-site monitoring reviews of selected activities to determine whether the projects were being carried out in accordance with program regulations and Consolidated Plan objectives. In addition, program staff used tools such as quarterly and annual reports to assess the progress of projects and compliance with program regulations. During the year, program staff also participated in on-site trainings and webinars presented by HUD on federal regulatory requirements.

9. **Lead Based Paint**

Program staff provided resources information and technical assistance to sub-grantees for lead-based paint identification, awareness, and abatement.

10. **Energy Efficiency**

Energy efficiency improvement needs continued to be supported through the homeowner housing rehabilitation and repair programs supported with CDBG and HOME funds as well as through weatherization programs funded with other resources.

F. **Public Housing**

This section summarizes key actions taken in the 2013 program year to address the needs of public housing and other assisted housing by the Housing Authority of Snohomish County (HASCO) and to encourage public housing residents to become more involved in management and to participate in homeownership.

HASCO is a Public Housing Agency that was established in 1971 to provide affordable housing, enhance quality of life, and build safer and strong communities.

1. **Actions Taken to Address the Needs of Public Housing and Assisted Housing Residents**

   a. Consolidated Plan/Action Plan Goals
HASCO undertook the following activities towards the Consortium’s 2010-2014 Consolidated Plan and 2013 Action Plan goals. These activities are listed below; additional information is located in Section III. A.

i. Consolidated Plan Strategy H-1, Objective HO-1
   - HASCO, Glenwood Apartments project sponsor

ii. Consolidated Plan Strategy H-1, Objective HO-2
   - HASCO, Administration of Section 8 rent subsidies.

iii. Consolidated Plan Strategy H-3, Objective HO-9
   - HASCO, Administration of Section 8 vouchers for:
     - Non-elderly disabled persons
     - Non-elderly disabled persons exiting institutions
     - Veterans
     - Family unification

iv. Consolidated Plan Strategy H-5, HO-15
   - HASCO, Section 8 homeownership program.

b. Continued Operation and Maintenance of Assisted Housing

In addition to administering the Section 8 voucher programs, which served an average of 3,421 households each month during the 2013 program year, HASCO continued to operate and maintain 210 public housing rental units, 232 USDA Rural Development units, and 1,730 other affordable housing rental units throughout Snohomish County, of which 68 have Section 8 housing assistance payment contracts. HASCO also owns two group homes totaling 28 beds.

In the 2013 program year, HASCO also continued to commit 267 project-based rental assistance vouchers for service-enriched units, most in support of the Bill and Melinda Gates Foundation Sound Families Initiative. The Initiative links housing and supportive services for homeless families with children. HASCO also continued to commit an additional 151 project-based rental assistance vouchers for senior households and persons with disabilities.

In the 2013 calendar year, HASCO made the following improvements to its public housing units: completion of carbon monoxide detector installations, furnace replacement at one of the scattered sites, tree
removal at Cedar Grove and Stevens Circle, community room renovations at Alderwood and Pinewood, and deck replacements at Maplewood.

c. Promotion of self-sufficiency and asset development of assisted households.

HASCO has two clients enrolled in the current Individual Development Account (IDA) program. Both are using their savings for higher education.

HASCO continues to provide an average of 10 program referrals per month and regularly provides 29 programs to Public Housing tenants, 16 to affordable housing tenants, and 2 to 4 programs at other sites per year. Therefore, next year HASCO plans to increase the target number for this objective.

HASCO continued to offer the Housing Social Services program at the senior/disabled properties. At HASCO’s smaller properties, the service coordinator was converted to a roving coordinator with a fewer number of total hours in 2012. The program continued to be offered at the same sites and hours in 2013. HASCO also continued to provide the program’s services as needed to voucher holders and public housing residents on a referral basis.

d. Additional Activities

i. HASCO continued efforts to acquire additional properties for affordable housing units in Snohomish County. HASCO acquired the 46-unit Glenwood Apartments in Lake Stevens serving senior households and persons with disabilities and will begin rehabilitation on the property in the upcoming program year.

ii. In partnership with HomeSight, HASCO continued to implement the Manufactured Home Replacement Program at the Alpine Ridge South and Alpine Ridge East communities in Lynnwood. During the 2013 calendar year, HASCO replaced five pre-HUD code homes at Alpine Ridge with new energy efficient manufactured homes. HASCO also sold three new homes and re-sold two existing homes at Alpine Ridge.

iii. HASCO previously implemented a smoke-free policy at the following sites: Craigmont, Fairview, and Woodlake Manor III. In January 2013, HASCO implemented a smoke-free policy at its USDA Rural Development sites (Hilltop I & II, River Vista I & II, Willow Run, and Wrobliski Manor). Effective July 1, 2014, a
iv. HASCO continued to successfully use a roving property manager for its Public Housing, Section 8, and USDA Rural Development complexes and to maintain good working relationships with local law enforcement agencies to maintain the low level of criminal activity at these sites.

v. HASCO continued to participate in various local groups regarding housing issues such as the Homeless Policy Task Force, Partnership to End Homelessness Board, Veterans Homelessness Committee, and the Housing Consortium of Everett and Snohomish County.

2. Actions Taken to Encourage Public Housing Residents to Become More Involved in Management and Participate in Homeownership

a. Participation in Management

HASCO has continued to provide opportunities for residents to become involved in activities and management. The HASCO Board of Commissioners continued to have a resident commissioner. Residents also served on the Resident Advisory Board to assist in development of the 2014 Public Housing Agency plan. During the year, HASCO printed and distributed a newsletter for public housing residents as well as a holiday newsletter for Section 8 program participants and public housing residents. The newsletters are designed to inform residents of activities at HASCO and to provide information on ways residents can become involved in housing authority activities, such as its resident commissioner position or serving on the Resident Advisory Board.

b. Participation in Homeownership

HASCO continued to provide clients and assisted residents with opportunities to become involved in homeownership activities. HASCO continued its Section 8 homeownership program in partnership with HomeSight. In the 2013 program year, HASCO referred over 30 voucher families to the HomeSight program. One family closed on a home purchase, one family was issued a homeownership voucher and was looking for a home, and 19 additional families were working with HomeSight.
3. Actions Taken to Provide Assistance to Troubled Public Housing Agencies.

Not applicable. HASCO has most recently been designated by HUD as a high performer for both Section 8 and Public Housing.

G. Leveraging Resources

This narrative section describes progress made in obtaining other public and private resources to address needs identified in the 2010-2014 Consolidated Plan. It also discusses how federal formula funds under the CDBG, HOME, and ESG programs helped leverage other public and private resources.

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

CDBG projects reported contributing funds of $11,511,224 from other federal, state, local, and other resources. This included public facility and infrastructure projects completed during the year and homeowner home repair/rehabilitation and public service projects providing assistance during the program year. ESG projects providing assistance during the program year reported contributing funds of $1,488,976 from other federal, state, local, and other resources. HOME projects completed during the program year reported contributing funds of $2,445,182 from state and other resources.

Direct federal sponsorship and investment enhances local resources by providing temporary bridge capital or complete permanent financing for projects. A 2013 rental housing capital project with funds budgeted will combine HOME and AHTF funds awarded with continued investment under the USDA program to preserve affordable housing for seniors and persons with disabilities. A local homebuilding program accesses resources under the Rural Self-Help Homeowner Program from USDA to assist with unit development and uses both state and HOME funding to provide purchase assistance for participating homebuyers. Projects providing housing and services for homeless persons continue to access significant federal funding under the Continuum of Care program.
State and local initiatives provide additional sources of leveraged funds, particularly for housing projects. The State of Washington Housing Trust Fund (HTF) administered by the Washington State Department of Commerce is available to local affordable housing projects through a competitive selection process. In addition the Low-Income Tax Credit Program administered by the Washington State Housing Finance Commission (WSHFC) also provides investment in projects through its 4% and 9% tax credit programs. A 52-bed emergency shelter for victims of domestic violence completed during the year received significant funding through the HTF program which was combined with CDBG funding and local funding through the Sales Tax Program. A rental project that is currently underway received 4% tax credit financing and significant funding through the HTF program in addition to local AHTF and HOME funds.

State initiatives for local projects providing shelter, housing, and/or supportive services for homeless and at risk persons included the Consolidated Homeless Grant (CHG) and the Housing and Essential Needs Program (HEN). The locally funded Snohomish County Ending Homelessness Program (EHP) also supports this purpose. Two local funds provide resources for affordable housing. This includes the Affordable Housing Trust Fund (AHTF), which generates approximately $800,000 annually, and the Sales Tax Program for persons with mental health and chemical dependency disorders, which provides approximately $675,000 annually in support for affordable housing development.

H. Self-Evaluation

The narrative in this section provides an evaluation of accomplishments made during the 2013 program year and cumulatively during the 2010-2013 programs years. It includes information on the status of certain aspects of the grant programs and provides a comparison of proposed versus actual accomplishments under each of the 2010-2014 Consolidated Plan priorities, strategies, and objectives.

1. Timely Use of Grant Funds

   a. **CDBG** -- HUD reviews the Consortium’s expenditure of CDBG funds for timeliness each year. Under HUD guidelines, the County can have no more than 1.5 times the grant amount remaining unexpended in its CDBG line of credit 60 days prior to the end of the program year. The County successfully resolved an expenditure delay for the 2012 program year and met the expenditure requirement for CDBG funds in the 2013 program year.

   b. **ESG** – ESG funds are required to be obligated within 180 days, and expended within two years, of the date the grant funds are made
available to the County. The County met the obligation deadline for 2013 ESG funds in the 2013 program year. The County met the expenditure deadline for the first phase of 2011 ESG funding in the 2013 program year, except for $0.15 which was not obligated by the required deadline in the 2011 program year due to a clerical error.

c. **HOME** -- HUD reviews the Consortium’s commitment and expenditure deadline for HOME funds each year. Under HUD guidelines, HOME funds must be committed within two years of the grant date and expended within five years of the grant date. The County met both the commitment and expenditure deadlines for HOME funds in the 2013 program year.

