

**Snohomish County  
Urban County Consortium**

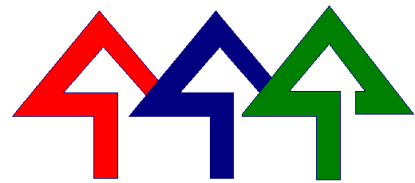
**HOUSING AND COMMUNITY DEVELOPMENT  
2010-2014 CONSOLIDATED PLAN**

**AND**

**PROGRAM YEAR 2010 ACTION PLAN**

**FINAL**

**May 12, 2010**



## **Snohomish County Urban County Consortium Participating Governments**

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

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

## **Snohomish County Government**

### **Snohomish County Executive**

Aaron Reardon

### **Snohomish County Council**

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

## **Snohomish County Department of Human Services**

Kenneth Stark, Director

### *Office of Housing, Homelessness and Community Development*

Dean Weitenhagen, Supervisor

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

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

### *Administrative Services*

Mike Fulcher, Manager

Lisa Guerrero, Grant Accountant

## **Policy Advisory Board**

### Name and Representation

Pete Grodt, Chair (Citizen)  
TBD, (Cities of less than 3,000 population)  
Ron Wiediger, Sultan City Council Member (Cities of 3,000-10,000 population)  
Donna Wright, Marysville City Council Member (Cities of 10,000 or more population)  
Richard Emery, Mukilteo City Council Member (At-large city position 2010)  
John Koster, County Council Member District 1  
Brian Sullivan, County Council Member District 2  
Mike Cooper, County Council Member District 3  
Brian Parry, Executive Director, Snohomish County (2010)

## **Technical Advisory Committee**

### Name and Representation

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

Snohomish County OHHCD staff would like to acknowledge the many individuals who participated and contributed in the preparation and production of this document.

Reasonable accommodations will be made to provide the information in this document in an alternate format upon request. Please contact Sue Tracy at (425) 388-3269 (voice), 425 388-3700 (TDD), or [sue.tracy@co.snohomish.wa.us](mailto:sue.tracy@co.snohomish.wa.us) (e-mail).

## TABLE OF CONTENTS

<b>Executive Summary .....</b>	<b>1</b>
<b>I. Program Background and Structure</b>	
A. Introduction.....	10
B. Purpose .....	10
C. Document Organization .....	11
D. HUD Statutory Program Goals, Beneficiaries, Outcomes.....	11
E. Snohomish County Consortium .....	13
F. Lead Agency.....	13
G. Institutional Structure .....	14
H. Citizen Participation .....	14
I. Interagency Consultations .....	26
J. Program Funds.....	30
K. Program Monitoring .....	36
L. Amendments .....	37
M. County Contact Information .....	38
<b>II. Strategic Plan</b>	
A. Time Period .....	39
B. County Population and Housing Profile .....	39
C. Homeless Needs .....	66
1. Continuum of Care Background .....	66
2. Planning .....	67
3. Data and Information Collection .....	68
4. Need for Facilities, Housing and Services.....	70
5. Continuum of Care Facilities, Housing and Services Inventory and Unmet Need .....	87
6. Discharge Planning .....	93
7. Funding Resources .....	97
8. Continuum of Care/10-Year Plan Goals Strategies and Objectives To Meet Priority Housing and Service Needs.....	100
D. Needs of Special Populations.....	104
E. Veterans .....	119
F. Priority Needs of Special Populations.....	121
G. Housing Market Analysis .....	121
1. Rental Housing.....	122
2. For-Sale Housing .....	133
3. Public and Assisted Rental Housing .....	141
H. Housing Needs Assessment.....	154
I. Housing Strategies and Objectives.....	164
J. Needs of Public Housing .....	178
K. Public Housing Strategy .....	178
L. Lead-Based Paint Needs.....	184
M. Barriers to Affordable Housing.....	186

N. Fair Housing .....	196
O. Anti-Poverty Strategy.....	197
P. Non-Housing Community Development Needs Assessment.....	199
Q. Community Development Strategies and Objectives.....	203
R. CDBG Float Loans .....	213
S. Geographic Distribution of Projects .....	220
T. Enhancing Coordination .....	220
U. Citizen Comments .....	221

