



Snohomish County Human Services

SNOHOMISH COUNTY URBAN COUNTY CONSORTIUM Draft 2022 ANNUAL ACTION PLAN

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



Snohomish County
Urban County Consortium
2022
Draft Annual Action Plan
Lead Grantee Template
March 23, 2022

The Snohomish County Division of Housing & Community Services invites you to comment on the Draft 2022 Annual Action Plan from March 23, 2022, to April 22, 2022.

1. Present your comments at a Virtual Public Hearing:

Date: Thursday, April 7, 2022

Time: 9:00 a.m.

Where: Join Zoom Meeting:

<https://zoom.us/j/97765368923?pwd=MkxwZVcrR3E3ZFRnTmNoWFE3R0pwdz09>

Call-in #: 1-253-215-8782

Meeting ID: 977 6536 8923

Passcode: 681804

2. Send an email with your comments to: debra.may@snoco.org

3. Send a letter with your comments to:

Debra May, Planning and Relocation Specialists
Snohomish County Human Services Department
Division of Housing & Community Services
3000 Rockefeller Avenue, M/S 305
Everett, WA 98201

Reasonable accommodations to enable persons with disabilities to fully participate in the virtual hearing, to submit a comment, or to make the plan available in an alternate format are available upon request. Foreign language interpreters for the hearing are also available upon request. Please contact Debra May, one week in advance of the meeting, by email at debra.may@snoco.org, by phone at 425-388-3264, or by TTY at 711.

**Snohomish County Urban County Consortium
2022 Draft Annual Action Plan**

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The 2022 Action Plan is required by the U.S. Department of Housing and Urban Development (HUD) in order to receive federal grant funds available under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The plan serves as local planning documents and applications to HUD for these funds.

The grant funds may be used for affordable housing, facilities providing public or community services, infrastructure improvements such as streets, sidewalks, and water/sewer systems, public services, homeless programs, and economic development activities. In addition, the funds must be used primarily to benefit low-income persons and neighborhoods in our community.

The Snohomish County Urban County Consortium (the Consortium) is a partnership between Snohomish County and the cities and towns within the county. The partnership allows the Consortium, as an Urban County, to receive funds each year under the CDBG, HOME, and ESG programs as formula grants and to use these funds to address local needs and goals. Snohomish County is the lead agency for the Consortium and the grant recipient of CDBG, HOME, and ESG funds on behalf of the Consortium. In this capacity, Snohomish County is responsible for the overall administration, planning, monitoring, and reporting requirements for these programs, including citizen participation and private and public agency consultation. The Cities of Everett and Marysville participate in the Snohomish County Consortium for HOME funds only and are each also direct grant recipients of CDBG funds that benefit their respective jurisdictions and are the lead agencies for those CDBG funds.

This document is the Snohomish County Consortium - Lead Grantee Template of the 2022 Action Plan for the Snohomish County Consortium CDBG, HOME, and ESG funds and this Executive Summary is the Executive Summary for the Lead Grantee Template. The City of Everett and the City of Marysville each also prepare a Participating Grantee CDBG Template of the 2022 Action Plan for the CDBG funds they each administer directly.

Investment of the grant funds is guided by the priority community needs and goals set forth in the adopted 2020-2024 Consolidated Plan prepared in 2020, in collaboration with residents, public agencies, private non-profit-organizations, faith-based organizations, local governments, and other stakeholders through consultations, surveys, and a citizen participation process. The plan was also informed by quantitative and qualitative data, existing plans and reports, and general research. Additional citizen participation and consultation activities were conducted during development of the 2022 Action Plan and are summarized below.

The 2022 Action Plan is the third-year action plan under the 2020-2024 Consolidated Plan and covers the period of July 1, 2022, through June 30, 2023. It identifies the amount of CDBG, HOME, and ESG grant funds available for the 2022 program year for the Snohomish County Consortium and describes how these funds will be used to help meet the five-year goals established in the 2020-2024 Consolidated Plan.

The expected resources available for the Draft 2022 Action Plan are estimated HOME, CDBG and ESG allocations. Actual funding awards will not be known until later in the year. If actual allocations exceed, or are less than, the estimated HOME, CDBG and ESG allocations, approved estimated funding awards for projects will be increased or reduced, in accordance with the PAB recommendations to the County Council. Details of the PAB recommendations are in the “AP-15 Expected Resources” section beginning on page 50.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

For the 2022 program year, a total of \$6,009,975 in funding under the CDBG, HOME, and ESG programs is available to the Snohomish County Consortium to help meet the five-year goals. This includes:

- \$3,195,461 in 2022 CDBG Grant Funds,
- \$37,200 in 2022 Estimated CDBG Program Income,
- \$2,012,815 in 2022 HOME Grant Funds,
- \$499,182, in 2021 HOME Program Income, and
- \$265,317 in 2022 ESG Grant Funds.

All the activities selected to receive funds under the CDBG, HOME, and ESG programs for the 2022 program year through the Snohomish County Consortium will help address priority needs and goals in the 2022-2024 Consolidated Plan. A The \$6,009,975 in available grant funds is allocated as follows:

- \$3,261,716 for Affordable Housing Projects & Programs,
- \$1,152,824 for Public Facility & Infrastructure Projects,
- \$483,701 for Homeless, Special Needs, and Fair Housing Service Projects,
- \$245,419 for Homeless Shelter, Rapid Rehousing, and Homeless Management Information System, and
- \$866,314 for Grant Planning & Administration

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2020 program year (2020 PY) was the first year under the 2020-2024 Consolidated Plan. Overall, the Consortium made meaningful progress on meeting the five-year goal projections during the 2020 Action Plan. The COVID 19 pandemic and the prioritization of County and subrecipient staff time to address it, has impacted the Consortium's proposed accomplishments toward annual goals during the 2020 PY.

Meeting Affordable Housing Needs in Our Community

Progress was made toward CDBG and HOME affordable housing goals with the newly constructed rental housing five-year goal reaching 28% in the first year of the five-year Consolidated Plan. Affordable rental housing construction projects can take several years to complete, and our current projects are in various stages. The accomplishments for homeowner minor home repair exceeded the projected annual goal by 104% and the Tenant Based Rental Assistance annual goal was under the proposed accomplishments at 57%.

Making Public Facility and Infrastructure Improvements in our Community

Due to the challenges created by the COVID-19 pandemic during the 2020 program year, construction projects have been significantly impacted and some of the public facility and infrastructure projects were not completed as planned. The infrastructure 1 goal was under the anticipated annual goal, but the five-year goal is close to being met at 79%. We anticipate the accomplishments for projects affected by the pandemic in 2020 PY will be reported in the 2021 CAPER and no changes to strategies are proposed at this time.

Providing Needed Services in Our Community

CDBG public services non-homeless special needs and ESG rapid rehousing goals exceeded the projected goals, and CDBG public service homeless goal and ESG emergency shelter goal were slightly under the project annual goal.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Snohomish County conducted citizen participation and consultation activities for development of the 2022 Action Plan. Opportunities for input were provided during different stages of development of the 2022 Action Plan, including an initial public hearing, citizen representation (including minorities, persons with disabilities, seniors, low-income persons, and homeless) on the Technical Advisory Committee

(TAC) and the Policy Advisory Board (PAB), which make project funding recommendations, a 30-day public review and comment period and a public hearing once the Draft 2022 Action Plan is developed, and public meetings of the Snohomish County Council prior to approval of the final plan.

Outreach methods for the public hearings included newspaper ads, e-mail distribution lists, internet postings, press releases, and distribution and posting of flyers. The flyers were translated into Russian, Spanish, Vietnamese, Korean, Chinese (simplified), Marshallese, and Spanish. The hearings were conducted as virtual meetings and requests for reasonable accommodations were available upon request.

Outreach methods for the initial public hearing included publication of a newspaper ad in the newspaper of general circulation in Snohomish County and providing notice of the hearings through email distribution lists, internet postings, a press release, and flyers in Russian, Vietnamese, Korean, Arabic, Chinese (simplified), Marshallese, and Spanish. Those not able to attend the public hearings were able to submit comments in writing via e-mail or mail, or in an alternate format upon request. Comments received in the initial stages of development were considered during development of the Draft 2022 Action Plan.

Outreach methods for the 30-day public review and comment period and public hearing on the Draft 2022 Action Plan utilized these same methods and included a newspaper ad in the newspaper of general circulation, a press release, email distribution lists, internet postings, posting of notices, and availability of draft plan copies upon request, the Draft 2022 Action Plan is distributed to 15 Snohomish County branches of the Sno-Isle Regional Library System. Comments received during the 30-day public review and comment period for the Draft 2022 Action Plan will be taken into consideration before adoption of the final 2022 Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Five public comments were received during the development stages of the Plan. Comments expressed concern and offered suggestions for the lack of affordable housing, the increase in homelessness and the related issues of substance use disorders and mental health. **See Appendix 1 to AP-12 Public Comments.**

Comments received during the 30-day public comment period will be stated here in the final 2022 Action Plan.

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

Not applicable.

7. Summary

The investment of 2022 CDBG, HOME, and ESG funds in the Snohomish County Consortium area is intended to help maintain and increase decent affordable housing options and to help make suitable living environments more available and accessible throughout Snohomish County.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative

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

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

Snohomish County, the City of Everett, and the City of Marysville, coordinated and collaborated in preparing this joint 2020-2024 Consolidated Plan and 2022 Annual Action Plan. This document is the Snohomish County Consortium - Lead Grantee Template. The Cities of Everett and Marysville have their own Participating Grantee CDBG Templates, which are not included in this publication, but each conduct their own citizen participation process and public comment periods.

Consolidated Plan Public Contact Information

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

Debra May, Planning and Relocation Specialist
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For information on the City of Marysville Participating Grantee CDBG Template, please contact:

Amy Hess, Senior Planner
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For information on the City of Everett Participating Grantee CDBG Template, please contact:

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This section includes a summary of activities to enhance coordination between housing providers and agencies providing services, a summary of coordination and consultation efforts with the Everett/Snohomish County Continuum of Care, and a summary of consultation efforts with public and private agencies and local governments in development of the 2022 Action Plan.

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

Coordination is achieved through participation in various community partnerships and collaborative efforts, such as the Housing Consortium of Everett and Snohomish County, the Continuum of Care, the Partnership to End Homelessness and Homeless School Liaison meetings. These partnerships and collaborations provide ongoing opportunities for public and private agencies to coordinate and align efforts around housing, homelessness, direct services, and enhancing systems coordination. These providers often assist clients in obtaining rental units and in working with landlords to resolve issues that arise so that clients may remain in the units and achieve stability.

A coordinated entry system provides a common assessment and intake procedures to streamline access to housing and services for all populations, including the chronically homeless, veterans, and unaccompanied youth. The coordinated entry system connects persons who are at imminent risk of homelessness with a prevention navigator who can connect them with the rental assistance, legal services, landlord mediation and other services needed to stabilize in housing.

A landlord engagement program has staff who specializes in recruiting landlords to work with homeless households with barriers to obtaining housing in the private rental market. As part of its affordable housing application process, the County continues to include a review of whether the appropriate type and level of supportive services will be available where this is relevant to the population served. This helps ensure that housing providers will coordinate with service providers to the extent necessary to connect tenants with the services they will need to maintain housing.

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

The County is the Continuum of Care (CoC) Collaborative Applicant for the CoC. County CoC staff consult and coordinate with a broad range of stakeholders throughout the year via meetings and electronic tools. The County's Consolidated Plan and CoC staff are co-located within the same Division and work

collectively together. CoC staff coordinate activities with the CoC Board, the Partnership to End Homelessness (Partnership) and its committees, housing and services providers, and stakeholders. The County works with these groups in tandem to identify and address the needs of those experiencing or are at-risk of homelessness and those with special needs including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth.