2. **CDBG Funding Caps**

The CDBG program establishes funding caps for public service activities and grant planning and administrative caps. No more than 15% of the CDBG grant plus 15% of prior year program income may be obligated for public services. No more than 20% of the CDBG grant plus 20% of the current year program income may be obligated for grant planning and administration.

The County met the 2013 funding cap for public services, with a total of 13.72% obligated for these activities. The County also met the 2013 funding cap for grant planning and administration, with a total of 19.98% obligated for these activities.

3. **Accomplishment Summary Tables and Evaluation**

The Consortium has successfully completed the fourth year of its 2010-2014 Consolidated Plan. Overall, measurable progress was made during the 2013 program year using CDBG, HOME, and ESG funds, as well as other federal, state, and local funds to meet the strategies and objectives set forth in the 2010-2014 Consolidated Plan.

Over the past three years, the CDBG and HOME programs have been cut 32%, resulting in a cumulative decrease of $4.4 million in grant funds to the Consortium over the 2011, 2012, and 2013 program years. The ESG program was also cut 30% in 2013, which reduced the grant funding received by another $70,000. There have also been reductions in other federal, state, and local resources. The Consortium continued to see the effects of these reductions this year on some its five-year goals in the 2010-2014 Consolidated Plan.

Over the past few years, the County has implemented a new local funding resource and has also sought additional funding from other resources,
where opportunities were made available, to help meet the five-year goals. These efforts have assisted the Consortium in making additional progress towards some of its five-year goals, but were only able to partially offset the significant impact of the funding cuts.

Accomplishment summary tables are provided below for each of the five-year 2010-2014 Consolidated Plan priorities for affordable housing, public facilities, infrastructure, and service programs. The tables provide summary information on annual and cumulative accomplishments as well as a comparison between the proposed five-year goals and the actual accomplishment achieved towards these goals through the end of the 2013 program year. Narrative evaluation of the accomplishments is also included. The 2013 program year is the fourth year under the 2010-2014 Consolidated Plan. The cumulative benchmark goal for the fourth year is 80% of the five-year goal.

As shown in the accomplishment summary table below for affordable rental housing, the fourth-year benchmark goal of 80% has been exceeded for the three objectives related to Section 8 rent subsidies (H-1, HO-2), new homeless housing rent subsidies and units (H-2, HO-5), and rent subsidies for non-homeless persons with special needs (H-3, HO-9).

### Consolidated Plan Priority: Affordable Housing

#### Affordable Rental Housing

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Affordable Housing</th>
<th>5-Year Goal # of Units</th>
<th>PY 2010 - 2012 # of Units Completed</th>
<th>PY 2013 # of Units Completed</th>
<th>PY 2013 # of Units Open or Funds Budgeted</th>
<th>Total # of Units</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-1 HO-1</td>
<td>New &amp; Maintained Rental Housing</td>
<td>760 total</td>
<td>137</td>
<td>8</td>
<td>113</td>
<td>258</td>
<td>34%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>570 of total ≤ 50% AMI</td>
<td>114</td>
<td>8</td>
<td>113</td>
<td>235</td>
<td>41%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>190 of total ≤ 80% AMI</td>
<td>23</td>
<td>≤ 80% AMI</td>
<td>0</td>
<td>23</td>
<td>12%</td>
</tr>
<tr>
<td>H-1 HO-2</td>
<td>Section 8 Rent Subsidies - Households Per Year</td>
<td>3,000 per year</td>
<td>3,185 per year avg.</td>
<td>3,421</td>
<td>N/A</td>
<td>3,244 per year avg.</td>
<td>87%</td>
</tr>
<tr>
<td>H-2 HO-5</td>
<td>New Homeless Housing</td>
<td>150</td>
<td>49</td>
<td>58</td>
<td>117</td>
<td>224</td>
<td>149%</td>
</tr>
<tr>
<td>H-3 HO-8</td>
<td>New Non-Homeless Special Needs Rental Housing</td>
<td>228</td>
<td>21</td>
<td>0</td>
<td>0</td>
<td>21</td>
<td>9%</td>
</tr>
<tr>
<td>H-3 HO-9</td>
<td>Maintained &amp; Increased Non-Homeless Special Needs Rent Subsidies – Households Per Year</td>
<td>365 per year</td>
<td>782 per year avg.</td>
<td>1,167</td>
<td>N/A</td>
<td>878 per year avg.</td>
<td>192%</td>
</tr>
</tbody>
</table>
Progress was also made during the program year under the objective for new and maintained rental housing (H-1, HO-1), with 8 units completed and 113 units underway or with funds budgeted. However, accomplishments in this category are at 34% of the five-year goal, which is well below the 80% benchmark goal. A decline in federal, state, and local resources from several sources for affordable housing development over the past few years has impacted accomplishments in this category, with less units being funded than originally anticipated when the goal was developed. In addition, a project that was awarded funding in 2011 to preserve 127 units of affordable rental housing for seniors and persons with disabilities was cancelled during the year as the project was no longer viable to proceed due to the loss of funding from other sources and a loss of the project sponsor.

No additional progress was made towards the goal for new non-homeless special needs rental housing (H-3, HO-8) during the program year. The cumulative accomplishments in this category remain at 9% of the five-year goal, well below the 80% benchmark goal. One project that was awarded funding in 2012 to create 44 new units of rental housing for seniors was cancelled during the program year as the project sponsor notified the County that the project would not be able to go forward. In general, development of new units for low-income, non-homeless person with special needs has become more challenging in recent years. In the past two years, no funding has been made available under the HUD 202 or HUD 811 federal programs to provide capital funding in support of the development of rental units for low-income seniors and persons with disabilities, resources that have been accessed by local projects in the past. In addition, a local private, non-profit organization with a long history of developing, owning, and operating affordable rental housing for seniors in our community has decided not to continue these activities in the future. In the 2014 application round, funding was awarded to three projects to create 9 new units of rental housing for persons with disabilities, which will increase accomplishments under this objective.

While the Consortium is behind in its goal for the development of new units for non-homeless persons with special needs, it has greatly exceeded the annual and four-year benchmark goals for new and maintained rent subsidies for non-homeless persons with special needs (H-3, HO-9), with cumulative accomplishments at 192% of the five-year goal. Over the past few years, additional Section 8 vouchers for persons with various special needs awarded to HASCO as well as new rent subsidies provided under the County’s new sales tax program and by the North Sound Mental Health Administration for persons with mental health and/or chemical dependency disorders has contributed to the increased accomplishments under this objective to address critical housing needs for
persons with special needs in our community. In addition, many of the units and rent subsidies brought on-line under the homeless housing objective (H-2, HO-5) are for homeless persons with special needs.

As shown in the accomplishment summary table below, progress was made in all three categories of homeowner housing rehabilitation, although the degree of progress varies among the categories.

### Homeowner Housing Rehabilitation

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Housing</th>
<th>5-Year Goal # of Households To Assist</th>
<th>PY 2010 - 2012 # of Households Assisted</th>
<th>PY 2013 # of Households Assisted</th>
<th>Total # of Households Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-4 HO-11</td>
<td>Homeowner Rehabilitation</td>
<td>175</td>
<td>55</td>
<td>5</td>
<td>60</td>
<td>34%</td>
</tr>
<tr>
<td>H-4 HO-12</td>
<td>Homeowner Weatherization</td>
<td>375</td>
<td>70</td>
<td>33</td>
<td>103</td>
<td>27%</td>
</tr>
<tr>
<td>H-4 HO-13</td>
<td>Homeowner Minor Home Repair</td>
<td>1,625</td>
<td>1,088</td>
<td>390</td>
<td>1,478</td>
<td>91%</td>
</tr>
</tbody>
</table>

Under the homeowner rehabilitation objective in the table above, 14% of the annual goal was met and 34% of the five-year goal has now been met, showing continued progress toward this goal during the year, but with accomplishments well below the 80% four-year benchmark goal. The lower than projected accomplishments achieved under this objective reflects the discontinuation of a long-standing homeowner home rehabilitation program in the community at the end of the 2011 program year. The program served residents county-wide, outside the City of Everett. A program serving Everett residents continues to operate and has expanded its service area to include the Everett Urban Growth Area, which may increase accomplishments under this objective next year.

Under the objective for weatherization-related minor home repairs in the table above, 44% of the annual goal was met and 27% of the five-year goal has now been met, showing continued progress toward this goal during the year, but with accomplishments well below the 80% four-year benchmark goal. The project sponsor for this program received a 2012 contract extension to continue to provide assistance to homeowners in the 2013 program year, which resulted in the additional progress reported this year. However, the program is now complete and did not apply for funding for the 2014 program year, so no additional accomplishments will be made toward this objective next year.
Under the objective for minor home repairs for low-income seniors and disabled adults in the table above, 120% of the annual goal was met and 91% of the five-year goal has now been met, exceeding both the annual and four-year benchmark goals. Additional funding was provided to the project sponsor for this program during the 2013 program year to reduce a backlog of safety repair work orders and to expand the type of repairs provided in order to help alleviate the critical gap in services created when the homeowner rehabilitation program referenced above was discontinued.

As shown in the accomplishment summary table below, the Consortium has exceeded its five-year goals to provide assistance to low-income, first-time homebuyers, with 152% of the goal met for the development of new homes through sweat equity/self-help construction programs and 154% of the goal met for home purchase assistance.