### **III. Program Year 2010 Annual Action Plan**

A. Executive Summary.....	237
B. Resources Available.....	239
C. Annual Objectives.....	240
D. Activities to Be Undertaken .....	245
E. Outcome Measures .....	246
F. Geographic Distribution .....	246
G. One-Year Affordable Housing Goals .....	246
H. Public Housing.....	247
I. Homeless and Other Special Needs.....	247
J. Reducing Barriers to Affordable Housing .....	250
K. Other Actions.....	250
L. Funding Available .....	253
M. Program Specific Requirements – CDBG.....	254
N. Program Specific Requirements – HOME .....	255
O. Program Specific Requirements – ESG .....	257
P. Program Specific Requirements – HOPWA .....	257
Q. Amendments to Prior Year Action Plans .....	257
R. Activity Descriptions .....	258

## CHARTS AND FIGURES

Table 1:	2009 HUD Income Limits.....	13
Table 2:	Population Growth in Snohomish County, 2000-2009.....	39
Figure 1:	Population Growth of Cities, 2000-2009.....	40
Table 3:	Snohomish County Population by Age.....	41
Table 4:	Racial Ethnic Diversity, Snohomish County, 2000 and 2008.....	42
Figure 2:	No. of Block Groups by Pct of People of Color; Census 2000.....	43
Table 5:	Areas of Higher Diversity, by Pct of People of Color, 2000.....	44
Figure 3:	Annual Average Persons Employed in Non-Agricultural Jobs.....	45
Figure 4:	Labor Force, Employment & Unemployment.....	46
Figure 5:	Family & Non-family Households in Cities & Unincorporated Areas.....	47
Figure 6:	Residential Tenure in Cities & Unincorporated Areas.....	48
Figure 7:	Owners & Renters by Jurisdiction.....	49
Figure 8:	Median Household Income: 1989-2007, 2008 Est., 2009 projected.....	50
Table 6:	Households in the Lowest Income Quartile.....	51
Table 7:	Low/Moderate Income (46.4%) Block Groups.....	52
Figure 9:	Map, Snohomish County Low/Moderate Income Block Groups.....	57
Figure 10:	Map, Snohomish County Low/Moderate Income Block Groups.....	58
Table 8:	Snohomish County Living Wage Level & 2009 HUD Guidelines.....	59
Figure 11:	Living Wages vs. Actual Wages, March 2009.....	60
Table 9:	Growth in Number of Housing Units, 2000-2009.....	61
Figure 12:	Change in Housing Units by Type of Structure, 2000-2009.....	61
Table 10:	Manufactured Housing Communities, WA State, Since 2006.....	62
Figure 13:	Change in Housing Units by City, 2000-2009.....	62
Table 11:	Distribution of Housing Units by Type of Structure.....	63
Figure 14:	Age of Housing, 2000.....	64
Figure 15:	Condition of Residential Structures.....	65
Table 12:	Waitlist for Emergency Shelter & Transitional Housing.....	71
Table 13:	Emergency Shelter Data: Sheltered Households.....	71
Table 14:	Emergency Shelter Turnaway Data.....	71
Table 15:	2010 Annual Point-in-Time Count.....	72
Figure 16:	2008-2010 Annual Point-in-Time Count Comparisons.....	73
Figure 17:	Temporarily Living W/Family or Friends.....	73
Table 16:	Emergency Shelter Data, Race & Ethnicity.....	74
Figure 18:	2009-2010 PIT Count Age Distributions.....	74
Table 17:	Emergency Shelter Data by Age.....	75
Table 18:	PIT Data by Age.....	75
Table 19:	Characteristics & Contributing Factors of Homelessness.....	76
Table 20:	Top 10 PIT Needs for Homeless Households.....	76
Table 21:	Top 10 PIT Causes for Homeless Households.....	77
Figure 19:	Homeless Management Information System Data, 2008.....	77
Table 22:	Victims of Domestic Violence Experiencing Homelessness.....	78
Table 23:	Persons Experiencing Chronic Homelessness.....	80
Table 24:	Veterans Experiencing Homelessness.....	81
Table 25:	Youth & Young Adults (13-24) Experiencing Homelessness.....	83