A coordinated entry system provides a common assessment and intake procedures to streamline access to housing and services for all populations, including the chronically homeless, veterans, and unaccompanied youth. The County facilitates the efforts of the Community Outreach Coalition, which conducts street outreach, conducts coordinated entry intake and provide supportive services to unsheltered, chronically homeless individuals and families. The Veterans Homeless Committee (VHC) provides outreach, coordinated entry intake and services, access to VASH and other programs needed by veterans who are homeless, and chronically homeless or at risk.

Outreach and coordinated entry intake for unaccompanied youth and young adults is conducted by the lead youth agency and is coordinated with other youth services. The coordinated entry system connects persons who are at imminent risk of homelessness with a prevention navigator who can connect them with the rental assistance, legal services, landlord mediation and other services needed to stabilize in housing. Planning and evaluation of the coordinated entry system is done through the Partnership to End Homelessness Board.

The following is a summary of CoC coordination with systems of care. The County Human Services Department is part of a collaborative that addresses the needs of seriously mentally ill persons being released from jails. The County also funds programs that support discharge planning and transition services for at risk individuals. The County provides leadership and support for the Family Reunification Project (FUP) program which includes housing and transitional services coordination for youth aging out of foster care and a youth representative sits on the Partnership to End Homeless and agencies who provide foster care, shelter, transitional housing and services for youth are familiar with and able to connect youth exiting care with coordinated entry and specialized services.

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

The consultation process on allocating ESG funds and developing performance has spanned the last several years. There were initial measures and evaluation standards that were developed per the Interim Regulations, and then are reviewed as part of the annual funding process and Annual Action Plan. The CoC Collaborative Applicant (CA) met with ESG and CoC agencies and the Continuum of Care (CoC) to review data, evaluate and set local system performance targets based on HEARTH measures, local goals and project and population types. Performance measures and benchmarks are set for each

project type, population, and include: HMIS data quality, reducing length of stay in shelter and transitional housing, increasing rate of exit to permanent housing, increasing housing stability for permanent supportive housing, decreasing days to move-in to permanent housing, increasing income and access to mainstream benefits, and decreasing returns to homelessness. Benchmarks are set for ESG funded projects for shelter and rapid rehousing, as those are types of projects that have been funded to date. The County directly aligns project performance and benchmarks with system level performance measures and benchmarks. System Performance dashboards have aided the CoC in their effort to better understand successes and challenges of the homeless housing system and make more informed policy decisions and data directed strategies.

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

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

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

2. Agencies, groups, organizations, and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

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

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
5	Agency/Group/Organization	Snohomish County Legal Services
	Agency/Group/Organization Type	Services-homeless Civil Legal Services - homeless and low-income
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as e-mails and surveys. Anticipated outcome of these activities is to improve coordination and to make progress in preventing and ending homelessness and alleviating the effects of poverty.
6	Agency/Group/Organization	COMPASS HEALTH
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Mental health, inpatient facility and jail transition discharge services

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. Agency is also a member of the Housing Consortium of Everett and Snohomish County.
7	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as e-mails and surveys. Anticipated outcome of these activities is to improve coordination and to make progress in preventing and ending homelessness and alleviating the effects of poverty. Agency is also a member of the Housing Consortium of Everett and Snohomish County.
8	Agency/Group/Organization	COCOON HOUSE
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Youth; Services-Rental Assistance/Prevention
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty. Agency is also a member of the Housing Consortium of Everett and Snohomish County.
9	Agency/Group/Organization	HOUSING AUTHORITY OF SNOHOMISH COUNTY
	Agency/Group/Organization Type	Housing PHA Housing vouchers for disabled persons existing institutions of care

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

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

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

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

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

17	Agency/Group/Organization	SW Neighborhood Center
	Agency/Group/Organization Type	Services - Housing Services - Refugees/Immigrants Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as e-mails and surveys. Anticipated outcome of these activities is to improve coordination and to make progress in preventing and ending homelessness and alleviating the effects of poverty.
18	Agency/Group/Organization	Everett School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of Partnership to End Homelessness Continuum of Care Board. Partner with Everett Housing Authority for the new Emergency Housing Vouchers. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.

19	Agency/Group/Organization	THE SALVATION ARMY
	Agency/Group/Organization Type	Services - Housing Services-homeless Institutional discharge program
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
20	Agency/Group/Organization	Snohomish County Planning & Development
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Snohomish County Human Services Department and Snohomish County Planning & Development Services Department participate in ongoing coordination meetings throughout the year on affordable housing and related planning efforts of both departments, including both comprehensive planning and consolidated planning efforts. The anticipated outcome is to improve consistency and coordination of efforts. Planning & Development Services also provides review of CDBG public facility and infrastructure applications regarding consistency with county-wide planning policies.

21	Agency/Group/Organization	Snohomish County Human Services-Aging & Disability Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation on community needs was conducted via email, in person, and through review of plans and reports. Input was taken into consideration during development of the plan in assessing needs, identifying priority needs, and developing goals and strategies.
22	Agency/Group/Organization	Snohomish County Human Services - Chemical Dependency, Mental Health, & Veteran Services
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Planning organization Chemical Dependency, mental health, Veterans Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis

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

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
27	Agency/Group/Organization	Edmonds Community College
	Agency/Group/Organization Type	Services-Education Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
28	Agency/Group/Organization	Community Transit
	Agency/Group/Organization Type	Regional organization Transportation Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
29	Agency/Group/Organization	Department of Social & Health Services
	Agency/Group/Organization Type	Child Welfare Agency Publicly Funded Institution/System of Care Social Services, Foster Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Member of the Partnership to End Homelessness Continuum of Care Board. Opportunity for input is provided through various ongoing planning activities throughout the year via in-person and electronic methods, such as email and surveys. Anticipated outcome of these activities is to improve coordination and make progress in preventing and ending homelessness and alleviating the effects of poverty.
30	Agency/Group/Organization	SNOHOMISH HEALTH DISTRICT
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Input was taken into consideration in assessing needs, identifying priority needs, strategies and goals.
31	Agency/Group/Organization	Snohomish County Consortium Local Governments
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy

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

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

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

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Snohomish County	The Homeless Strategy in the Strategic Plan is consistent with Continuum of Care goals. In addition, the Priority Needs and Goals in the Strategic Plan related to homeless and at-risk persons are consistent with Continuum of Care goals.
HART Report and Five-year Action Plan	Snohomish County	Both plans address affordable housing issues related to high cost of housing, the lack of existing units and the need for additional units of affordable housing.
Analysis of Impediments to Fair Housing Choice	Snohomish County	Several affordable housing and non-housing community development goals in the Strategic Plan will help meet recommended goals in the Snohomish County Consortium's Analysis of Impediments to Fair Housing Choice.

Table 3 – Other local / regional / federal planning efforts

Narrative

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

Snohomish County, as lead agency of the Snohomish County Consortium, seeks input and coordination from adjacent units of general local government in implementing the Consolidated Plan through several avenues. Snohomish County, the City of Everett, and the City of Marysville participated in joint planning and coordination meetings during development of the 2020-2024 Consolidated Plan and the 2020 - 2022 Annual Action Plans. This planning and coordination are expected to continue throughout the 2023-2024 Consolidated Plan period, including during development of the Annual Action Plans for successive years and the annual Consolidated Annual Performance and Evaluation Reports.

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

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

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

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Snohomish County followed its approved Citizen Participation Plan (CPP) for the Snohomish County Consortium in development of the 2022 Action Plan.

The CPP provides for and encourages citizen participation in development of the Consolidated Plan, the Annual Action Plans, any substantial amendments to these plans, and the annual performance and evaluation report. The CPP encourages participation by all of residents of the county, including low- and moderate-income persons, persons with special needs such as elderly persons and persons with disabilities, and persons of racial and ethnic minorities. The CPP provides for consultation with the public housing authorities and its residents. The CPP also incorporates citizen participation through the Consortium's Technical Advisory Committee (TAC) and Policy Advisory Board (PAB). The TAC is comprised of Consortium-member representatives and citizen representatives, including two citizen seats for low-income persons, two citizen seats for seniors, two citizen seats for persons with disabilities, and two citizen seats for persons of racial/ethnic minority. The TAC assists in the project application review process and makes funding recommendations based on established criteria and met on November 4, 2021, February 23, 2022, and March 3, 2022. The PAB is comprised of Consortium-member representatives and a citizen representative, makes final project funding recommendations and provides other guidance and recommendations on CDBG, HOME, and ESG program administration, and met on March 7, 2022. In addition, the CPP provides residents with a reasonable opportunity to comment on proposed plans, any proposed substantial amendments to the plans, and the annual performance and evaluation reports.

A summary is provided below of the citizen participation and outreach activities conducted in development of the 2022 Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, Arabic, Marshallese, Korean and Chinese (simplified) Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Organizations, Public Agencies, and Local Governments	Two public hearings were conducted during the early development stages of the Plan on December 8, 2021, at 9:00 am and 5:00 pm.		NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Russian, Vietnamese, Arabic, Marshallese, Korean, and Chinese (simplified)</p> <p>non-targeted/broad community</p>	Newspaper ad for public hearings were placed in the Herald, which is the newspaper of general circulation in Snohomish County.	5 public comments were received during the development stages of the Plan. Comments expressed concern and offered suggestions for the current affordable housing crises, the increase of homelessness and the related issues of substance use disorders and mental health. See Appendix 1 to AP-12 Public Comments.		

3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Russian, Spanish, Korean, Vietnamese, Arabic, Marshallese, and Chinese (simplified)</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Organizations, Public Agencies, and Local Governments</p>	<p>Internet outreach announcing the public hearings was conducted by sending notices and flyers (Flyers were translated into Russian Spanish, , Vietnamese, Arabic, Marshallese, Korean and Chinese (simplified), announcing the public hearing to the affordable housing and community development e-mail distribution lists of interested organizations, agencies, local governments and other interested persons maintained by the Snohomish County Human Services Department Office of Housing and Community</p>	See Comments above for public hearing		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>Development, and the Continuum of Care e-mail distribution list maintained by the Snohomish County Human Services Department Office of Community and Homeless Services. The notice and flyer invited participation and requested assistance in posting flyers about the hearings to help reach program participants and residents, where feasible given the COVID-19 Pandemic.</p>			

4	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Russian, Spanish, Korean, Vietnamese, Arabic, Marshallese, and Chinese (simplified)</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Organizations, Public Agencies, and Local Governments</p>	<p>A virtual public hearing will be held on the Draft 2022 Action Plan on April 7, 2022, at 9:00 am. Participants will be able to ask questions and provide verbal or written public comments. Reasonable accommodations and language interpreters will be available upon request.</p>	<p>Comments received will be posted here.</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Newspaper ad for the 30-day public review and comment period and the April 7, 2022, public hearing on the Draft 2022 Action Plan were placed in the Everett Herald, the newspaper of general circulation in Snohomish County.	Comments received will be posted here.		