First-Time Homebuyer Assistance

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Housing</th>
<th>5-Year Goal # of Units</th>
<th>PY 2010 - 2012 # of Units Completed</th>
<th>PY 2013 # of Units Completed</th>
<th>PY 2013 # of Units Open or Funds Budgeted</th>
<th>Total # of Units</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>H-5 HO-14</td>
<td>Homeownership Units</td>
<td>50 units</td>
<td>38</td>
<td>0</td>
<td>38</td>
<td>76</td>
<td>152%</td>
</tr>
<tr>
<td>H-5 HO-15</td>
<td>Homeownership Purchase Assistance</td>
<td>70 households</td>
<td>59</td>
<td>21</td>
<td>28</td>
<td>108</td>
<td>154%</td>
</tr>
</tbody>
</table>

As shown in the accomplishment summary table below, substantial progress was made toward three of the four public facility objectives (CD-1, PFO-1; CD-2, PFO-2, and CD-1, PFO-4) with a total of five new projects funded for the 2013 program year. As a result, 75% of the goal for barrier removal for accessibility has been achieved, substantially meeting the four-year 80% benchmark goal, and 120% of the goal for facilities for low- and moderate income persons with special needs has been achieved, exceeding the four-year 80% benchmark goal. In addition, 50% of the goal for neighborhood facilities in low-income areas has now been achieved, an increase from zero percent last year.
## Consolidated Plan Priority: Public Facilities

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Facility</th>
<th>5-Year Goal # of Projects To Fund</th>
<th>PY 2010 - 2012 # of Projects Funded</th>
<th>PY 2013 # of Projects Funded</th>
<th>Total # of Projects Funded</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-1 PFO-1</td>
<td>Barrier Removal to Facilities for Accessibility</td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>75%</td>
</tr>
<tr>
<td>CD-2 PFO-2</td>
<td>Facilities for Low- and Moderate-Income, Special Needs, and Homeless Persons</td>
<td>5</td>
<td>4</td>
<td>2</td>
<td>6</td>
<td>120%</td>
</tr>
<tr>
<td>CD-1 PFO-3</td>
<td>Facilities for Low- and Moderate-Income, Youth Centers, Child Care Centers, Health Facilities, Senior Centers, and Food Banks</td>
<td>6</td>
<td>3</td>
<td>0</td>
<td>3</td>
<td>50%</td>
</tr>
<tr>
<td>CD-1 PFO-4</td>
<td>Neighborhood Facilities in Low-Income Areas, Parks and Recreation, Health Centers, Fire Stations, and Other Facilities</td>
<td>4</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>50%</td>
</tr>
</tbody>
</table>

Under the remaining public facility objective listed above (CD-1, PFO-3), an additional project under this objective was originally awarded funding for 2013. However, the award was later cancelled as the sponsoring agency decided not to move forward with the project. Cumulative accomplishments under this objective are expected to increase to 67% next year, as one project in this category received funding for 2014.

A total of seven public facility projects were active during the program year, including two that were completed and another five that were underway or had funds budgeted.

As shown in the accomplishment summary table below, substantial progress was made toward both of the infrastructure objectives (CD-2, IO-1 and CD-2, IO-2), with a total of four new projects funded for the 2013 program year. As a result, 77% of the objective for streets and sidewalks in low- and moderate-income areas has been achieved, substantially meeting the four-year 80% benchmark goal, and 180% of the objective for water and sewer projects in low- and moderate-income neighborhoods has been achieved, substantially exceeding the four-year 80% benchmark goal.
### Consolidated Plan Priority: Infrastructure

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Infrastructure</th>
<th>5-Year Goal # of Projects To Fund</th>
<th>PY 2010 - 2012 # of Projects Funded</th>
<th>PY 2013 # of Projects Funded</th>
<th>Total # of Projects Funded</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-2 IO-1</td>
<td>Streets and Sidewalks in Low- and Moderate-Income Neighborhoods</td>
<td>13</td>
<td>8</td>
<td>2</td>
<td>10</td>
<td>77%</td>
</tr>
<tr>
<td>CD-2 IO-2</td>
<td>Water/Sewer Projects, Flood Drain Improvements and Flood Mitigation, and Solid Waste Disposal in Low- and Moderate Income Neighborhoods</td>
<td>5</td>
<td>7</td>
<td>2</td>
<td>9</td>
<td>180%</td>
</tr>
</tbody>
</table>

A total of 14 infrastructure projects were active during the program year, including six that were completed and another eight that were underway.

As shown in the three accomplishments summary tables below, CDBG and ESG funds were used to fund projects under all three service program priorities, including programs for youth, seniors, and other public services.

### Consolidated Plan Priority: Youth Service Programs

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010 - 2012 # of Persons Assisted</th>
<th>PY 2013 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-3 YPO-1</td>
<td>Child Sexual Abuse/Assault Prevention</td>
<td>6,000</td>
<td>2,846</td>
<td>1,136</td>
<td>3,982</td>
<td>66%</td>
</tr>
<tr>
<td>CD-3 YPO-2</td>
<td>Pregnant &amp; Parenting Teens – Support Services</td>
<td>350</td>
<td>83</td>
<td>0</td>
<td>83</td>
<td>24%</td>
</tr>
<tr>
<td>CD-3 YPO-3</td>
<td>Pregnant &amp; Parenting Teens &amp; Young Parents – Housing with Support Services</td>
<td>250</td>
<td>202</td>
<td>57</td>
<td>259</td>
<td>104%</td>
</tr>
<tr>
<td>CD-3 YPO-4</td>
<td>Homeless Youth &amp; Young Adults – Housing with Support Services</td>
<td>1,275</td>
<td>725</td>
<td>177</td>
<td>902</td>
<td>71%</td>
</tr>
</tbody>
</table>
### Consolidated Plan Priority: Senior Service Programs

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010 - 2012 # of Persons Assisted</th>
<th>PY 2013 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-4 SPO-1</td>
<td>In-Home &amp; Out-of-Home Support Services to Live Independently</td>
<td>2,750</td>
<td>1,617</td>
<td>132</td>
<td>1,749</td>
<td>64%</td>
</tr>
</tbody>
</table>

### Consolidated Plan Priority: Public Services

<table>
<thead>
<tr>
<th>Con Plan Strategy &amp; Objective</th>
<th>Type of Service</th>
<th>5-Year Goal # of Persons To Assist</th>
<th>PY 2010 - 2012 # of Persons Assisted</th>
<th>PY 2013 # of Persons Assisted</th>
<th>Total # of Persons Assisted</th>
<th>5-Year Goal % Achieved</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-5 PSO-1</td>
<td>Homeless Prevention Services &amp; Homeless Housing with Support Services</td>
<td>4,125</td>
<td>3,010</td>
<td>864</td>
<td>3,874</td>
<td>94%</td>
</tr>
<tr>
<td>CD-5 PSO-2</td>
<td>Victims of Domestic Violence - Housing with Support Services</td>
<td>1,500</td>
<td>758</td>
<td>82</td>
<td>840</td>
<td>56%</td>
</tr>
<tr>
<td>CD-5 PSO-3</td>
<td>Persons with Special Needs – Support Services to Live Independently</td>
<td>150</td>
<td>99</td>
<td>28</td>
<td>127</td>
<td>85%</td>
</tr>
<tr>
<td>CD-5 PSO-4</td>
<td>Landlord/Tenant Mediation Services &amp; Fair Housing Counseling</td>
<td>5,000</td>
<td>1,910</td>
<td>0</td>
<td>1,910</td>
<td>38%</td>
</tr>
<tr>
<td>CD-5 PSO-5</td>
<td>Low-Income Households – Support Services to Increase Self-Sufficiency</td>
<td>1,800</td>
<td>1,127</td>
<td>363</td>
<td>1,490</td>
<td>83%</td>
</tr>
<tr>
<td>CD-5 PSO-6</td>
<td>Health Services</td>
<td>900</td>
<td>176</td>
<td>0</td>
<td>176</td>
<td>20%</td>
</tr>
</tbody>
</table>

As reflected in these tables, the Consortium has substantially met, met or exceeded its four-year 80% benchmark goals for five of the eleven objectives under these three priorities (CD-3, YPO-3; CD-3, YPO-4; CD-5, PSO-1; CD-5, PSO-3; and CD-5 PSO-5). Measurable accomplishments were also made under an additional three objectives under these priorities (CD-3, YPO-1; CD-4, SPO-1; and CD-5, PSO-2).

Additional accomplishments were not achieved this year under the remaining three service program objectives as no projects falling under these objectives received 2013 CDBG or ESG funding. No applications were received for the first of these objectives (CD-3, YPO-2) to provide non-residential services for low- and moderate-income pregnant and
parenting teens. One application was received for the second of these objectives (CD-5, PSO-4) to provide landlord/tenant mediation services, but was not selected to receive funding due to the project ranking and the reduced funding available.

One application was also received for the third of these objectives (CD-5, PSO-6) for health services and was selected to receive funding, but the project was cancelled as the sponsoring agency later declined the funding. In order to help meet the need for health services in the community, medical and dental services continued to be supported through other efforts. The Project Homeless Connect event held in July 2013 provided medical, dental, vision and hearing services to homeless and at-risk persons. Additionally, Community Services Block Grant (CSBG) funds were used during the year to provide dental services for low-income persons through a collaboration between public and private agencies.

Overall, the Consortium continued to make steady progress towards most of its annual and five-year service program goals, despite significant and sustained cuts to the CDBG program and new cuts to the ESG program for 2013. However, these cuts have resulted in fewer service projects receiving awards and some service projects receiving only partial funding, which has reduced accomplishments under some of the objectives. As these cuts were substantially maintained for the 2014 program year, they are also anticipated to affect 2014 accomplishments. Many of the services agencies in the community have also been significantly impacted by funding cuts from several other sources and are stretching resources as much as they can.

4. Summary of HUD Outcomes for CDBG, HOME, and ESG

The following is a summary of HUD Outcomes for CDBG activities based on information in the CDBG Performance Measures Report located in Appendix G.