Table 26:	Homeless Prevention Assistance & Turnaways .....	85
Table 27:	Homelessness Prevention Turnaways .....	85
Table 28:	Homeless Prevention At-Risk Factors of Homelessness.....	86
Table 29:	HUD Table 1A Homeless and Special Needs Populations.....	88
Table 30:	New Permanent Supportive Housing.....	91
Table 31:	Everyone @ Home Now & HUD CoC 10 Year Plan Strategies .....	103
Table 32:	Special Needs Subpopulations.....	121
Table 33:	History of Average Rents by Market Area .....	122
Table 34:	Average Rent by Property Type .....	123
Table 35:	Average Rents by Unit & Property Type.....	123
Table 36:	Average Rents by Unit Type & Market Area.....	124
Table 37:	Rents from Most to Least Affordable .....	125
Table 38:	Vacancy Rates by Market Area, 2005-2009.....	126
Figure 20:	Snohomish County Vacancy Rates .....	126
Table 39:	Housing Wage vs. Minimum Wage by Market Area, 2009 .....	127
Figure 21:	Affordable vs. Actual Average Rents by Market Area, 2009.....	129
Table 40:	Affordability of Actual Rents & Income Level of Renter .....	130
Table 41:	2004 Basic Allowance for Housing Compared w/ Average Rents .....	131
Table 42:	Average Price per Unit to Purchase Apartment Properties.....	132
Table 43:	New Apartment Units Constructed from 1999 thru April, 2009 .....	132
Figure 22:	Average Single-Family Detached Home Sales Prices.....	134
Table 44:	Average Single-Family Detached Home & Condo Sales Prices.....	134
Figure 23:	Average Home Sales Price by Housing Type.....	136
Figure 24:	Monthly Median Sales Prices Single Family Homes and Condos .....	137
Table 45:	Affordable Purchase Price by HUD Income Level .....	137
Figure 25:	Affordable Home Prices for Selected Income/Asset Groups .....	138
Table 46:	Affordability of Owner-Occupied Housing Values /Income Level of Owner.....	139
Table 47:	Owner-Occupied Homes & Households Combined.....	141
Table 48:	HASCO Tenant-Based Rental Assistance Programs .....	142
Figure 26:	HASCO Units by Household Type.....	143
Figure 27:	HASCO-Owned Housing by Bedroom Size.....	144
Figure 28:	Income Profile of Public Housing Residents & Section 8 Tenants.....	145
Table 49:	Race/Ethnicity Households HASCO Section 8 Waiting List.....	146
Table 50:	Race/Ethnicity Households HASCO Public Housing Waiting List .....	146
Figure 29:	Supply & Demand for Public Housing by Household Type.....	147
Figure 30:	Section 8 Waiting List by Household Type .....	148
Table 51:	Section 8 & Public Housing Wait Lists by Size of Units Needed .....	148
Figure 31:	Average Wait Times for Public Housing by Area & Unit Size .....	149
Figure 32:	Composition of Snohomish County's Assisted Housing .....	152
Figure 33:	Affordability of Assisted Housing Units.....	152
Table 52:	Households with Housing Problems, 2000 .....	155
Table 53:	Households with Housing Problems, 2006-2008.....	157
Table 54:	Selected Special Needs Households, Not Currently or Imminently Homeless, 2006-2008 .....	158
Table 55:	Households with Housing Problems by Race/Ethnicity, 2006-2008 .....	158

Table 56: Projected Housing Needs, 2017 .....	160
Table 57: Projected Housing Needs, Elderly or Disabled, Less than 80% AMI 2017 .....	161
Table 58: Projected Housing Needs, Renters & Owners with Housing Needs 2017 .....	162
Table 59: Priority Housing Needs.....	162
Table 60: Strategies Used or Identified for Promoting Affordable Housing .....	189
Table 61: Priority Community Development Needs.....	211