6	Internet Outreach	<p>Minorities Persons with disabilities Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Housing Organizations, Public Agencies, Local Governments</p>	<p>Internet outreach announcing the public hearings was conducted by sending notices and flyers (Flyers were translated into Spanish, Russian, Vietnamese, Arabic, Marshallese, Korean, and Chinese (simplified), announcing the public hearing to the affordable housing and community development e-mail distribution lists of interested organizations, agencies, local governments and other interested persons maintained by the Snohomish County Human Services Department Office of Housing and Community</p>	<p>Comments received will be posted here.</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>Development, and the Continuum of Care e-mail distribution list maintained by the Snohomish County Human Services Department Office of Community and Homeless Services. The notice and flyer invited participation and requested assistance in posting flyers about the hearings to help reach program participants and residents, where feasible given the COVID-19 Pandemic.</p>			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Public Meeting	Non-targeted/broad community	A public meeting of the Snohomish County Council General Legislative Session for approval of the final 2022 Action Plan will be held in April or May of 2022.	Any comments received will be posted here.	NA	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

This section describes the resources anticipated to be available to help address the priority needs and objectives identified in this Strategic Plan. It includes federal funds and program income anticipated to be available under the Snohomish County Consortium CDBG, HOME, and ESG programs during the 2020-2024 Consolidated Plan period, broken out by Year 3 (Program Year 2022) and Remainder of Con Plan (Program Years 2023 to 2024). It also includes information on other federal, state, local, and private resources anticipated to be available.

Estimated Funding Availability

This is the Draft 2022 Annual Action Plan. Actual funding allocations will not be known until later in the year. If actual allocations exceed, or are less than, the estimated CDBG, ESG and HOME allocations, approved estimated funding awards for projects will be reduced, or increased, based on the PAB recommendations to the County Council as follows:

A. Community Development Block Grant (CDBG)

1. CDBG Public Facilities and Infrastructure (PF&I)

If the 2022 CDBG PF&I allocation is more than estimated amount, provide additional funding to the partially funded project, if the additional funding, less \$60,000 allocated to the contingency fund, is enough to fully fund the project.

2. CDBG Housing

If the 2022 CDBG housing allocation is more than the estimated amount, the additional CDBG funds should be allocated to the contingency fund.

3. CDBG Public Services

County Staff recommends the PAB approve staff to issue a supplemental RFP and bring funding recommendations back the PAB, if there are unallocated funds after all eligible projects and eligible activities are funded providing there are enough funds remaining to fund at

least one additional Public Service project.

B. Emergency Solutions Grant (ESG)

If there is less funding available, the Catholic Community Services (CCS) Rapid Rehousing (RRH) Project award shall be reduced until the actual funding amount available is reached, understanding that the CCS RRH project cannot receive less than 40 percent of the total ESG award due to federal funding requirements. If the above scenario is met, and any additional funding cuts need to occur, then cuts shall be made at staff’s discretion.

If there are more funding available, the CCS RRH project award should be increased up to their 2022 requested amount. If the above scenario is met, then any additional funds shall be distributed at staff’s discretion.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,195,461	37,200	0	3,232,661	6,433,911	2022 CDBG allocation is estimated. CDBG program income is estimated. The 2023-2024 CDBG annual allocations and program income are estimated.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,012,815	499,182	0	2,511,997	2,498,110	2022 HOME allocation is estimated, and HOME program income are actual. The 2023-2024 HOME annual allocations and program income are estimated.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	265,317	0	0	265,317	508,030	2022 ESG annual allocation are estimated. The 2023-2024 annual allocations are estimated.
Other	public - federal	Other	0	0	0	0	0	

Table 2 - Expected Resources – Priority Table

Draft 2022 Annual Action Plan

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

CDBG, HOME, and ESG funds leverage additional resources from a variety of private, state, and local funds. Applicants for projects to be funded from these programs provide information on leveraged funds during the application process and leveraging of resources is one of the criteria evaluated during the application review process for affordable housing and service projects. For Year 3 (Program Year 2022), it is estimated that CDBG, HOME, and ESG projects will have contributing funds of over \$173 million from other resources.

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

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

There are no new proposed projects on publicly owned land to report.

Discussion

Other federal, state, local, and private funds anticipated/estimated to be available to help address the needs and objectives in Year 3 (Program Year 2022) of this Strategic Plan include:

FEMA Emergency Food and Shelter Program, \$20,000
HUD Continuum of Care, \$12,090,119
HUD Section 8 Housing Administration Funds (EHA), \$3,384,418
HUD Section 8 Housing Assistance Funds (EHA), \$42,351,270
HUD Section 8 Housing Administration Funds (HASCO), \$7,700,000
HUD Section 8 Housing Assistance Funds (HASCO), \$52,500,000
WA State Combined Homeless Grant, \$4,848,034
WA State DSHS Shelter Grant, \$2,249,665
Older Americans Act, \$920,000
WA State ESG, 256,282
Snohomish County Affordable Housing Trust Fund, \$795,850
Snohomish County Ending Homelessness Program, \$5,200,000
Snohomish County General Funds, \$184,587
Snohomish County Sales Tax Affordable Housing Development Fund, \$1,606,275
Snohomish County Sales Tax Rental Voucher Program, \$1,155,052
City of Gold Bar – Capital Improvement Fund, \$1,520,418
City of Everett Human Needs, \$40,639
Washington State Housing Trust Funds, \$4,775,000
9% LIHTC Equity, \$13,758,802
Miscellaneous Foundation Grants and Private Donations, \$8,053,397

AP-20 Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	First-Time Homebuyer Assistance	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$8,200 HOME: \$233,318	Direct Financial Assistance to Homebuyers: 4 Households Assisted
2	Rental Housing	2020	2024	Affordable Housing		Affordable Housing	HOME: \$1,190,002	Rental units constructed: 6 Household Housing Unit
3	Tenant-Based Rental Assistance	2020	2024	Affordable Housing		Affordable Housing	HOME: \$300,000	Tenant-based rental assistance / Rapid Rehousing: 89 Households Assisted
4	Homeowner Minor Home Repair	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$943,000	Homeowner Housing Rehabilitated: 450 Household Housing Unit
5	Homeowner Home Rehabilitation	2020	2024	Affordable Housing		Affordable Housing	HOME: \$486,556	Homeowner Housing Rehabilitated: 4 Household Housing Unit
6	CHDO Operating Support	2020	2024	Affordable Housing		Affordable Housing	HOME: \$100,640	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Infrastructure 2	2020	2024	Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$242,970	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1625 Persons Assisted
8	CDBG Public Services - Homeless	2020	2024	Homeless		Public Services	CDBG: \$328,109	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 510 Persons Assisted
9	CDBG Public Services - Non-Homeless Special Needs	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$127,217	Public service activities other than Low/Moderate Income Housing Benefit: 725 Persons Assisted
10	CDBG Public Services - Fair Housing	2020	2024	Fair Housing		Public Services	CDBG: \$28,375	Public service activities other than Low/Moderate Income Housing Benefit: 375 Persons Assisted
11	ESG Homeless Emergency Shelter	2020	2024	Homeless		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$103,889	Homeless Person Overnight Shelter: 765 Persons Assisted
12	ESG Homeless Rapid Rehousing	2020	2024	Homeless		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$111,236	Tenant-based rental assistance / Rapid Rehousing: 21 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Grant Planning and Administration	2020	2024	Planning and Administration		Grant Planning and Administration	CDBG: \$644,935 HOME: \$201,481 ESG: \$19,898	Other: 1 Other
14	Homeless Management Information System	2020	2024	HMIS		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$30,294	Other: 1 Other
15	Public Facilities 4	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$909,854	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4380 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

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

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

7	Goal Name	Infrastructure 2
	Goal Description	Support up to ten other infrastructure projects, including but not limited to, water/sewer projects, flood drain improvements, and other flood mitigation needs to principally benefit low- and moderate-income households.
8	Goal Name	CDBG Public Services - Homeless
	Goal Description	Provide services for persons experiencing homelessness or at-risk of becoming homeless, including individuals, families, unaccompanied youth, and/or persons with special needs.
9	Goal Name	CDBG Public Services – Non-Homeless Special Needs
	Goal Description	Provide services to persons living with special needs to assist them to access, maintain or stabilize in their housing, optimize self-sufficiency, and support safe independent living in the community. Persons living with special needs include, but are not limited to, elderly and frail elderly persons, persons with disabilities, victims of domestic violence (inclusive of the HUD Continuum of Care definition), persons with mental illness, persons with alcohol or other drug addictions, and persons living with HIV/AIDS.
10	Goal Name	CDBG Public Services - Fair Housing
	Goal Description	Provide fair housing education and counseling services to low- and moderate-income persons.
11	Goal Name	ESG Homeless Emergency Shelter
	Goal Description	Provide temporary, short-term shelter and crisis services that assist persons experiencing homelessness, including individuals, families, unaccompanied youth, and/or persons with special needs, in receiving the services and resources they need to quickly move to permanent housing.
12	Goal Name	ESG Homeless Rapid Rehousing
	Goal Description	Provide rent assistance and housing search and stability services to persons experiencing homelessness, including individuals, families, unaccompanied youth, and/or persons with special needs, who are staying in emergency shelters or assisted with an emergency motel voucher, transitional housing, and staying in places not meant for human habitation.

13	Goal Name	Grant Planning and Administration
	Goal Description	As the grant recipient and lead agency of the Snohomish County Consortium, Snohomish County will undertake required CDBG, HOME, and ESG grant planning and administration activities.
14	Goal Name	Homeless Management Information System
	Goal Description	Provide support for Homeless Management Information System costs for required data collection and reporting.
15	Goal Name	Public Facilities 4
	Goal Description	Support acquisition, construction and/or rehabilitation of up to three (3) public facilities to principally benefit low- and moderate-income neighborhoods including but not limited to, parks and recreation, health centers, fire stations, and other neighborhood facilities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The project descriptions below provide a concise summary of activities that will be undertaken during the upcoming year to address priority needs and goals established in the Strategic Plan of the 2020-2024 Consolidated Plan. It includes a project list, a narrative describing allocation priorities and any obstacles to addressing underserved needs, and project description summaries.

#	Project Name
1	Snohomish County Legal Services - Legal Assistance for Low-Mod Income Residents of Sno Co
2	Cocoon House - Cocoon House Emergency Shelter
3	YWCA of Seattle-King County - Snohomish County - Families in Transition
4	Full Life Care - Adult Day Services
5	Domestic Violence Services of Sno Co - Domestic Violence Emergency Shelter Advocacy
6	Catholic Community Services - Pregnant & Parenting Housing Program
7	Mercy Housing Northwest - Senior Housing Support Services
8	Senior Services of Snohomish County DBA Homage - Food and Nutrition Services
9	Public Services Project – To be Determined
10	Volunteers of America - Fair Housing Education and Counseling
11	Senior Services of Snohomish County DBA Homage - Minor Home Repair Program
12	HomeSight - Homebuyer Assistance
13	Snohomish County Fire District 24 - Rural Tender Fire Engine
14	Town of Gold Bar - Linda Ave AC Water Main Replacement and Sidewalk Improvements
15	CDBG Planning & Administration
16	ESG - Rapid Rehousing, Emergency Shelter, HMIS, and Grant Administration
17	HOME Planning & Administration
18	Housing Hope Properties - Edmonds Lutheran Church Field Apartments
19	HOME Capital Housing Project – To Be Determined
20	YWCA of Seattle-King-Snohomish County - Pathways to Stability TBRA Program
21	City of Everett - Everett Tenant Based Rental Assistance
22	City of Everett - Community Housing Improvement Program
23	Housing Hope Properties - CHDO Operating Support Grant

Table 4 – Project Information

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

The allocation priorities for these activities are consistent with the allocation plan for Snohomish County Consortium CDBG, HOME, and ESG funds as set forth in SP-25 of the Strategic Plan of the 2020-2024 Consolidated Plan. The number of activities that may be undertaken are limited by the amount of CDBG, HOME, and ESG funds available. For information on allocation of City of Everett and City of

Marysville CDBG grants funds, see the Participating Grantee CDBG Template for each of those jurisdictions.