<table>
<thead>
<tr>
<th>Public Facility &amp; Infrastructure Projects</th>
<th>Create Suitable Living Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Availability</td>
</tr>
<tr>
<td>Persons with new access</td>
<td></td>
</tr>
<tr>
<td>Persons with improved access</td>
<td></td>
</tr>
<tr>
<td>Persons with access that is no longer substandard</td>
<td>7,251</td>
</tr>
<tr>
<td>Total</td>
<td>8,911</td>
</tr>
</tbody>
</table>
### Youth, Senior, and Public Service Projects

<table>
<thead>
<tr>
<th>Description</th>
<th>Create Suitable Living Environment</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Availability/Accessibility</td>
<td>Affordability</td>
</tr>
<tr>
<td>Persons with new access</td>
<td>5,909</td>
<td>833</td>
</tr>
<tr>
<td>Persons with improved access</td>
<td>28</td>
<td></td>
</tr>
<tr>
<td>Persons with access to service that is no longer substandard</td>
<td>5,937</td>
<td>833</td>
</tr>
</tbody>
</table>

### Homeowner Housing Rehabilitation

<table>
<thead>
<tr>
<th>Description</th>
<th>Provide Decent Housing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total units rehabilitated</td>
<td>409</td>
<td></td>
</tr>
</tbody>
</table>

### Homebuyer Assistance

<table>
<thead>
<tr>
<th>Description</th>
<th>Provide Decent Housing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households assisted</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Number of first-time homebuyers</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Number receiving housing counseling</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Number receiving down payment/ closing cost assistance</td>
<td>1</td>
<td>7</td>
</tr>
</tbody>
</table>

The following is a summary of HUD Outcomes for HOME activities based on information in the HOME Housing Performance Report located in Appendix G.

### Rental, Homebuyer, and Homeowner Rehabilitation

<table>
<thead>
<tr>
<th>Description</th>
<th>Provide Decent Housing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of units</td>
<td>1</td>
<td>22</td>
</tr>
</tbody>
</table>

The following is a summary of HUD Outcomes for ESG activities based on information in the Homeless Management Information System (HMIS).

### Youth and Public Service Projects

<table>
<thead>
<tr>
<th>Description</th>
<th>Create Suitable Living Environment</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Persons with improved access</td>
<td>567</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>567</td>
<td></td>
</tr>
</tbody>
</table>
5. Summary of Adjustments or Improvements to Strategies and Activities

As the Consortium is already in its fourth year under the current 2010-2014 Consolidated Plan, the County is not proposing adjustments to reduce the five-year goals to bring them in-line with the reduced funding levels. However, the County acknowledges that while significant progress has been made and continues to be made toward achieving the five-year goals, due to the reduced funding available from federal, state, and local resources as well as other reasons noted, the Consortium will most likely not be able to meet all of its five-year goals. In an effort to help maximize accomplishments, to the extent feasible, under any affordable housing, public facility, and infrastructure objective which was not projected to have met its five-year goal by the end of the 2013 program year, bonus points were available to projects applying under these objectives in the competitive funding round for 2014 projects. This effort was successful in funding additional projects under these objectives, which will increase accomplishment in these areas next year toward the five-year goals. Analysis of the accomplishments achieved under the 2010-2014 Consolidated Plan and revised future funding projections are also anticipated to help inform the development of objectives for the 2015-2019 Consolidated Plan.

IV. CDBG PROGRAM NARRATIVE

A. Assessment of Relationship of CDBG Funds to Goals and Objectives

The Consolidated Plan identifies the following seven priority activities for use of CDBG, HOME and ESG funds: 1) affordable housing projects; 2) public facility projects; 3) infrastructure projects; 4) youth service programs; 5) senior service programs; 6) public service programs; and 7) grant planning and administration costs. CDBG funds were provided to support activities under all of these priorities.

During the 2013 program year, a total of $3,019,074.51 in CDBG funds was drawn down. Draw down amounts by priorities activities is as follows: $949,687.35 for affordable housing, $678,574.86 for public facilities, $658,917.98 for infrastructure, $19,769.23 for youth services, $11,981.17 for senior services, $223,517.57 for public services, and $476,626.35 for grant planning and administration.

Under the affordable housing priority, there are eight strategies in total. Six of these strategies have objectives related to funding specific project activities with the overall goals of making decent housing more affordable and available/accessible in our community. CDBG funds were allocated in support of activities under two of these strategies. The strategies include:
- H-4: Home rehabilitation for existing homeowners
- H-5: Homeownership assistance

Refer to Section III. A., Assessment of Five-Year Goals and Objectives, to see specific activities undertaken and accomplished achieved with CDBG funds under specific priorities, strategies and objectives identified in the 2010-2014 Consolidated Plan.  Refer to Section III. H., Self-Evaluation, to see summary accomplishments tables under each priority, strategy, and objective identified in the 2010-2014 Consolidated Plan.  Refer to Section III. C. for a summary of affordable housing accomplishments made over the past year with CDBG, HOME, and ESG funds.

B. Changes in Program Objectives

No changes in the CDBG program objectives in the 2010-2014 Consolidated Plan were made during the program year.  However, the significant funding cuts made to the program over the past few years has resulted in fewer projects being funded in some categories as well as a reduction in the scope of some projects.  This, in turn, has resulted in reduced accomplishments under some of the objectives.  For the 2014 competitive funding round which was conducted during the 2013 program year, bonus points were made available to project applications submitted under the affordable housing, public facility, and infrastructure objectives where the five-year 2010-2014 Consolidated Plan goals were not projected to be met by the end of the 2013 program.  This effort was intended to help maximize accomplishments toward these goals, to the extent feasible, with the available funding by the end of the five-year period.  Analysis of the accomplishments achieved under the 2010-2014 Consolidated Plan and revised future funding projections are also anticipated to help inform the development of objectives for the 2015-2019 Consolidated Plan.

C. Assessment of Efforts in Carrying Out Planned Actions

As described throughout this report, Snohomish County undertook several actions during the 2013 program year as outlined in the 2010-2014 Consolidated Plan and 2013 Action Plan in support of affordable housing and community development initiatives benefitting the Consortium, including pursuing all resources indicated.  Snohomish County did not hinder implementation of the Consolidated Plan by action or willful inaction.  During this time, Snohomish County continued administration of the CDBG, HOME, and ESG programs as well as several other federal, state, and local funds and programs for affordable housing, homelessness, and community development activities.

In addition, Snohomish County provided requested certifications of consistency with the 2010-2014 Consolidated Plan for 20 projects applying for
Continuum of Care funding, for the Housing Authority of Snohomish County’s 2014 public housing agency plan, and for four affordable housing projects applying for other sources of funds. All of the requested certifications were for activities that were consistent with the 2010-2014 Consolidated Plan. Copies of these certifications are available upon request from the Housing & Community Services Division of the Snohomish County Human Services Department.

D. National Objectives

All CDBG funds were used for activities that met one of the three national CDBG objectives. Snohomish County also complied with the overall benefit certification that not less than 70 percent of CDBG funds be expended for activities that benefit low- and moderate-income persons.

E. Relocation

The Snohomish County Human Services Department, through its Office of Housing and Community Development (OHCD), minimizes displacement of tenants in federally-assisted projects by providing training to applicants prior to the submission of applications for federal funding and at the pre-application workshops. OHCD staff work with applicants prior to submission of applications to ensure that compliance with the Uniform Relocation Assistance, Real Property Acquisition Policies Act of 1970, as amended (URA), is implemented and that displacement of tenants is minimized throughout the process.

To minimize tenant displacement OHCD developed URA and Section 104(d) policies and procedures, which include:

1. In-House URA/104(d) Process
2. URA/104(d) Application Review & Checklist
3. Homebuyer Purchase Assistance Policy
4. Section 104(d) Policy
5. Appeals Policy
6. Installment Policy

If a project results in the demolition or conversion of a low-income housing unit and a low-income tenant is displaced, Snohomish County’s Residential Anti-displacement and Relocation Assistance Plan under Section 104(d) of the Housing and Community Development Act of 1974, as amended, are implemented.
All projects that include temporary or permanent relocation are tracked by the Relocation Specialist and assistance to applicants in complying with the requirements is provided.

In the 2013 program year two (2) infrastructure projects required the acquisition easements:

1. **48th Avenue West Sidewalks – HCD-10-21-1005-167A**: The City of Lynnwood was awarded CDBG funds in the 2010 funding year for construction of concrete curb, gutter and five-foot wide sidewalks, and five-foot paved bicycle lanes along 48th Avenue in a low- and moderate-income block group in the City of Lynnwood. The project required the acquisition of three (3) Right of Way acquisitions.

2. **204th Street SW Improvements – HCD-12-21-1201-167**: The City of Lynnwood was awarded CDBG funds in the 2013 funding year for construction of concrete curb, gutter and sidewalks, along 204th Street SW, in a low- and moderate-income block group in the City of Lynnwood. The project required the acquisition of eleven (11) easements.

HomeSight, a non-profit Community Development Corporation, receives CDBG funds to provide down payment assistance to low- and moderate-income homebuyers in Snohomish County in the form of low-interest loans. In the 2013 funding year, HomeSight provided four (4) loans, using CDBG and/or program income, to four homebuyers in Snohomish County.

Parkview Services, a non-profit agency, receives CDBG funds to provide down payment assistance to low- and moderate-income homebuyers in Snohomish County in the form of low-interest loans. In the 2013 funding year, Parkview provided four (4) loans, using CDBG and/or program income, to four homebuyers in Snohomish County.

In the 2013 program year, no tenants were permanently or temporarily displaced as a result of a CDBG-funded project.

**F. Economic Development**

No economic development activities were undertaken with CDBG funds during the 2013 program year.

**G. Public Service Activities Serving Limited Clientele Not Presumed Benefit**

During the reporting period, four of the CDBG public service projects served a limited clientele who were not persons presumed to be low- and moderate-income by HUD. These projects included: Catholic Community Services–
Pregnant and Parenting Women’s Housing, Domestic Violence Services of Snohomish County—Domestic Violence Services, Mercy Housing Northwest—Senior Case Management/Service Coordination, Volunteers of America Fair Housing Services, and Volunteers of America Sky Valley Resource Center. These projects are limited specifically to clients who meet the HUD low-to-moderate income guidelines or serve clients of whom at least 51% are low-to-moderate income. Agencies sponsoring these projects keep client information on family size and income on file to demonstrate the income eligibility of clients served and report this information quarterly. County staff tests for compliance during on-site monitoring visits. In addition, one public service activity, Open Door Theatre - Personal Safety Outreach project, provided services as an area benefit activity.

H. Neighborhood Revitalization

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

I. Racial and Ethnic Composition of Persons and Households Assisted

The table below provides a summary of the racial and ethnic composition of persons and households assisted with CDBG funds. For additional information, see the CDBG Summary Accomplishment Report in Appendix C.

<table>
<thead>
<tr>
<th>Racial and Ethnic Composition</th>
<th>Persons</th>
<th>Households</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Race</td>
<td>Hispanic/ Latino</td>
</tr>
<tr>
<td>White</td>
<td>5,428</td>
<td>536</td>
</tr>
<tr>
<td>African American/Black</td>
<td>333</td>
<td>27</td>
</tr>
<tr>
<td>Asian</td>
<td>85</td>
<td>3</td>
</tr>
<tr>
<td>American Indian/Alaskan Native</td>
<td>146</td>
<td>7</td>
</tr>
<tr>
<td>Native Hawaiian/Other Pacific Islander</td>
<td>65</td>
<td>0</td>
</tr>
<tr>
<td>American Indian/Alaskan Native &amp; White</td>
<td>84</td>
<td>10</td>
</tr>
<tr>
<td>Asian &amp; White</td>
<td>9</td>
<td>1</td>
</tr>
<tr>
<td>African American/Black &amp; White</td>
<td>108</td>
<td>19</td>
</tr>
</tbody>
</table>
J. CDBG Funds Returned to the Line of Credit

During the 2013 program year, County staff notified and was working with HUD to resolve an over expenditure of $7,127.32 in CDBG funds due to a billing error by a project sponsor. As shown in IDIS, the activity name is City of Monroe Powell Street Sidewalk and the IDIS activity number is 1312. The City of Monroe repaid this over expenditure with other funds and the County transmitted these funds to HUD. HUD subsequently returned the $7,127.32 to the County’s line of credit to be used for eligible activities. This funding was re-allocated to eligible activities in the 2014 funding round.

V. HOME NARRATIVE

A. Distribution of HOME Funds Among Housing Strategies

The Consolidated Plan identifies the following seven priority activities for use of CDBG, HOME and ESG funds: 1) affordable housing projects; 2) public facility projects; 3) infrastructure projects; 4) youth service programs; 5) senior service programs; 6) public service programs; and 7) grant planning and administration costs.

During the 2013 program year, HOME funds were expended to support two of these priorities, including $1,932,809.73 for affordable housing and $140,938.10 for grant planning and administration.

Under the affordable housing priority, there are eight strategies in total. Six of these strategies have objectives related to funding specific project activities with the overall goals of making decent housing more affordable and available/accessible in our community. HOME funds were allocated to support supported activities under five of these six strategies. The strategies include:

- H-1: Affordable rental housing
- H-2: Housing for homeless persons
• H-4: Home rehabilitation for existing homeowners
• H-5: Assistance for first-time homebuyers
• H-6: Utilizing the expertise of housing developers to create a stable and well-maintained housing stock.

Refer to Section III. A., Assessment of Five-Year Goals and Objectives, to see specific activities undertaken and accomplished achieved with HOME funds under the priorities, strategies and objectives identified in the 2010-2014 Consolidated Plan. Refer to Section III. H., Self-Evaluation, to see summary accomplishments tables under each priority, strategy, and objective identified in the Consolidated Plan. Refer to Section III. C. for a summary of affordable housing accomplishments made over the past year with CDBG, HOME, and ESG funds.

B. HOME Match Report

The annual HOME program block grant requires a 25% match of the HOME funds used for projects from permanent non-Federal Sources. On May 22, 2012, Snohomish County was granted a 100% match reduction for Federal Fiscal Years 2012 and 2013 (October 1, 2011 through September 30, 2013).

In the 2013 program year, Snohomish County secured $1,216,992 in matching funds. Excess match available from previous years is $25,026,875, for a combined total of $26,243,867. The match liability for the 2013 program year is $62,760, leaving a balance of $26,181,107 in available match for future years. The HOME Match Report (HUD-401017-A) is located in Appendix F.

C. HOME MBE and WBE Contracting

Snohomish County continues its policy of ensuring that minority and women business enterprises (M/WBEs) are given an equal opportunity to compete for construction projects funded in whole or in part with the HUD funds it administers. The list of qualified M/WBEs changes on a daily basis and Snohomish County does not have the resources to maintain its own list. For these reasons, Snohomish County staff refers sub-grantees to the internet website maintained by the State of Washington with M/WBE listings. Snohomish County’s policy on M/WBE opportunity is also included in the standard language of each project contract executed. Finally, M/WBE requirements are discussed at pre-bid and pre-construction meetings with sub-grantees and their contractors.

During the reporting period, one HOME-funded affordable housing development project was completed. For this project, there was one contractor and eight subcontractors, none of which were M/WBEs. Additional
information may be found in the HOME Annual Performance Report, Part III MBE and WBE (HUD-40107) which is located in Appendix F.

D. HOME Affirmative Marketing

Snohomish County requires all agencies receiving HOME funds for projects with five or more HOME-assisted units to have plans to affirmatively market housing to eligible populations. This requirement is included in contracts between Snohomish County and the agencies receiving the HOME funds.

The affirmative marketing plan must include information on:

1. how the sponsor will inform the public and potential residents about fair housing laws,

2. how the sponsor will affirmatively market the units and inform persons who might not normally apply for housing through special outreach, and

3. how the sponsor will document affirmative marketing efforts and evaluate their success.

Affirmative marketing plans are reviewed by County staff as part of the project closeout and when the projects are monitored. Housing projects must display the Equal Housing Opportunity information and logo in an area that is accessible to eligible households.

E. HOME Assisted Rental Housing Monitoring

The Office of Housing and Community Development within the Snohomish County Human Services Department conducts on-site and desk review monitoring of HOME-assisted rental housing properties. The purpose of the monitoring is to assure compliance with HOME requirements during the period of time the property is required to be maintained as affordable housing.

Monitoring activities include inspections of the physical condition of the properties as well as tenant, program, and financial file review. On-site physical inspections of some properties is conducted by the Washington State Department of Commerce under a Memorandum of Understanding with Snohomish County, and any inspection reports, and required remedial actions and responses are provided to the County. Both the County and the Washington State Department of Commerce utilize a Physical Condition Standard (UCPS) form for the physical inspections. The County also participates in the Web-Based Annual Reporting System (WBARS), a collaboration of state and local funders, which requires all affordable rental housing projects funded by participating jurisdictions to file on-line annual reports which assist in desk review monitoring for the projects.
The County develops an annual on-site monitoring schedule each year for HOME-assisted rental housing units to be monitored based on the frequency required by the HOME regulations as well as a risk assessment of the Agency and past performance. A letter scheduling the monitoring is sent to the Agency. Tenants are provided a 48-hour notice prior to unit inspection. After the monitoring is conducted, a letter indicating the results of the on-site monitoring and any corrective actions needed is sent to the Agency within 30 days. The Agency then has 30 days to provide a written response to the County documenting corrective actions taken, and if needed, a schedule for remaining corrective actions to be taken. Additional follow-up is conducted with Agencies as needed. A letter is sent to Agencies when the monitoring has been closed.

On-site monitoring of the following HOME-assisted rental housing projects was conducted during the 2013 program year:

- **Artspace Projects**: Artspace lofts
- **Compass Health**: Burke Ave Apts, Cameila House, Marysville Studios (Alder Commons)
- **Housing Hope**: Avanti House, Beachwood, Hope Village II, Lervick Family Village, Maple Leaf Meadows and New Century House.
- **Senior Services of Snohomish County**: Evergreen Cottages, Evergreen Village, Fairview Apartments and Scriber Point.
- **Stanwood Senior Center**: Lincoln School Senior Apartments

Twelve of the monitoring visits were conducted in cooperation with the Washington State Department of Commerce.

The projects monitored were found to have minor documented deficiencies. The most common were:

- **Site**: Vegetation too close to the buildings, trees and bushes need trimming, leaning or fallen fences, erosion around building needs to be filled with new soil, asphalt needs to be patched/replaced and parking lot needs restriping.
- **Building exterior**: Gable fascia’s running too long, clogged gutters, moss on rooftops, damaged siding and dirty buildings need cleaning.
- **Common areas**: Laundry vents appear clogged, dust bunnies behind dryers, broken outlet covers, laundry room vinyl is worn, carpet appears to be worn and stained, loose counter tops, caulking around sinks and toilets
needs replacing, loose handrails in bathrooms, cracked windows and cluttered maintenance room needs cleaning.

- **Building systems**: Inspections were due on fire systems.

- **Health and Safety**: Combustible materials found near heaters, furniture in hallways/doorways, smoke detectors needing batteries, items stored around or on top of water heater, foil used on kitchen range and a deck with excessive dry rot.

- **Units**: Caulking around sinks, toilets and bathtubs needs replacing, dirty exhaust fans need cleaning, missing screens from windows, water heaters missing seismic straps, PRV running up hill, loose sinks and toilets need securing, chipped sinks and bathtubs need repairing, knobs and handles need replacing, loose handrails, closet doors are off the track, door gaskets need replacing, ventilation fans have lint build-up, water temps are too high or too cold and damaged walls.

All but a few of the findings have been addressed; those not yet addressed have been scheduled for future repair/maintenance. There generally were no concerns with the tenant, program, and financial file review.

The County added an additional staff position during the program year, in part, to assist with housing asset management and anticipates monitoring activities to increase in the 2014 program year.