CDBG:

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

HOME:

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

ESG:

- 7.5% of annual grant for grant administration, and
- Balance of annual grant to be used for emergency shelter, rapid rehousing, and Homeless Management Information System costs. Current allocation percentage is 42% of total for rapid rehousing, 39% of total for shelter, and 11% for HMIS. The allocation priorities and percentages may be adjusted over the upcoming five years as ongoing consultation with the Continuum of Care is required regarding allocation of these funds.

AP-38 Project Summary

Project Summary Information1	Project Name	Snohomish County Legal Services - Legal Assistance for Low-Mod Income Residents of Sno Co
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$39,990
	Description	The project will provide legal advice to homeless or imminently homeless persons who are facing eviction or who have a debt-related barrier to accessing housing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	250 homeless or imminently homeless persons
	Location Description	County-wide. Services will be delivered primarily in Everett; at the Snohomish County Courthouse, and at the agency’s downtown Everett office location. Administrative offices located at: 1721 Hewitt Ave, Everett, WA 98201.
	Planned Activities	The CDBG funds are anticipated to be used to provide legal staff and related operating and maintenance costs for the program.
2	Project Name	Cocoon House - Cocoon House Emergency Shelter
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services

	Funding	CDBG: \$49,043
	Description	The project will provide emergency shelter with case management and supportive services to homeless teens to increase safety and stability. The overall goal is for teens to reunite with family or locate another safe and desirable housing option.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 85 homeless teens ages 12 to 17.
	Location Description	County-wide: East Shelter at 15302 Plainview Pl., Monroe, WA
	Planned Activities	It is anticipated that CDBG funds will be used to provide case management and other support staff.
3	Project Name	YWCA of Seattle-King County - Snohomish County - Families in Transition
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$139,576
	Description	The project will provide home-based case management and individualized support services to low-income, homeless, single parents ages 18 and older with disabilities and their dependent children in permanent supportive housing. The overall goals are to increase self-sufficiency, economic stability, and maintain permanent housing.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 42 homeless, low-income, single parents with disabilities and their dependent children (115 persons in total).
	Location Description	Agency Office: 3301 Broadway Ave, Suite A, Everett, WA 98201. Services provided at 12 permanent supportive housing units in various locations in Snohomish County.
	Planned Activities	It is anticipated that CDBG funds will be used to provide case management staff and related operating costs of the program.
4	Project Name	Full Life Care - Adult Day Services
	Target Area	
	Goals Supported	CDBG Public Services - Non-Homeless Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$22,277
	Description	The project will provide health and social services to low/mod elderly and severely disabled persons to support aging in place and housing stabilization.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	240 elderly persons and severely disabled adults.
	Location Description	The project is located at 2931 Rucker Ave., Everett, WA and provides services County-wide.
	Planned Activities	It is anticipated that CDBG funds will be used to provide a portion of the staffing, supply, and operating costs of the program.
	Project Name	Domestic Violence Services of Sno Co - Domestic Violence Emergency Shelter Advocacy

5	Target Area	
	Goals Supported	CDBG Public Services – Non-Homeless Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$44,720
	Description	The project will provide a continuum of services to victims of domestic violence and their children including a 24-hour hotline, community-based support groups, and confidential emergency shelter where participants receive advocacy, housing stability, and other support services to enhance their safety, self-sufficiency, and ability to obtain permanent housing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 adults with their children who are victims of domestic violence who are predominately low- and moderate-income (400 persons).
	Location Description	DVSSC 24-hour Hotline: (425) 259-2827. DVSSC Administrative Offices: (425) 259-2827, P.O. Box 7, Everett, WA 98206. County-wide. Service locations are confidential.
	Planned Activities	It is anticipated that CDBG funds will be used for shelter staff to provide support services and advocacy.
6	Project Name	Catholic Community Services - Pregnant & Parenting Housing Program
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$59,840

	Description	The project will provide supportive housing with case management services to homeless adults who are pregnant, parenting, or in verifiable reunification with their children who are currently in chemical dependency treatment or have been in treatment within the past year. The overall goal is to reduce homelessness, increase self-sufficiency, and move households towards permanent housing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 homeless adults who are pregnant, parenting, or in verifiable reunification and their children, for a total of approximately 60 persons.
	Location Description	1918 Everett Avenue, Everett, WA 98201. County-wide. Housing sites are located at scattered sites in Snohomish County, outside the cities of Everett and Marysville and outside the King County portion of Bothell.
	Planned Activities	It is anticipated that CDBG funds will be used to provide case management services for the program.
7	Project Name	Mercy Housing Northwest - Senior Housing Support Services
	Target Area	
	Goals Supported	CDBG Public Services - Non-Homeless Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$10,220
	Description	The project will provide on-site service coordination and group programming for low-income elderly residents at two affordable senior housing properties in rural Snohomish County. The overall goals are to enable seniors to age in place and maintain independence as long as possible.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	30 low-income senior households (35 persons).
	Location Description	Agency administrative office: 2505 Third Avenue, Suite 204, Seattle, WA 98212. Services to be provided at two senior housing properties in Lake Stevens and Snohomish.
	Planned Activities	It is anticipated that the CDBG funds will be used for staffing for a Resident Services Coordinator to provide both group programming and one on one assistance in the areas of health and wellness, housing stability, and community involvement.
8	Project Name	Senior Services of Snohomish County DBA Homage - Food and Nutrition Services
	Target Area	
	Goals Supported	CDBG Public Services - Non-Homeless Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000
	Description	The project will provide home delivered meals for home-bound seniors and people with disabilities; and freshly prepared hot meals at 9 sites.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	50 elderly persons and severely disabled adults.
	Location Description	Agency administrative office: 5026 19th St. SW. Lynnwood, WA 98036. County-wide, 7 meal sites outside the cities of Everett and Marysville.
Planned Activities	It is anticipated that CDBG funds will be used to provide a portion of the staffing, supply, and operating costs of the program.	

9	Project Name	Public Services – To be Determined
	Target Area	
	Goals Supported	Public Services - Homeless
	Needs Addressed	
	Funding	\$39,660
	Description	An RFP will be conducted to spend the funding balance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	TBD
10	Project Name	Volunteers of America - Fair Housing Education and Counseling
	Target Area	
	Goals Supported	CDBG Public Services - Non-Homeless Special Needs
	Needs Addressed	Public Services
	Funding	CDBG: \$28,375
	Description	The project will provide fair housing education, counseling, and referral services to homeless persons in Snohomish County, and to persons, at least 51% of whom are low- and moderate-income, who reside in Snohomish County, outside the cities of Everett and Marysville.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	375 homeless and low- and moderate-income individuals.
	Location Description	Administrative Office located at 2802 Broadway, Everett, WA. County-wide, outside the cities of Everett and Marysville.
	Planned Activities	It is anticipated that CDBG funds will be used to provide a portion of the staffing, supply, and operating costs of the program.
11	Project Name	Homage - Minor Home Repair Program
	Target Area	
	Goals Supported	Homeowner Minor Home Repair
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$943,000
	Description	The program will provide health and safety repairs to homes owned and-occupied by low-income elderly persons and persons with disabilities with incomes at or below 50% of the area median income. Priority is given to households earning at or below 30% of area median income. Program serves homeowners residing in Snohomish County, outside the Cities of Everett, Marysville, and the King County portion of Bothell. Snohomish County will use a portion of the funds allocated to this activity for activity delivery costs, and for contingency funds should the project sponsor request contingency funds from the County under the approved Contingency Fund Policy.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	450 low-income elderly persons and persons with disabilities.
	Location Description	Administrative offices located at 5026 196th St SW, Lynnwood, WA. Repair Services will be provided County-wide, outside the cities of Everett, Marysville, and outside the King County portion the City of Bothell.
	Planned Activities	See project description above.
12	Project Name	HomeSight - Homebuyer Assistance
	Target Area	
	Goals Supported	First-Time Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$8,200 HOME: \$233,318

	Description	Provide purchase assistance to low- and moderate-income first-time homebuyers. Assistance will be provided through second or third mortgages up to \$50,000 per household at three percent deferred interest for 30 years with no monthly or annual payments. Repayment would be due at the time of resale, refinance, or transfer of property. Repaid funds including the amount of purchase assistance and any shared appreciation will be used to provide additional loans to future first-time homebuyers under the program. Assistance will be provided to households with incomes at or below 80% of the area median income; it is anticipated that some households served will have incomes at or below 50% of the area median income. HomeSight will also provide homebuyer education and housing counseling services to participants with other funds. Funding amount reflects \$233,318.22 in actual PY 2021 HOME program income and \$7,200 in estimated 2022 CDBG program income. Any additional HOME PI collected through the end of the 2021 PY will be allocated to this activity, contingency upon receipt.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Four first-time low-and moderate-income homebuyers will receive purchase assistance.
	Location Description	Scattered sites county-wide outside the cities of Everett and Marysville (CDBG only), and the King County portion of Bothell. HomeSight office is located at 5515 Rainier Avenue South, Seattle, WA 98118 206-760-4223 https://homesightwa.org
	Planned Activities	See project description above.
13	Project Name	Snohomish County Fire District 24 - Rural Tender Fire Engine
	Target Area	

	Goals Supported	Public Facilities 4
	Needs Addressed	Public Facilities
	Funding	CDBG: \$909,854
	Description	Acquisition of a new Rural Tender Fire Engine.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	4380 persons in the eligible block groups.
	Location Description	Administrative office: 1115 Seeman St, Darrington, WA 98241 Service Area: Census Tract 53700, Block Groups 1 & 2, and Census Tract 53506, Block Group 1 with a combined total of 53% low-and moderate-income.
	Planned Activities	See project description above.
14	Project Name	Town of Gold Bar - Linda Ave AC Water Main Replacement and Sidewalk Improvements
	Target Area	
	Goals Supported	Infrastructure 2
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$242,970
	Description	Design, construction and replacement of approximately 4,000 lineal feet of asbestos concrete water main and approximately 700 linear feet of sidewalk, curb and gutter improvements.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	1625 persons in the eligible block group.
	Location Description	Linda Avenue from 3rd St to Grand Ave to 9th St & Lewis Ave, Gold Bar, WA 98251 Census Tract 053803, Block Group 3
	Planned Activities	See project description above.
15	Project Name	CDBG Planning & Administration
	Target Area	
	Goals Supported	Grant Planning and Administration
	Needs Addressed	Grant Planning and Administration
	Funding	CDBG: \$644,935
	Description	Funds will be used by Snohomish County to provide general management, oversight, and coordination of the HOME grant program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	3000 Rockefeller Ave, Everett, WA 98201

	Planned Activities	Eligible costs include project selection process, contract development and management, monitoring, reporting and other compliance activities, engaging in citizen participation and consultation process, evaluating program performance, fulfilling program audit obligations, development of consolidated plan and annual action plan and other consolidated planning and reporting requirements, fair housing, and other eligible planning and administration activities. The cost of planning and administration activities falls within the allowed rate of 20% of 2022 CDBG allocation and PY 2022 CDBG program income. PY 2022 program income is estimated at this time. An additional allocation of 20% of any PY 2022 CDBG program income remitted to the County in excess of the estimated amount is also allocated to this activity, contingent upon receipt.
16	Project Name	ESG - Rapid Rehousing, Emergency Shelter, HMIS, and Grant Administration
	Target Area	
	Goals Supported	ESG Homeless Emergency Shelter ESG Homeless Rapid Rehousing Grant Planning and Administration Homeless Management Information System
	Needs Addressed	Homeless Shelter, Rapid Rehousing, and HMIS Grant Planning and Administration
	Funding	ESG: \$265,317
	Description	Rapid Rehousing (RRH) housing search and stabilization services and tenant-based rental assistance to rapidly re-housing homeless individuals and families into permanent housing. Emergency shelter (ES) facilities operating costs and supportive services. Homeless Management Information System (HMIS) costs for required data collection and reporting activities. County administration costs for required grant administration activities.
	Target Date	6/30/2023

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Approximately 21 households who are extremely low-income and homeless (residing in emergency shelters, places not meant for human habitation, or fleeing domestic violence) will receive rapid rehousing assistance through Catholic Community Services Western Washington. Approximately 530 homeless households (765 persons) will be served in emergency shelter facilities operated by Cocoon House, Domestic Violence Services of Snohomish County, Monroe Gospel Women’s Mission, and the YWCA. N/A for HMIS and Grant Administration.</p>
<p>Location Description</p>	<p>Rapid re-housing is provided at scattered sites throughout the county. Emergency shelters are located in Lynnwood and Monroe, and a confidential location for the domestic violence shelter.</p>
<p>Planned Activities</p>	<p>Rapid rehousing households will be provided with housing search, placement, and other assistance, including supportive services, and short- and medium-term rental assistance under a graduated rental subsidy to ensure housing stability prior to exit. Persons served through emergency shelter facilities will receive safe shelter with supportive services, connection to resources, and other essential services. HMIS activities include data entry, data quality, and reporting. Eligible grant administration costs include: 1) overall program management, coordination, monitoring, and evaluation, 2) providing training on ESG requirements, 3) preparing and amending the ESG and homeless-related sections of the Consolidated Plan, and 4) carrying out required environmental review responsibilities. The allocated cost for ESG Administration falls within the allowed rate of 7.5% of the 2022 ESG allocations.</p> <p>Of the \$265,317 in 2022 ESG funding, \$111,236 is allocated for rapid rehousing, \$103,889 for emergency shelter, \$19,898 for ESG administration, and \$30,294 for HMIS.</p>

17	Project Name	HOME Planning & Administration
	Target Area	
	Goals Supported	Grant Planning and Administration
	Needs Addressed	Grant Planning and Administration
	Funding	HOME: \$201,481
	Description	Funds will be used by Snohomish County to provide general management, oversight, and coordination of the HOME grant program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	3000 Rockefeller Avenue, Everett, WA 98201.
	Planned Activities	Eligible costs include project selection process, contract development and management, monitoring, reporting and other compliance activities, engaging in citizen participation and consultation process, evaluating program performance, fulfilling program audit obligations, development of consolidated plan and annual action plan and other consolidated planning and reporting requirements, fair housing, and other eligible planning and administration activities. The cost of planning and administration activities falls within the allowed rate of 10% of 2022 HOME allocation and PY 2021 HOME program income. An additional allocation of 10% of any PY 2021 HOME program income remitted to the County in excess of the estimated amount is also allocated to this activity, contingent upon receipt.
18	Project Name	Housing Hope Properties - Edmonds Lutheran Church Field Apartments
	Target Area	
	Goals Supported	Rental Housing
	Needs Addressed	Affordable Housing

	Funding	HOME: \$1,100,000
	Description	Funds will be used for acquisition and the new construction development of 52 rental housing units, including 6 1-bedroom units, 34 2-bedroom units and 12 3-bedroom units. The project will include 26 units affordable to households with incomes at or below 30% of the Area Median Income (AMI), and 26 units affordable to households with incomes at or below 50% of AMI. The project provides permanent supportive housing for populations who are homeless at entry, including 26 units for homeless households supported by PBV Section 8 vouchers, including 6 units for households with diagnosed histories of substance abuse.
	Target Date	10/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The project provides permanent supportive housing, including 26 households who are homeless at entry, including 6 units for households with diagnosed histories of substance abuse. There will be 26 units affordable at or below 30% of the Area Median Income (AMI), and 26 units affordable to households with incomes at or below 50% of AMI. The project is estimated to serve up to 272 residents.
	Location Description	8215 236th Street SW, Edmonds, WA 98026 The property is a vacant parcel of land located in the city of Edmonds, WA adjacent to Edmonds Lutheran Church, one block west of Hwy 99 on 236th St. SW.
	Planned Activities	The project may include acquisition, refinancing of bridge loans, new construction and/or related development activities. The anticipated number of HOME-Assisted Units is estimated to be 6.
19	Project Name	HOME Capital Housing Project - TBD
	Target Area	
	Goals Supported	Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$90,002

	Description	Funds will be used for the acquisition, rehabilitation, and/or new construction of rental housing units to preserve, maintain, or increase the number of rental units affordable to households with incomes at or below 60% of the area median income, with at least 90% of the units for households with incomes at or below 50% of the area median income. Once a specific project or projects is/are selected, a substantial amendment to this plan will be proposed with a 30-day public review and comment period.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	To be determined. At least 90% of the rental units must be affordable to households with incomes at or below 50% of the area median income and no more than 10% of the units may be affordable to households with incomes above 50% and at or below 60% of the area median income.
	Location Description	To be determined.
	Planned Activities	See project description above.
20	Project Name	YWCA of Seattle-King-Snohomish County - Pathways to Stability TBRA Program
	Target Area	
	Goals Supported	Tenant-Based Rental Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$100,000
	Description	Provide tenant-based rental assistance to households who are homeless or at risk of homelessness and have incomes at or below 30% or 50% of the area median income, with a priority for homeless households with children.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	74 households who are homeless or at risk of homelessness and have incomes at or below 30% or 50% of the area median income, with a priority for homeless households with children.

	Location Description	YWCA office location: 3301 Broadway Ave, Suite A, Everett, WA 98201. Units assisted: Scattered sites, county-wide.
	Planned Activities	Assistance with security deposits, utility deposits, and other HOME-eligible tenant-based rental assistance costs.
21	Project Name	City of Everett - Everett Tenant Based Rental Assistance
	Target Area	
	Goals Supported	Tenant-Based Rental Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$200,000
	Description	These funds will provide tenant based rental assistance to include security/utility deposits and/or monthly rent payments. Eligible households include low-income households living in the City of Everett earning at or below 50% Area Median Income. Priority should be given to those households that have demonstrate economic hardship.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 15 households earning at or below 50 percent area median income will be served by these funds.
	Location Description	YWCA Administrative office location: 3301 Broadway Ave, Suite A, Everett, WA 98201. Units assisted: Scattered sites in the City of Everett and the Urban Growth Area.
	Planned Activities	Assistance with security deposits, utility deposits, and other HOME-eligible tenant-based rental assistance costs.
22	Project Name	City of Everett - Community Housing Improvement Program
	Target Area	
	Goals Supported	Homeowner Home Rehabilitation

Needs Addressed	Affordable Housing
Funding	HOME: \$486,556
Description	Program will provide low-interest loans to low- and moderate-income homeowners with incomes at or below 80% of the area median income to rehabilitate single family homes. Additional program income to be collected by this program through the end of the 2021 program year is also allocated to this activity, contingency upon receipt.
Target Date	12/31/2024
Estimate the number and type of families that will benefit from the proposed activities	An estimated 4 households earning at or below 80 percent area median income will be served by these funds.
Location Description	Administrative Office Location: Everett Municipal Building, 2930 Wetmore Avenue, Suite 8B, Everett, WA 98201
Planned Activities	Major rehabilitation improvements to single family homes (can include, but not limited to, roof repair/replacement, plumbing repair, interior improvements, foundation repair). Assistance is provided in the form of deferred payment loans to homeowners for 15 to 25 years, which accrue at 3% simple interest. Loan amounts typically range between \$2,500 and \$100,000, with an average loan of \$45,000. The CHIP program construction inspectors write a detailed bid specification for competitive bidding and monitor the program at no additional charge. Program income generated from loan interest payments and repayment of loans is used to provide additional loans under the program.

23	Project Name	Housing Hope Properties - CHDO Operating Support Grant
	Target Area	
	Goals Supported	CHDO Operating Support
	Needs Addressed	Affordable Housing
	Funding	HOME: \$100,640
	Description	This is a Community Development Organization (CHDO) operating support grant to sustain a portion of the organization's operating expenses. Examples of such costs include staff salaries, benefits, training, and administrative support.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Administrative Office located at 5830 Evergreen Way, Everett, WA
Planned Activities	See project description above.	

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

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

2022 projects funded with Snohomish County Consortium CDBG, HOME, ESG and HOME and CDBG program income funds will serve the following geographic areas:

- One rental housing capital project is located in Edmonds,
- A program providing minor home repairs for elderly persons and persons with special needs, serves households Consortium-wide,
- One program providing homeownership assistance to first-time low-and moderate-income homebuyers and serves households Consortium-wide,
- A program providing home rehabilitation will serve households in Everett and the Everett Urban Growth Area,
- One public facility project is located in North Snohomish County,
- One infrastructure improvement project is located in Gold Bar, and
- Public services, rapid rehousing, and emergency shelter projects generally serve people Consortium-wide.

Geographic Distribution

Target Area	Percentage of Funds

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Because the needs addressed by the Snohomish County Consortium exist throughout the county, the investment of CDBG, HOME, and ESG funds for housing and non-housing community development projects likewise support projects in locations throughout the county. Some projects benefit specific areas of the county, while others provide county-wide benefits. CDBG public facility and infrastructure projects that benefit all residents of an area, such as streets, sidewalks, water/sewer systems, and parks, serve areas that consist predominately of low- and moderate-income households. Based on current HUD criteria for Snohomish County Consortium areas outside the City of Everett and the City of Marysville, these are areas where at least 50.53% of the households are low- and moderate-income income, with the percentages updated by HUD.

In addition, pursuant to an interlocal agreement, 21% of HOME funds received each year are set-aside for affordable housing projects selected by the City of Everett. These projects benefit residents of the

City of Everett, with some projects also benefiting residents of the City of Everett's Urban Growth Area.

Discussion

AP-55 Affordable Housing

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

Introduction

The following is a summary of the one-year goals for Snohomish County Consortium CDBG, HOME, and ESG affordable housing activities in the 2022 program year. Activities include rehabilitation and construction of new rental housing, homeowner home repair and rehabilitation, first-time homebuyer purchase assistance, and rapid re-housing rental assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	110
Non-Homeless	14
Special-Needs	450
Total	574

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	110
The Production of New Units	6
Rehab of Existing Units	454
Acquisition of Existing Units	4
Total	574

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

For the 2022 Annual Action Plan, it is estimated that Snohomish County Consortium 2022 CDBG, HOME, and ESG projects will provide affordable housing to 116 renter households and 456 homebuyer and homeowner households. Of the 116 renter households, it is estimated that 103 will be extremely low-income 13 will be low-income, and 0 will be moderate income. Of the 456 homebuyer and homeowner households, it is estimated that 288 will be extremely low-income, 164 will be low-income, and 4 will be moderate income.

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

Introduction

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

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

Everett Housing Authority

EHA has been admitted to HUD's Moving to Work (MTW) Demonstration program as part of a cohort studying rent reform. EHA plans on using the fiscal year beginning July 1, 2022, when their first MTW Supplement will go into effect, to focus on implementing the Tiered Rent study among non-elderly, work capable households, achieving greater administrative efficiencies across HUD programs, and making the Project-Based Voucher (PBV) program work better.

EHA will be partnering with graduate students at the University of Washington's Evans School of Public Policy & Governance who will support EHA in defining and identifying Communities of Opportunity in our operating area. The results of their work will be used over the course of EHA's participation in the MTW demonstration to support voucher holders in moving to opportunity areas as well as to inform future development activities.