**G. Racial and Ethnic Composition of Households Assisted**

The table below provides a summary of the racial and ethnic composition of persons and households assisted with HOME funds. For additional information, see the HOME Summary of Accomplishments Report located in Appendix C.

<table>
<thead>
<tr>
<th>Racial and Ethnic Composition of Households Assisted</th>
<th>HOME Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Race</strong></td>
<td><strong>Hispanic/ Latino</strong></td>
</tr>
<tr>
<td>White</td>
<td>20</td>
</tr>
<tr>
<td>Asian</td>
<td>1</td>
</tr>
<tr>
<td>Native Hawaii/Other Pacific Islander</td>
<td>1</td>
</tr>
<tr>
<td>African American/Black</td>
<td>1</td>
</tr>
<tr>
<td>Other multi-racial category</td>
<td>3</td>
</tr>
<tr>
<td>Total</td>
<td>26</td>
</tr>
</tbody>
</table>
VII.  HOPWA Narrative

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

VIII.  ESG NARRATIVE

A.  Assessment of Relationship of ESG Funds to Goals and Objectives

The 2010-2014 Consolidated Plan identifies the following seven priority activities for use of CDBG, HOME, and ESG funds: 1) affordable housing projects; 2) public facility projects; 3) infrastructure projects; 4) youth service programs; 5) senior service programs; 6) public service programs, and 7) grant planning and administration costs.

Homeless and homeless prevention strategies and objectives for use of CDBG, HOME and ESG funds are found under the youth service programs, public service programs, and affordable housing priorities of the 2010-2014 Consolidated Plan.

A total of $449,582 was expended in ESG funds during the 2013 program year. This included $47,401 for youth service programs, $328,898 for public service programs, $42,276 for Homeless Management Information System (HMIS) costs under affordable housing, and $31,007 for grant administration. The ESG funds expended for youth service programs and public service programs also helped support the homeless housing strategy under the affordable housing priority.

The program activities supported with ESG funds also helped to address the goal in the County’s and the Continuum of Care’s 10-Year Plan to End Homelessness to provide funding to maintain existing housing and services that demonstrate measurable outcomes and overall progress towards ending homelessness.

Refer to Section III. A., Assessment of Five-Year Goals and Objectives, to see specific activities undertaken and accomplished achieved with ESG funds under the priorities, strategies and objectives identified in the 2010-2014 Consolidated Plan. Refer to Section III. H., Self-Evaluation, to see summary accomplishments tables under each priority, strategy, and objective identified in the Consolidated Plan. Refer to Section III. C. for a summary of affordable housing accomplishments made over the past year with CDBG, HOME, and ESG funds.
C. ESG Supplement e-Con Planning Suite

The required ESG supplement to the CAPER regarding various program and fiscal information is located in Appendix H. The supplement includes information on ESG recipient and subrecipients, persons assisted, types of assistance provided, expenditures, and matching funds.

D. Racial and Ethnic Composition of Households Assisted

The table below provides a summary of the racial and ethnic composition of persons assisted with ESG funds.

<table>
<thead>
<tr>
<th>Racial and Ethnic Composition of Persons Assisted ESG Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Race</td>
</tr>
<tr>
<td>White</td>
</tr>
<tr>
<td>African American/Black</td>
</tr>
<tr>
<td>Asian</td>
</tr>
<tr>
<td>American Indian/Alaskan Native</td>
</tr>
<tr>
<td>Native Hawaiian/Other Pacific Islander</td>
</tr>
<tr>
<td>American Indian/Alaskan Native and White</td>
</tr>
<tr>
<td>Asian and White</td>
</tr>
<tr>
<td>African American/Black and White</td>
</tr>
<tr>
<td>American Indian/Alaskan Native and African American/Black</td>
</tr>
<tr>
<td>Other multi-racial category</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

E. ESG Outcomes

Performance standards for the evaluation of ESG activities include ESG performance measures and General Continuum of Care performance measures. Data on these performance measures are located in Section III D.
VIII. CHANGES TO ACTION PLANS AND/OR CONSOLIDATED PLAN

A. Substantial Amendments

The following is a summary of substantial amendments made to the 2010-2014 Consolidated Plan and Action Plans for various program years during the reporting period.

1. Citizen Participation Plan Revisions

The Citizen Participation Plan in the 2010-2014 Consolidated Plan was amended to revise the definition of a substantial amendment, to more clearly define non-substantial amendments, and to delegate approval authority for non-substantial amendments to the Director of the Snohomish County Human Services Department. The purpose of the amendment was to make the amendment process more efficient, to be more responsive to changes needed to ensure that projects move forward and funds are expended in a timely manner, to be better partners with the agencies, cities, and towns that sponsor projects, and to continue to provide an opportunity for input by the public on proposed significant changes to adopted plans before they are implemented. The relevant language regarding amendments in the Citizen Participation Plan, as amended, reads as follows:

“Amendments to the Consolidated Plan. From time to time it is necessary to amend the Consolidated Plan. Amendments are characterized as either substantial or non-substantial and the County’s policies for public participation differ for the two amendment categories.

Substantial amendments are defined as follows:

A substantial amendment to a Consolidated Plan is a change involving any of the following actions:

(1) Allocation of funds, from any one or combination of the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) programs, in an amount greater than $50,000 to a new activity (that is, an activity not currently identified and allocated funds under any of these grant programs in an Action Plan).

(2) Allocation of additional funds to an activity currently identified and allocated funds in an Action Plan from any one or combination of CDBG, HOME, and ESG funds, of more than $100,000 or an amount which raises the total commitment of all such funds to the activity by more than 50 percent of the originally planned total
County contribution, whichever is greater; whether or not accompanied by a substantial change in other characteristics identified in (3), (4), (5), (6), or (7) below.

(3) A change of more than 50% in the scope or scale of an activity or in the number of intended beneficiaries of an activity as identified in an Action Plan.

(4) A change of more than 50% in the characteristics of the intended beneficiaries of an activity as identified in an Action Plan, including:
   a. the HUD recognized income levels or
   b. the target population (e.g. renters, homeowners, elderly persons, etc.).

(5) A change in the purpose of an activity such that the activity will no longer principally address the Consolidated Plan priority, strategy, and objective identified for the activity in an Action Plan or the activity's ultimate objective.

(6) A change in the location identified in the Action Plan of a funded capital rental housing unit development, capital homeownership unit development, public facility, or infrastructure activity, which includes a change:
   a. From one city to another city;
   b. From a city to unincorporated Snohomish County;
   c. From unincorporated Snohomish County to a city;
   d. From a project site not yet identified to an identified project site.

(7) A change in use of CDBG funds from one eligible activity to another, as eligible activities are defined under the CDBG regulation at 24 CFR 570.

(8) The addition of a new priority, strategy or objective or the deletion of an existing priority, strategy or objective in the Strategic Plan section of the current Consolidated Plan.

Snohomish County will provide the public with reasonable notice of, and an opportunity to comment on, substantial amendments. Notice of intent to enact a substantial amendment to the Consolidated Plan will be published
in summary form in one or more newspapers of general circulation; by sending an electronic copy of the notice to: the mailing list of interested agencies and persons maintained by OHCD (formerly OHHCD), the Everett/Snohomish Continuum of Care distribution list maintained by the Office of Community and Homeless Services (OCHS), and the Housing Consortium of Everett and Snohomish County; and by making copies of the proposed amendment available at libraries, government offices and public places and on the Snohomish County Human Services Department OHCD/OCHS website. The notice will describe the contents and purpose of the amendment. The notice will be made available in a format accessible to persons with disabilities, upon request.

The County will receive comments on the substantial amendment for at least 30 days, commencing with official publication of the notice of intent, before the amendment is implemented. The County will consider any comments or views of the public received in writing, or orally at public hearings, if any, in preparing the substantial amendment of the Consolidated Plan. A summary of these comments or views and a summary of any comments or views not accepted and the reasons therefore, will be attached to the substantial amendment of the Consolidated Plan. The County Council has approval authority for substantial amendments.

Other amendments made to the Consolidated Plan which do not fall under the category of a substantial amendment as defined above will be considered a non-substantial amendment. This includes, but is not limited to, amendments involving a change in the allocation priorities, a change in the method or distribution of funds, the addition of a new activity not currently identified in an Action Plan of $50,000 or less, the allocation of additional funds to an activity currently identified in an Action Plan in an amount under the substantial amendment threshold, a change of 50% or less in the scope or scale of a project, a change of 50% or less in the characteristics of the intended beneficiaries of a project, a change in the purpose of an activity that is under the substantial amendment threshold, a change in the location of a currently funded activity that is not defined as a substantial amendment, a change in the source of funding for an activity from one source to another source (including program income) between CDBG, HOME, and ESG funds, cancellation or partial cancellation of funding for an existing project, a change in Consolidated Plan priorities, strategies, or objectives that are not defined as a substantial amendment, data updates, and technical/clerical error corrections. Non-substantial amendments do not require a public notice of intent or a public review and comment period prior to approval. The Director of the County’s Human Services Department has approval authority for non-substantial amendments. Non-substantial amendments will be considered in accordance with PAB and Human Services Department policies, will
become part of the administrative record after approval, and will be available for public inspection on request at the Snohomish County Human Services Department.”

2. Arlington Community Food Bank Funding Increase

The 2010 Action Plan was amended to increase the CDBG award to the Arlington Community Food Bank by $250,000 to $505,000. The project was originally awarded $255,000 to construct a new building for a food bank which had outgrown its current facility. The Agency raised less in other funding than anticipated and bids for the project were higher than anticipated, creating a $250,000 shortfall. The Agency sought funding from other sources to make up the shortfall, but was unsuccessful. The Agency also considered design option changes to reduce the cost of the project, but decided against this option as it would increase operating costs for the project. The additional funding allowed the Agency to proceed with the project during the 2013 program year.