EHA will pursue the following activities to ensure the long-term availability of subsidized and affordable housing in the disposition of the Baker Heights property:

- 1) In conjunction with the ongoing construction of 105 tax credit units on a portion of the Baker Heights neighborhood (Baker Heights Legacy) through an affiliate, Everett Housing Legacy LLLP, EHA has executed an Agreement to Enter into a Housing Assistance Payments Contract (AHAP) for 67 Project-Based Voucher (PBV) units designated for extremely low-income homeless families with children in the McKinney-Vento program through Everett Public Schools.
- 2) EHA is exploring the possibility of applying for a Choice Neighborhoods Implementation grant for the Baker Heights neighborhood over the course of FY 2022-23. EHA has not received a Planning grant but is currently engaged in a planning process for the neighborhood, referred to as the "Park District", that is consistent with the vision of the Choice Neighborhoods Initiative.
- 3) EHA plans to begin demolition of remaining units in the Baker Heights neighborhood during calendar

year 2022, subject to HUD approval, and may use Public Housing Capital Funds to finance part of the cost of this activity. This activity is in preparation for development of a new mixed-income community, the Park District, on the remaining 12.33-acres of the Baker Heights site. This new development will encompass as many as 1,500 residential units, parks, commercial spaces, and other community amenities to be built in phases.

- EHA has submitted RAD confirmations of interest to HUD for a portfolio conversion of 9 HUD 202 PRAC properties to Project-Based Vouchers and has submitted 8 of the 9 RAD applications to HUD. Conversions to PBV contracts are planned to occur from May 2022 to April 2023. There are a total of 369 PBV units at the following locations:

- 39 PBV units – Meadow Park - 1611 128th Street SW, Everett, WA
 - 39 PBV units – Scriber Pointe - 19912 Scriber Lake Road, Lynnwood, WA
 - 59 PBV units – Lake Woods - 12310 19th Place W, Everett, WA
 - 39 PBV units – Evergreen Village - 12705 Avondale Way, Everett, WA
 - 39 PBV units – Hawkins House - 9433 N Davies Road, Lake Stevens, WA
 - 39 PBV units – Silver View - 11109 16th Avenue SE, Everett, WA
 - 39 PBV units – Lynn Crest - 4629 194th Street SW, Lynnwood, WA
 - 38 PBV units – Evergreen Court - 10809 16th Avenue SE, Everett, WA
 - 38 PBV units – Village East - 864 Village Way, Monroe, WA
- EHA plans to provide 22 Project-Based Vouchers for Housing Hope’s Twin Lakes Landing II, housing designated for homeless families with children in the McKinney-Vento program. Over the course of FY 2022-23 EHA may consider making other PBV commitments in support of its Five-Year Plan objective to target populations whose needs have either been neglected or will grow substantially in the next decade, including but not limited to households with children, especially homeless families, and elderly households and individuals.
 - EHA will continue to spearhead advocacy efforts at the city, county, state, and federal levels to expand housing opportunities within EHA’s jurisdiction for extremely low-income families with children, in partnership with local non-profits (e.g., Housing Consortium of Snohomish County) and agencies, with a focus on policy development and allocation of resources.

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

Housing Authority of Snohomish County

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

- Continue to have a resident Commissioner on its six-member Board of Commissioners which

provides an important voice on the Board and represents the interests of residents.

- Continue to have a Resident Advisory Board to assist in the development of the annual Public Housing Agency Plan.
- Continue to print and distribute quarterly newsletters for Section 8 Housing Choice Voucher participants. The newsletters are designed to inform residents of news and updates at HASCO and to provide information on ways residents can become involved in HASCO activities, such as the resident Board Commissioner position and the Resident Advisory Board.
- Maintain an email contact list which participants may sign up for to receive information about upcoming engagement activities at HASCO and other community agencies.
- Continue to provide homeownership opportunities at three manufactured housing communities in Snohomish County.
- Continue to partner with HomeSight to provide purchase assistance and homeownership education and counseling.
- Continue to partner with HomeSight to provide the Manufactured Home Replacement Program at two manufactured housing communities. The program replaces outdated pre-HUD code homes with HUD-code, emergency efficient manufactured homes.

Everett Housing Authority

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

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

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

Not applicable.

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

Introduction

This section summarizes the goals and activities that will be undertaken in program year 2022 to carry out the homeless strategy outlined in SP-60 Homeless Strategy in the Strategic Plan of the 2020-2024 Consolidated Plan and to serve the housing and supportive service needs of persons who are not homeless but have other special needs.

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

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

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

The Snohomish County Human Services Department works with key stakeholders to meet the goal of effectively engaging those experiencing homelessness and reduce their barriers to housing. The Outreach Coalition (OC) provides a venue for cross-system collaboration with a variety of organizations to identify and locate those experiencing homelessness and coordinate outreach and engagement efforts. Organizations that participate in the OC include homeless housing service providers, PATH, youth programs, Behavioral Health, law enforcement embedded social workers (LEESW), Veterans Affairs, Mercy Watch, Community Health Centers. Examples of local outreach efforts includes: 1) LEESWs identify and locate individuals experiencing homelessness, connect them to housing, Behavioral Health, health, and other essential services. Snohomish County and 6 cities currently operate LEESW programs in partnership with local Law Enforcement. The County will continue to collaborate with partners to ensure individuals are connected to the coordinated entry system. 2) The Diversion Center provides space for individuals experiencing homelessness that are identified by LEESW's to await inpatient treatment and connection to services. The County will continue to partner with local law enforcement to ensure that unsheltered individuals are assessed/referred to appropriate services that contribute to housing stability. 3) The Carnegie Resource Center provides a one-stop resource for community to homeless housing resources, including CE, employ./educ. navigation, and other

mainstream services. The County continues to refine services provided by assessing gaps in resources and identifying additional resources.

All unsheltered individuals and families are assessed through CE tools and processes and connected directly to homeless housing navigators who work with the household to reduce barriers to obtaining housing or accessing needed services. Tailored supportive services based upon assessment of need include mental health and substance abuse services, assistance signing up for mainstream benefits and accessing health care, legal services, and specialized services for specific populations. Navigators increase the likelihood that chronically homeless and vulnerable homeless persons access the appropriate services by providing assertive outreach and support when needed. The County recently completed a comprehensive refinement process of the CE in order to streamline and improve access ensuring chronically homeless and highly vulnerable individuals and families have meaningful, equitable access to system resources.

The County continues to develop programs and partnerships to reach the most vulnerable homeless individuals and families, chronically homeless, high utilizers of emergency services and those who are living in encampments. Social service and mental health agency outreach staff continue to reach out to the chronically homeless and homeless encampments to connect them with the CE system for housing and services. For the past 6 years, the County has provided funding to local jurisdictions for their emergency first responders. The County will continue to work with housing agencies to promote Housing First and fair housing education with a focus on reducing barriers to housing for the most vulnerable individuals and families.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CR system ensures that homeless households residing in shelters are referred to appropriate interventions. Coordination with shelters will continue as common assessment tools and processes are implemented and streamlined to ensure more equitable and efficient access to housing and services by shelter residents. For the past 3 years a CE Housing Navigator has been assigned to conduct intake and assessments at the largest single adult men's shelter in the County. The County has also invested in Rapid Rehousing (RRH) at three shelters which are operated by RRS staff for the benefit of shelter residents exclusively. These shelters also increase system efficiencies by creating pathways to permanent housing, and thus increasing shelter capacity.

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

employment services providers.

There are 692 total year-round beds of emergency shelter and transitional housing reported in the 2021 Housing Inventory Chart. The inventory of emergency shelter includes facilities for families, single men, and single women as well as emergency motel vouchers and emergency shelter and services for households experiencing domestic violence. Shelter providers have identified permanent housing as the appropriate intervention for the vast majority of homeless households, so individuals and families applying to shelter are connected with the coordinated entry system so that they can be placed in permanent housing as quickly as possible. There were 2,632-year-round beds of permanent housing available in 2021, including 1,524 permanent supportive housing beds, 573 rapid rehousing beds, and 535 other permanent housing beds.

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

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

The County has continue their efforts in expanding employment strategies by piloting an employment project designed to increase capacity and quality of specialized employment services for individuals and families experiencing homelessness or housing instability, and increase employment rates, incomes, and education levels for individuals and families experiencing homelessness or housing instability. Currently, limited employment services are available that provide individualized and supported services to assist

adults, with multiple challenges to employment, to secure and maintain a job and to experience career and wage progression. Basic Food and Employment Training (BFET) and FCS provide funding for these critical services but operating these programs is complex. For this project, the County is providing funding, training and consultation to increase the number and capacity of local employment agencies to successfully operate quality specialized employment services, using BFET and FCS, for individuals and families experiencing homelessness and housing instability. This project is being continued with COVID-19 related funding in order to address the economic impact on those experiencing housing instability or homelessness impacted by the pandemic.

Snohomish County will continue to implement and assess the refinement elements in the coordinated entry system for individuals who are residing in institutions of care and meet the HUD definition of homelessness. A Social Security Outreach, Access, and Recovery (SOAR) coordinator was hired 4 years ago to provide oversight of system enhancements. Combining better coordination with institutions with SOAR increases access to the disability income benefits programs administered by the Social Security Administration for eligible adults who are homeless and have a mental illness or a co-occurring substance abuse disorder. Many of the unsheltered homeless population fall into this category.

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

The County will continue to work over the next year to streamline coordination between institutions, housing, and services to help prevent those being discharged from institutions from becoming homeless. The coordinated entry system of housing and services has been expanded to include homeless prevention navigators who work with those who are imminently homeless, including those with low income, to help them find ways to resolve their housing crisis and avoid becoming homeless through increasing income, resolving conflicts with landlords or family members, and connecting with civil legal services to prevent eviction, when necessary. Prevention navigators have access to a flexible fund that they can use to pay rents, program fees, etc. in order to stabilize housing or obtain housing. Prevention navigators also connect those at risk of homelessness to the supports that they need to improve housing stability for the long-term, including education, life skills, financial counseling and credit repair and affordable health care.

The County's employment efforts also include increasing housing stability for families with young children participating in low-income learning programs. The intent is to assist families in connecting with the Coordinated Entry System or assist them in obtaining/maintaining stable housing by accessing resources and/or flex funds. The goal is that these families will not become literally homeless and will

decrease the number of moves they make each year, becoming increasingly more stably housed.

The County will continue to invest in the implementation of a SOARS (SSI/SSDI Outreach, Access, and Recovery) system to ensure that disabled persons, including those are being discharged from institutions, are connected with social security benefits as quickly as possible so that they can have better access to housing opportunities.

Discussion

Non-Homeless Special Needs Activities: Planned 2022 CDBG and HOME activities to help address the housing and supportive service needs of person who are not homeless, but have other special needs include:

- Mercy Housing Northwest – Senior Housing Support Services (See AP-35, Project #7),
- Senior Services of Snohomish County DBA Homage – Food and Nutrition Services (See AP-35, Project #8), and
- Senior Services of Snohomish County DBA Homage – Minor Home Repair Program (See AP-35, Project #11).

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

This section provides a brief summary of the actions the Consortium will take during the upcoming year to reduce public policy barriers that may exist for affordable housing and residential development consistent with SP-55 of the Strategic Plan of the 2020 – 2024 Consolidated Plan. Barriers to affordable housing may exist when the cost of housing or the incentive to develop, maintain, or improve affordable housing are negatively affected by public policies of the jurisdiction. Public policies include tax policies affecting land and other policies, land use controls, zoning ordinances, building codes, fees and charges, and policies that affect return on residential investment.