2. ESG Project Funding Cancellations

The 2013 Action Plan was amended to cancel ESG funding for three of seven projects originally awarded funding due to a decrease of 29%, $62,040, from the estimated grant funding amount. County staff considered several factors in developing a proposal to address the reduction in ESG funding. The main factors included the new requirements applicable to ESG projects under the Hearth Act and the ESG Interim Rule, how closely the projects already aligned with the new requirements, the amount of funding necessary to maintain project viability, the County grant administrative burden as administrative funds were also cut, and community input. Community input from homeless shelter/transitional housing providers was received at a meeting and through written input received in June 2013.

Based on consideration of these factors, 2013 ESG funding totaling $62,040 for the following three projects was cancelled: Housing Hope – Transitions, $25,300; Volunteers of America – Emergency Housing Assistance, $17,316; Domestic Violence Services of Snohomish County – Transitional Housing for Victims of Domestic Violence, $21,584. Although ESG funding was cancelled, the County provided funding for these projects from the Snohomish County Ending Homeless Program (EHP) for the 2013 program year. This allowed the projects to continue to provide services for the 2013 program year which began July 1, 2013, without a sudden reduction in funding and to avoid situations where clients could suddenly lose transitional housing or services.
3. Glenwood Apartments Funding Increase

The 2012 and 2013 Action Plans were amended to increase the HOME award to the Housing Authority of Snohomish County (HASCO) for the Glenwood apartments affordable housing project by $320,000 to $536,754 and to expand the project description to include acquisition and rehabilitation of the apartment complex.

The Glenwood Apartments is a 46-unit complex in Lake Stevens serving low-income elderly persons and persons with disabilities. HASCO was awarded $216,754 in HOME funds in the 2013 Action Plan to assist with the acquisition of the project in order to preserve the units as affordable housing. Local Snohomish County AHTF funds were also awarded to the project, bringing the total award for project costs to $540,000.

HASCO requested a total of $860,000 to assist with both the acquisition and rehabilitation of the apartment complex. The project ranked high in the 2013 application round. However, due to limited funding, only partial funding was awarded. Due to the funding cancellation of another affordable housing project that was unable to go forward, additional HOME funds became available. The additional $320,000 in HOME funds awarded, increased the total HOME award to $536,754, bringing the total award of HOME and AHTF funds for project costs to $860,000, the full amount of the funding requested. This amendment helped to meet a critical need in the community to preserve affordable rental housing for seniors and persons with disabilities and to help ensure timeline commitment and expenditure of the HOME grant funds.

B. Non-Substantial Amendments

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

1. HASCO SFRLP Loan Servicing Funding Cancellation

The 2012 and 2013 Action Plans were amended to cancel $100,000 in CDBG funding allocated to HASCO for the Single Family Rehab Loan Program Loan Servicing as a project activity over two program years. HASCO operated a single family home rehabilitation loan program for low-income homeowners in Snohomish County for many years. The program was discontinued at the end of the 2011 program year in June 2012. Although the program was discontinued, program income continues to be generated from the repayment of loans made in priority years and there are loan servicing costs associated with the existing loan portfolio.
When the program was in operation, the program income remained with HASCO to provide additional loans under the program and HASCO performed the necessary loan servicing. With the discontinuation of the program, HASCO was allocated $50,000 in 2012 Community Development Block Grant (CDBG) project funds and $50,000 in 2013 CDBG project funds to continue to perform the loan servicing. In addition, HASCO now transmits the program income to the County to help fund other eligible activities.

Based on initial guidance from the U.S. Department of Housing and Urban Development (HUD), County staff understood that the loan servicing activity was eligible for CDBG funds as either a project activity or an administrative activity. The project was allocated funding as a project activity due to the cap on administrative costs under the grant. However, HUD made a more recent determination that this cost is only eligible as an administrative activity. This necessitated the cancellation of the CDBG funding allocation to the loan servicing activity as a project activity. The Human Services Department subsequently decided to fund the loan servicing activity from its pool of CDBG administrative funds for the 2012 and 2013 program years which could be increased using a portion of the program income generated by HASCO.

2. HomeSight Puget Sound Homeownership Funding Increase

The 2013 Action Plan was amended to increase the CDBG award to HomeSight for the Puget Sound Homeownership project by $106,910 to $260,000 and to increase the number of households to be assisted from six to 10. The purpose of the project is to provide purchase assistance to low- and moderate-income first-time homebuyers in Snohomish County.

The project requested $260,000 in funding for the project. The project ranked in the middle of the applications and due to limited funding available, only partial funding was originally awarded. As additional funding became available due to higher than anticipated program income received, the funding award was increased to the full amount of the funding request.

3. Wenberg Park ADA Access Project Scope Revision

The 2012 Action Plan was amended to revise the scope of the project to allow flexibility in the accessibility design. The 2012 Action Plan awarded $308,110 in CDBG funds to the Snohomish County Parks and Recreation Department (PRD) for the Wenberg Park ADA Access project located in unincorporated Snohomish County in the Stanwood area. The purpose of the project is to remove architectural barriers in order to improve
accessibility for disabled and elderly persons to allow them to participate in camping and outdoor recreation.

Due to the limited funding available, the project was awarded $308,110 of the $342,345 in funding requested. Because full funding was not awarded for this project, PRD looked for ways to make the project more efficient. One way to the lower the cost of the building was to provide an open floor plan building, separated by gender. This was a change from the original scope, but the intent of the project remained the same, and the revised open floor plan approach will meet the ADA demand at this facility and achieve the same goal of inclusivity.

4. Village Square Apartments Funding Cancellation

The 2012 Action Plan was amended to cancel the $600,000 award ($102,278 in CDBG funds and $497,722 in HOME funds) to Senior Services of Snohomish County for the Village Square Senior Apartments project. The purpose of the project was to acquire property in Stanwood for the new construction of 45 apartments for low-income seniors. Funding for the project was cancelled as the agency indicated it would return these funds as the project would not be moving forward.

5. Monroe Family Village Funding Increase

The 2013 Action Plan was amended to increase the $753,702 award in HOME funds to Housing Hope for the Monroe Family Village project by $46,298, to $800,000, the full amount the funding requested. The project ranked high in the 2013 funding round. However, due to limited funding available, only partial funding was awarded. As additional funding became available for re-allocation, the award was increased to the full amount of the funding request.

6. Minor Home Repair Program Funding Increase

The 2013 Action Plan was amended twice to increase the funding award to Senior Services of Snohomish County by a total of $100,000 to $642,122. The program provides health and safety repairs to homes throughout the county that are owned and occupied by low-income elderly persons and adults with disabilities. Maximum repair costs covered by the program are $2,000 per households per year. The program covers all or some of the repair costs, with the homeowners contributing, or being asked to contributed, towards a portion of the repair costs depending on their income level.

The first amendment increased the CDBG award by $50,000 to allow in rare and exceptional circumstances that the maximum repair costs
covered by the program be allowed up to $6,500 per year from the usual
allowed costs covered of up to $2,000 per year for a very limited number
of households. The amendment was intended to help alleviate critical gap
in services within the community when the HASCO Single Family
Rehabilitation Loan Program, which covered larger repair costs to
maintain homes, was discontinued at the end of June 2012.

The second amendment increased the CDBG award by another $50,000
to help the program reduce the existing backlog of 200 safety repair work
orders and estimated an increase of the overall number of homes to be
repaired by 20.

7. ADA Upgrades Funding Increase

The 2013 Action Plan was amended to increase the CDBG funding award
to the City of Edmonds for the ADA Upgrades project by $40,000 to
$90,000, the full amount of the funding requested. The purpose of the
project was to upgrade curb ramps in a predominately low- and moderate-
income neighborhood in Edmonds along 3rd Avenue S from Main Street to
Pine Street, as far as the funding would allow. The City of Edmonds
originally requested $90,000 in funding for the project. The project ranked
high in the application round. However, due to the limited funding
available only partial funding of $50,000 was originally awarded to allow
the project to go forward at a reduced scope. As additional
funding became available for re-allocation, the award was increased to the
full amount of the funding request. The project contributed to public safety
by providing safe ramp access to public transportation, parks, and other
services for persons with disabilities and the elderly.

8. RD Preservation Portfolio Partial Funding Cancelled

The 2009 and 2011 Action Plans were amended to cancel $1,184,211 of
the $1,500,000 in HOME funding awarded to Senior Services of
Snohomish for the RD Preservation Portfolio project and to reduce the
projects sites from four to one. The purpose of the project was to acquire
and rehabilitate a portfolio of four existing apartment communities in
Marysville, Monroe, and Sultan with a total of 130 units in order to
preserve affordable rental housing for seniors and persons with
disabilities.

Senior Services experienced significant delays over the past four years in
securing all the funding necessary to go forward with the project. This
created challenges given that federal HOME funds carry a requirement for
timely expenditure and put Snohomish County and the Consortium at risk
of losing these funds to help meet critical affordable housing needs in our
community should this requirement not be met.
Given the missed milestones and project delays, the need to expend HOME funds in a timely manner, and the fact that the County had received 2014 applications for project that were ready-to-proceed but could not move forward without additional funds, this amendment reduced the HOME award for this project by $1,184,211 to $315,789, and reduced the scope of the project from four sites to one site – the Galway Bay Apartments in Sultan. At the time the amendment was made, with the County’s continued investment in Galway Bay site, that site was fully funded and would allow Senior Services to move forward with one of the sites. The $1,184,211 in HOME funds cancelled from this project was made available for re-allocation to other affordable housing projects that were ready to proceed and that would to assist in meeting the HOME requirements for timely expenditure of funds.

9. County Staff Activity Delivery Costs

The 2010, 2011, 2012, and 2013 Action Plans were amended to allocate $75,290.32 to existing CDBG project awards for various projects to pay for Snohomish County Human Services Department staff time to perform certain required project delivery activities.