The local Comprehensive Plans of Snohomish County and Consortium members govern land use and development standards to be in compliance with the State of Washington's Growth Management Act. In coordination with the cities, the County adopted countywide planning policies to provide a framework for regional consistency; all local comprehensive plans must be consistent with the countywide planning policies. Both the Growth Management Act and the countywide planning policies require jurisdictions to plan for a diversity of housing types to meet a variety of needs and to provide housing opportunities for all economic segments of the population.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Consistent with the strategy outlined in SP-55 in the Strategic Plan of the Snohomish County Consortium 2020-2024 Consolidated Plan, in the upcoming 2022 program year, Snohomish County and Consortium members are continuing their commitment to overcoming cost barriers to developing and maintaining affordable housing for low- and moderate-income households through the allocation of a portion of CDBG and HOME funds to help develop and maintain affordable housing and through the goals and objectives outlined in the HART Report and Five-Year Action Plan.

One of the action items in the HART report was the need to find additional resources to build more affordable housing. On December 15, 2021, the Snohomish County Council authorized using the authority granted in HB 1590, to increase the stock of affordable housing in Snohomish County. Collection of the 0.1 percent (\$0.01 per \$10 purchase) will start in April 2022. Executive Somers intends to coordinate any spending on affordable housing with HART to ensure these resources have regional and equitable impact.

Any proposed spending on affordable housing, shelter, and behavioral health projects resulting from this authorization will be coordinated with cities and towns, as well as two established bodies: the Snohomish County Housing and Community Development Technical Advisory Committee (TAC) and the

Policy Advisory Board (PAB). These bodies have representatives from impacted communities, cities, towns, and housing experts.

Snohomish County and Consortium members will also continue to allocate local funds under the Snohomish County Affordable Housing Trust Fund to help with affordable housing needs, allocate a portion of local funds generated under a sales tax program to help with affordable housing needs for persons with mental health and substance abuse challenges, continue the contingent loan policy under which \$40 million in loan guarantees can be provided to non-profit organizations and housing authorities to support affordable housing projects, and continue administration of programs that provide reduced property taxes for property owners with limited incomes.

The County has continued to allocate additional capital resources from other local County sources, including funds from the Chemical Dependency Mental Health Sales Tax Fund ("CDMH") to support projects which include units for individuals who have a chemical dependency, mental health, and/or co-occurring disorders, where housing is a component of a coordinated chemical dependency or mental health treatment program. These funds have helped support the financing and development of new affordable housing units.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section describes the Snohomish County Consortium's planned actions to carry out the following strategies outlined in the Strategic Plan: 1) address obstacles to meeting underserved needs, 2) foster and maintain affordable housing, 3) reduce lead-based paint hazards, 4) reduce the number of poverty-level families, 5) develop institutional structure, and 6) enhance coordination.

Actions planned to address obstacles to meeting underserved needs

The main obstacle to meeting underserved needs is the limited funding available to address all of the needs in the community, particularly with sustained funding cuts in several federal, state, and local sources of funding. Snohomish County continues to provide local funding to help address affordable housing needs through its Affordable Housing Trust Fund program and Sales Tax programs.

Snohomish County continues to explore funding opportunities to expand available resources to meet community needs. The Snohomish County Human Services Department continues to participate in various collaborative efforts and partnerships developed to help address underserved needs in the community for low-income persons, homeless persons, and persons with special needs.

As a result of the pandemic, local homeless housing agencies have struggled with staff turnover and inability to hire for open positions within their programs, leading to an inability to serve as many clients as they would have been able to if they were consistently fully staffed. They also experienced longer times to fill program staff vacancies due to impact of pandemic on labor market. In addition, the WA State eviction moratorium has had an impact on the availability to house households, for example the moratorium: a) helped many people remain housed but led to challenges for those looking for housing as there were fewer unit vacancies available and landlords were hesitant to rent out units that did become available due to eviction restrictions; and b) prohibited rent increases for those housed. The County Office of Community and Homeless Services (OCHS) staff meets monthly to review expenditures and unit utilization and follows up with subrecipients as needed to provide technical assistance. Over past few years County OCHS has implemented and provided TA to subrecipients on stronger mechanism for spenddown and unit utilization tracking and projections.

Actions planned to foster and maintain affordable housing

The Snohomish County Consortium has awarded CDBG and HOME funds in the 2022 Annual Action Plan to help maintain the existing affordable housing stock in decent and safe condition. This includes

funding for a homeowner home rehabilitation program and a homeowner minor home repair program.

Actions planned to reduce lead-based paint hazards

In order to address the risk of lead-based paint hazards, Snohomish County requires projects and programs funded with CDBG, HOME, and ESG funds it administers to comply with lead-based paint regulations for rehabilitation work on structures built before 1978. Proposed projects are first reviewed for lead-based paint hazards during the application review process. If the project is selected for funding and lead-based paint is found to be a hazard, project sponsors are required to comply with the applicable federal lead-based paint requirements regarding reduction of the hazard. Funded projects and programs are monitored by Snohomish County Human Services Department staff to ensure compliance with the regulations, such as notification of lead-based paint hazards, performance of work by certified workers according to acceptable procedures, and clearance of the work by certified inspectors. Project sponsors for the homeowner home rehabilitation and homeowner minor home repair programs assess lead hazard risks for homes rehabilitated and repaired under those programs and follow the requirements for homes found to be at risk.

Actions planned to reduce the number of poverty-level families

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

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

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

Additionally, the HUD Section 3 program requires that grant recipients of CDBG and HOME funds provide job training, employment, and contracting opportunities for low-income residents in connection

with contraction projects and activities in their neighborhoods to the greatest extent possible.

In addition, the Snohomish County Human Services Department will continue the various activities outlined in the Strategic Plan of the 2020-2024 Consolidated Plan, Section SP-70.

Actions planned to develop institutional structure

Key strengths in the Snohomish County Consortium institutional structure continue to be the existence of a broad range of project sponsors for affordable housing and non-housing community development projects (public facilities, infrastructure improvements, public services), two public housing authorities, ongoing local government and resident input through the Snohomish County Consortium Technical Advisory Committee and Policy Advisory Board, local community planning processes particularly around housing and homelessness, and the collaborative partnerships between the County, local governments, Everett/Snohomish County Continuum of Care, public agencies, private non-profit organizations, and faith-based organizations to address local housing and non-housing community development needs for low- and moderate-income persons.

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

Actions planned to enhance coordination between public and private housing and social service agencies

Planned actions include:

- Continued coordination through participation in various community partnerships and collaborative efforts,
- Continued coordination by service providers between clients and landlords,
- Continued operation of Fair Housing program to assist renters being denied housing,
- Continued operation of landlord engagement efforts to increase the capacity of service providers to engage with landlords in an effort to increase access to housing for renters with problematic rental histories and other barriers to entering the housing market,
- Continued encouragement of coordination between housing and service providers, where applicable, through the County's affordable housing application process,
- Continued refinement and implementation of the coordinated entry and assessment system that provides services to households experiencing a housing crisis, including access to homeless housing

resources for eligible households,

- Continued implementation between housing and service providers with mainstream employment services for income progression.
- Continued Collaboration through HART’s Five-Year Housing Affordability Action Plan, including, but not limited to:
 1. Encourage cities to enter into cooperation agreements with the Housing Authority of Snohomish County (HASCO) and Everett Housing Authority.
 2. Engage private sector partners – large employers, others – in helping to finding solutions to our housing affordability challenge.
 3. Confirm and support an ongoing structure for regional collaboration around production of housing affordable across the income spectrum.

AP-90 Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

This section provides information on Snohomish County Consortium CDBG, HOME, and ESG program-specific requirements for the Annual Action Plan.

For CDBG, the Snohomish County Consortium has selected a three-year overall benefit period to determine compliance with the requirement that at least 70% of CDBG funds are used to benefit low- and moderate-income persons. The three-year period includes the 2020, 2021, and 2022 program years.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable. Snohomish County does not intend to use HOME funds for forms of investment other than those described in 24 CFR 92.205 in the 2022 program year.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME funds are limited to gap financing. Subsidy layering and/or underwriting must demonstrate that there are no more HOME funds invested, alone or in combination with other funds, than are necessary to provide quality, affordable, and financially viable housing for at least the duration of the affordability period. The Maximum HOME subsidy per household may not exceed \$50,000.

One subrecipient in the 2022 Action Plan, HomeSight, will provide purchase assistance to first-time Low- and moderate-income households and will use the shared appreciation model as stated in the "Snohomish County HOME Homebuyer Program Guidelines for Recapture," in Section C, **Appendix 1 to AP-90**.

Homebuyers are required to receive housing counseling before receiving HOME assistance in order to understand the HOME requirements and restrictions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Recapture provisions are triggered when, during the period of affordability, the housing ceases to be the principal residence of the buyer who was assisted with HOME funds. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and are enforced via lien, deed restrictions, or covenants running with the land. The recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

To ensure investments provide affordable housing over the long term, the housing must be the principal residence of a low-income household throughout the period of affordability. Funding agreements will define the term of affordability. Affordability requirements will be recorded on the

property through:

- A deed restriction or covenant running with the land, or
 - Loan documents.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. Snohomish County does not intend to use HOME funds for this purpose in the 2022 program year.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Emergency Solutions Grant written standards are attached as Appendix 2 to AP-90. They are included as part of the Continuum of Care written standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Coordinated Entry (CE) is a process for people who are homeless or at-risk of homelessness to access homelessness prevention, housing, and other services. CE incorporates uniform assessment, prioritization and referrals, and connections to mainstream services to help those seeking housing/services access programs more efficiently.

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

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

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

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

- The County conducts a competitive application process for ESG funds. The County issues a funding notice that was published in the Everett Herald and distributed via the County's Housing and Community Development and Community Services Continuum of Care distribution lists and posts the notice on the County's webpage. An array of organizations are included on the distribution lists; faith-based and non-profit organizations, Snohomish County Consortium local governments, public housing authorities, and other organizations. The County staff holds an application workshop for interested applicants.
- County staff conducts a technical review of applications, while the Technical Advisory Committee (TAC) reviews and scores applications using objective criteria. The TAC is made up of city, town, county, and community representatives. The TAC makes funding recommendations to the Policy Advisory Board (PAB).
- The PAB reviews TAC recommendations and makes funding recommendations to the Snohomish County Council. The recommendations are included in the Draft Annual Action Plan that is published for a 30-day public review and comment period.
- The County Council approves the ESG awards as part of the Annual Action Plan approval process. Any comments received during the public review and comment period are considered before approval of the Annual Action Plan.
- Once approved, the Annual Action Plan is submitted to HUD for a program year start date of July 1 and a contract is executed between HUD and the County for the ESG funds. The County issues award letters and subcontracts with the organizations receiving the funds.

5. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County meets the requirement in the following ways:

- The CoC Board has two formerly homeless persons as board members. The Board is involved in activities, such as setting ESG performance benchmarks, planning priorities, and is consulted on ESG allocations. They are also responsible for the activities under the CoC Program Interim Rule.
- The County's Human Services Department is a Community Action Agency, and as such is responsible for a Low Income Needs Assessment, which includes interviewing people who are experiencing homelessness or are at-risk of homelessness. The Low Income Needs Assessment is used in the Consolidated Plan and in CoC planning to provide input on the needs of persons who are homeless or at-risk of homelessness, in addition to other low-income population needs.
- Information is gathered on needs during the Annual Point-in-Time count through a survey tool, and during the annual Project Homeless Connect. The input and information gathered from individuals through these methods helps define planning and policy, in addition to the participation of homeless/formerly homeless person on the CoC Board which makes recommendations for certain funding and influences homeless policy.

6. Describe performance standards for evaluating ESG.

The County's CoC and HMIS staff developed ESG performance standards as part of the process of complying with the new ESG and CoC Interim Rules and it was done in consultation with the ESG agencies and CoC. The performance standards included:

- Emergency shelter projects reducing their length of stay by 10% per year until the length of stay is less than 20 days and increasing their rate of exit to permanent housing by 20% per year until the rate is 80%.
- Rapid rehousing projects increasing the percent of participants who are housed in less than 14 days by 20% per year and decreasing the number of participants who return to homelessness 6 months after a successful exit to permanent housing by 5% per year until the rate is less than 15%.