The existing CDBG awards in the referenced Action Plans were made to non-profit organizations and local municipalities for affordable housing, public facility, and infrastructure projects. Staff in the Snohomish County Human Services Department provide program administration for the contract awards and also perform certain required project delivery activities. Some of the tasks performed by County staff may be charged to the grant as either program administration costs or project activity delivery costs. Program administration costs are capped under the grant, and historically, there had been sufficient funding within this cap to cover both of these types of costs incurred by County staff. However, since 2010 there had been a twenty-eight percent cut to the annual CDBG allocation, resulting in an annual reduction of $923,522 in grant funds, including a reduction of $184,704 in the annual program administration funding cap.

In response to the reduction in program administration, the County and many other jurisdictions had reduced staffing and implemented efficiencies in operations. However, at the reduced staffing level, the County was at risk of not being able to meet all of the statutory and regulatory requirements and responsibilities for administration of the CDBG funds. To further address this issue, the County researched the possibility of charging the fulfillment of some of these mandatory responsibilities as project activity delivery costs rather than as program
administration costs, following new guidance issued by the U.S. Department of Housing and Urban Development.

As a result of this challenge and analysis, the amendment allocated $75,290.32 in CDBG funds to existing affordable housing, public facility, and infrastructure projects to pay for a portion of County staff time to fulfill mandatory responsibilities related to environmental review, relocation, labor standards, and contractor procurement related to the projects as project activity delivery costs rather than as program administration costs. The funds were available for re-allocation from cost under runs on completed projects and did not reduce the project award to any non-profit organization or municipality for existing projects.

10. 204th Street SW Improvement Project Funding Reduction

The 2012 Action was amended to reduce the CDBG award of $225,000 to Lynnwood for the 204th Street SW Improvement project by $115,000, as the City of Lynnwood decided to return a portion of its award. The CDBG project was part of a larger street and sidewalk improvement project in the area. Project funding also included Transportation Improvement Board (TIB) funds which are administered through Washington State Department of Transportation (WSDOT) and the Federal Highway Administration (FHWA). The regulatory interpretation for the TIB funds by FHWA resulted in the project not being able to use CDBG funds for construction purposes in conjunction with TIB funds without a lengthy waiver process through Washington D.C. Lynnwood needed to commit the TIB funds prior to April 2014, which did not allow enough time to complete the waiver process. Therefore, Lynnwood has chosen to return $115,000 of CDBG funds rather than risk losing more than $1,500,000 of TIB funds.

11. Dental Health Services Funding Cancellation

The 2013 Action Plan was amended to cancel the CDBG funding award of $39,131 to Community Health Center of Snohomish County (CHC) for the Dental Services project as the agency declined the funding. The purpose of the project was to provide dental care to low- and moderate-income persons and dental sealants to children of low- and moderate-income households. CHC declined the funding as it determined that CDBG funding was not need for the dental sealant program for children. In addition, County staff worked with CHC staff over several months to put in place a project that would provide dental services to low- and moderate-income persons that would meet both the regulatory requirements of the CDBG program as well as the needs of the CHC. Unfortunately, although various options were thoroughly explored, a viable option was not identified.
12. CDBG Administration & Planning Funding Increase

The 2013 Action Plan was amended to increase the allocation for CDBG Administration and Planning costs by $34,778 to $551,454. The 2013 Action Plan originally included an allocation of $516,676 in CDBG funds for County grant planning and administration costs, which are capped at 20 percent under the federal regulations. The amount budgeted for these costs was based on 20 percent of the actual 2013 grant amount and 20 percent of the estimated 2013 CDBG program income. The actual 2013 program income received was greater than the estimated amount, increasing the amount of grant funds available to be used for grant planning and administration costs by $34,778. The amendment allocated the allowable additional funds for these costs as significant funding cuts to the CDBG program created a gap in funding for a sufficient level of staffing needed to meet all the statutory and regulatory requirements and responsibilities of the planning and administration of the grant funds.

13. Fair Housing Services Funding Award

The 2013 and 2014 Action Plans were amended to award $39,132 in 2013 CDBG funds and $39,211 in 2014 CDBG funds to Volunteers of America for the Fair Housing Services project. In February 2014, the Policy Advisory Board approved a competitive process to select and awards CDBG funding for a public service project that would support fair housing activities required by HUD to help meet the goals in the County’s and Consortium’s action plan to address local impediments to fair housing. Pursuant to the approved process, County staff in the Housing and Community Services Division of the Human Services Department issued a request for proposals with a detailed criteria to which applicants needed to respond showing they had the experience and competency to successfully address the impediments. Three applications were received. County staff reviewed the applications, scored them based on the criteria in the application materials, and recommended the applicant with the highest score, the Volunteers of America Dispute Resolution Center, be awarded the 2013 and 2014 funds. This amendment awarded the funds to the Volunteers of America for a project that would provide fair housing education and counseling services to 495 persons in Snohomish County, including homeless persons and low- and moderate-income persons.

14. Alder Ave Water/Sewer Line Funding Increase

The 2013 Action Plan was amended to increase the City of Sultan Alder Ave Water/Sewer Line project CDBG award by $50,000 up to the amount of the full CDBG funding requested, for a total award of $195,720.89 with County staff activity delivery costs. The 2013 Action Plan included an award of $145,720.89 for the project, which included $145,000 to the City
of Sultan for project costs and $720.89 for County staff activity delivery costs in support of the project. Sultan originally requested $195,000 for project costs, but received a lesser amount due to the limited funding available at the time. This CDBG project was part of a larger project. The project was put out to bid, with the lowest bid significantly higher than the construction funding available, creating a shortfall of $189,746, including a $84,709 shortfall for the Alder Ave Water/Sewer Line portion of the project. Sultan, in discussions with the consultant, believe the reason the bids were higher than the engineer’s estimate was due to an improvement in the economy with contractors having more work to bid on, and therefore, the ability to charge higher prices. The amendment awarded and additional $50,000 to Sultan for the CDBG project which was available from cost underruns experienced on other projects and from the receipt of program income, with Sultan obtaining a bond for $34,709 to provide the remaining financing for this portion of the project. For the shortfall related to other portions of the project, Sultan received supplemental funding from the Transportation Improvement Board for $71,000 and also committed $34,037 in Real Estate Excise (REET) 2 funds. The additional CDBG funds helped meet a critical need in the community for infrastructure improvements and contributed to public safety by improving water flow for firefighting and reducing the amount of runoff that ends up in the sewer treatment system.

IX. IDIS REPORTS

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

- Grantee Summary Activity Report (PR08)
- Summary of Consolidated Plan Projects for Report Year 2013 (PR06)
- Program Year 2013 CDBG Summary of Accomplishments Report (PR23)
- Program Year 2013 HOME Summary of Accomplishments Report (PR23)
- CDBG Activity Summary Report for Program Year 2013 (PR03)
- CDBG Financial Summary for Program Year 2013 (PR26)
- Status of HOME Activities Report (PR22)
- CDBG Performance Measures Reports (PR83)
- HOME Performance Measures Reports (PR85)

Additional reports are available from IDIS and will be made available to interested parties upon request. These reports include:
X. CITIZEN PARTICIPATION AND PUBLIC COMMENTS

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

A. Public Notice and Opportunity to Comment on Draft 2013 CAPER

The Draft 2013 CAPER was released on September 8, 2014, and was open for a 15-day public review and comment period through September 23, 2014.

The Draft 2013 CAPER and the public review and comment period were advertised to the public on September 8, 2014, in The Herald, the newspaper of general circulation in Snohomish County. A copy of the notice and the Executive Summary were e-mailed to the cities and towns in the Consortium, to the mailing list of interested agencies and persons maintained by the Snohomish County Office of Housing and Community Development (OHCD), to the Continuum of Care distribution list maintained by the Snohomish County Office of Housing and Community Services (OCHS), and to the Housing Consortium of Everett and Snohomish County. A press release regarding the public comment period was also issued by Snohomish County.

Paper copies of the Draft 2013 CAPER were circulated to, and were available for review at, all Snohomish County branches of the Sno-Isle Regional Library system and at the main downtown branch of the Everett library. Paper copies of the Draft CAPER were also available for review at the OHCD office located at 3000 Rockefeller Avenue, Fourth Floor, Everett, Washington 98201. The draft report was also made available online at the Snohomish County Human Services Department OHCD/OCHS website.
The notice encouraged all interested persons to review and comment on the Draft 2013 CAPER. It provided information on where to access on-line and paper copies of the document, that a reasonable number of free paper copies of the report would be provided to citizens and groups upon request, and that the County would make reasonable accommodations to provide the information in the report in an alternate format upon request. Comments could be submitted in writing via mail or e-mail, with reasonable accommodations available for submittal of comments in an alternate format upon request.

B. Public Comments on CAPER

One comment was received on the Draft 2013 CAPER. The individual stated that he thought the County had done a good job with the grant funds and expressed that he was able to stay in his home due to the minor home repair program. He stated, however, that he needed a new roof on his mobile home, but that the minor home repair program was unable to help him with this matter due to age of the trailer and for other reasons, even when funding was available. He indicated he would need to sell his trailer and move into senior housing, over which he was not happy. The County appreciates the input provided and that the individual has received benefit from the minor home repair program. The County recognizes that the need for these more complex repairs/replacements is a growing issue associated with aging housing stock and we are meeting with partners to determine the extent of need, possible solutions, and possible financing options.

XI. COUNTY CONTACT INFORMATION

For additional information, to request a paper copy of this report, or to request a reasonable accommodation, please contact Sue Tracy. Contact information is listed below.

Contact Person: Sue Tracy, Human Services Specialist II

E-mail: sue.tracy@snoco.org

Phone: (425) 388-3269

TTY: 7-1-1 or 1-800-833-6384 (voice) or 1-800-833-6388 (text)

Mailing Address: Snohomish County Human Services Department
OHCD
3000 Rockefeller Avenue, M/S 305
Everett, WA 98201

ADA Notice. Upon request, reasonable accommodations will be made for persons with disabilities to provide this document in an alternate format. To request a reasonable accommodation, please contact Sue Tracy. Contact information is listed above.