The CoC Board has a standing committee – the Data and Analysis Committee – which proposed specific performance benchmarks for the CoC. The FY2021 Performance Measures approved by the CoC include:

1. Reduce the average length of time persons remain in homeless housing projects by 20%: Goal – Less than 20 days
2. Returns to homelessness:

3. Reduce returns to homelessness within 12 months by 20%: Goal – Less than 5% Reduce returns to homelessness within 6 months by 20%: Goal – Less than 5%
4. Increase percentage of households who exit to permanent housing by 20%: Goal – 80%
5. Maintain percentage of households who remain in *permanent supportive housing* or *other permanent housing*: Goal – Greater than 90%
6. Increase the percentage of adults who increase their total income from enrollment to exit by 20%: Goal – Greater than 75%
7. Reduce the average number of days for households to move into permanent housing (*permanent housing* and *permanent supportive housing*) by 10%: Goal - Less than 14 days

In addition, the Data and Analysis Committee has established population and program type specific benchmarks.

HOME Project Selection Process: The County conducts a competitive application process for HOME funds. Eligible applicants include non-profit organizations, public housing authorities, local governments, Community Housing Development Organizations (CHDOs) and for-profit entities. Applications with more detailed information are available on-line at <https://snohomishcountywa.gov/754/Housing-Projects>

Pursuant to an interlocal agreement, 21% of the HOME funds received each year by the Snohomish County Consortium are set aside for City of Everett affordable housing projects. These projects are selected through the City of Everett, with final approval by the County. For additional details on the City of Everett's application and project selection process for these funds, contact Ms. Kembra Landry, Community Development Specialist at KLandry@everettwa.gov or by phone at 425-257-7155.

APPENDIX 1 to AP-12: 2022 Annual Action Plan - Public Comments

Public Comments and Responses
 2022 Annual Action Plan
 Public Hearings, December 8, 2021

#1	Comment	HSD Response
	<p>Catherine Anderson submitted a written comment: The issue of priority housing is complex, but part of the answer lies with current codes and restrictions around Section 8 housing and other low-income options. For example, Federal regulations prohibit two people applying jointly for a two-bedroom unit. Local authorities have the option in areas with high rent to waive the restriction, and if we are not doing that now we should.</p> <p>There is one homeless population often overlooked in these discussions: single people. I met a Salvation Army worker with her donation kettle yesterday, and learned she is homeless. She retired after working her all her life but when the rent in her apartment was raised six months ago, it was more than her Social Security check could cover. She tried desperately to find another place, but there are none she can afford. She’s applied to low-income complexes and with the county’s one-stop coordinated emergency housing, but the waiting lists are long because there are no one bedroom units available. Priority is given to families with children on the two-bedroom units, and since she’s retired, she doesn’t qualify for those. The past three months she’s been couch surfing between two friends.</p> <p>Hotels are an obvious solution that’s been implemented in some areas, but we need more. I understand some neighborhoods object, so I’m not suggesting using only one or two facilities in the county. I suggest it’s wiser to make arrangements with several motels/hotels</p>	<p>The County thanks Catherine for the comments and recommendations. The Snohomish County Human Services Department works with key stakeholders to effectively engage households experiencing homelessness and reduce their barriers to housing. The Outreach Coalition (OC) provides a venue for cross-system collaboration with a variety of organizations to identify and locate those experiencing homelessness and coordinate outreach and engagement efforts. Organizations that participate in the OC include homeless housing service providers, PATH, youth programs, Behavioral Health, law enforcement embedded social workers (LEESW), Veterans Affairs, Mercy Watch, and Community Health Centers.</p> <p>The Snohomish County Consortium recognizes the need for a variety of affordable housing options through-out Snohomish County. Housing and service projects funded under the CDBG, HOME, and ESG programs in the 2022 Action Plan, will help maintain and increase housing options for homeless and low-income persons, seniors, and persons with substance use and/or mental health disorders.</p> <p>The County has recommended HOME funding for a new permanent affordable housing project in the 2022 Action Plan to develop 52 units of rental housing. The project provides permanent supportive housing targeted to serve households who are homeless at entry, including 26 units for homeless households supported by Project Based Vouchers, including 6 units for households with diagnosed histories of substance use disorders.</p>

	<p>throughout the county to each provide a limited number of single rooms at a discounted rate. With \$5M we could house 200 different people every three months and serve 800 in one year. Single people who are homeless could be housed for three months while receiving wrap-around services to help them achieve independent housing, employment, mental health, addiction and education goals. Each individual's service plan could include benchmarks that must be met to continue residency. Obviously, there would be some recipients who need to stay longer and those could be determined on a case-by-case basis. I know we already offer similar programs, but they are scattered among the dozens of non-profits like a patchwork quilt with no overarching coordination. Regarding populations affected with mental illness and/or addiction, we have scant resources. Did you know there are only 52 treatment beds available for low-income people with mental health and addiction issues in our county? 20 of those beds are restricted for pregnant women or parenting women. Given that both mental health and addiction issues are often responsible for someone becoming homeless, it makes sense to support the creation of more treatment options, whether in-patient or out-patient. You have hard choices, and my hope is you are also seeking input from front-line workers in the county. As a county-wide community, we must do better.</p>	
<p>#2</p>	<p>Kathryn Kolm submitted a written comment: Good afternoon, I want to take this opportunity to give my comments on affordable housing. I am a State of Washington Employee at the lowest end of the pay scale. Even though I am working full time, with inflation, I am having trouble keeping up with my bills, including rent. Moving at this time is not an option.</p> <p>I think it is about time that people who are employed (those who are able to be employed) are given a fair shake when they need assistance. I have worked all throughout the pandemic, no hazard pay,</p>	<p>The County appreciates the comments provided by Kathryn and acknowledges that the current affordable housing crisis in the Puget Sound area has also impacted moderate-income households.</p> <p>HOME and CDBG funds are targeted to address the housing needs of low- and moderate- income (LMI) individuals and families, which would include assistance for working households who fall below the 60% and 80% of AMI these funds are targeted to.</p>

	<p>no raise, yet I still have issues paying my rent. I have also seen those who are unemployed (by choice and not going back to work) get their leases paid off with my tax money. What is a hard-working public servant supposed to do when they cannot even afford their rent, while hearing from the same constituents you all serve the same complaints?</p> <p>Please note that I have looked at other employment options and unfortunately due to severe asthma, I am not able to hold a second job. 211 has turned me down, VOAA, has turned me down, I cannot get a grant, and do not make enough to qualify for a loan. Are there any other options?</p>	<p>The goal of the Snohomish County Housing Affordability Regional Taskforce (HART) is to promote greater housing growth and diversity of housing types at all levels of affordability and improve the jobs/housing connection. HART developed a five-year action plan that identifies priorities for County and City governments meet the affordable housing needs of all County residents.</p>
#3	<p>LaDawn Mitchell submitted a written comment:</p> <p>I am not able to attend either of the upcoming meetings for the public to attend and address the homeless crisis in our county. This is a major concern of mine as it has affected my family, personally. I've submitted my idea to the state (Governor's office) and have not received a response other than - thank you.</p> <p>I realize my plan is a "big" plan, but the homeless crisis is "big" and grows daily. The way we are going about it isn't working – plain and simple. Anyway, please take a minute to read my plan.</p> <p>I'm writing today to share my proposal to help the homeless crisis in Washington State. It's a big plan, but I believe it's a worthy and a doable plan. I know your time is valuable, so I'll get right to the details.</p> <p>I am an engineer tech with a dream to try and do something about our homeless population. I have lost 2 sisters to drug/alcohol addiction. In the summer of 2020, I lost a niece to a fentanyl overdose. I have a nephew on the streets of Washington State - nobody knows where he is. His drug of choice is meth. All of these people were once good,</p>	<p>The County values the input provided and thanks LaDawn for the comments. Although a number of programs exist in the community, the actual need in the community is greater than the resources available. The goals and allocation priorities in the 2020 - 2024 Consolidated Plan are based on the highest priorities identified through the planning and coordination process. Coordination is achieved through participation in various community partnerships and collaborative efforts, such as the Housing Consortium of Everett and Snohomish County, the Continuum of Care, the Partnership to End Homelessness, Homeless School Liaison meetings and the Housing Affordability Regional Taskforce (HART). These partnerships and collaborations provide ongoing opportunities for public and private agencies to coordinate and align efforts around housing, homelessness, direct services, and enhancing systems coordination.</p> <p>A percentage of Community Development Block Grant (CDBG), HOME, and all of the Emergency Solutions Grant (ESG) funds, are targeted to programs and services to assist persons who are experiencing homelessness or at-risk of homelessness, including persons living with special needs.</p>

upstanding citizens with great jobs and families. They became addicted and drugs won. On the very bright side, I have a daughter who successfully completed rehab and has been clean for over 15 years. She also recently graduated at the top of her class in dental hygiene school. Her best friend who went through re-hab with her went on to get her masters and is a counselor now. So, I know success is possible, but it takes a village. For my daughter, it took tough love – not enabling her. We need to quit enabling the homeless and start at the root cause to help them.

I know sobriety isn't easy. But enabling addicts, moving camps, building tiny homes, allowing more drugs/alcohol and cleaning up their endless trash and biohazard is most definitely not the answer. Furthermore, how much money are we spending on "non" solutions? This behavior and deterioration to our neighborhoods, streets and parks is inexcusable. It should be illegal! It's affecting business, tourism, and is terrifying to our children and quite frankly dangerous on every level. Look 10 years down the road and just imagine what this will look like, if you don't act. Closing and locking your doors will not make this go away!

These folks need tough love, detox and rehabilitation – period. It's a long, tough road. This is where the money should be going. These are human beings and we have to invest in them and try. I believe, with my plan, we have a pretty good chance at helping many of them and their families become the functioning people they once were or have the potential to be. I've tossed this idea around for over 4 years now. Gone over it many times in my head. Shared it with a few others. I'm finally to the point where there is no good reason NOT to present it. Please read on.

THE PLAN – high overview

Restore **Northern State Hospital** and the grounds to a complete facility for **detox, rehabilitation, job training and re-entry to society**. Yes, this is big, but possible. This was fully self-sustained facility in its day and there is no reason it can't be again – or close to it.

Who does this Target?

- Drug addicts and Alcoholics (rehabilitation) – **long term** (60-90 days)
 - Job & Family counseling
 - Job assistance after program is finished
 - Housing location help when the time comes
- Family – Children of the above – care and counseling for them while parents recover
- Mentally ill unable to enter society (or location assistance for these folks, as these are a percentage of the homeless population)

What will be on site?

- Intake/Screening facility – full medical staff
- Detox facility – full medical staff
- Group/individual required counseling
- Dorms – family, male, female and separate facility for mentally ill
- Kitchens/Mess halls – to prepare **healthy** meals
- Chapel
- Laundry facility
- Library
- Medical clinic – full medical staff
- Daycare – 6mos – pre-K
- Commissary - folks issued ID card and once completed program, they will be required to work (pull weight) they can earn points that will be put on their unique ID that they can spend some at commissary (limit each week) and the rest will go toward their own housing when they are ready to go out on their own. *see below

*Having the recovering addicts pull their weight and work around the facility is how we “run” a great deal of the place. We still pay them on their point card, but this also builds their self-esteem, confidence, and allows them to bank some money for when they are ready to move into their own place. In addition, by learning extra skills and hopefully doing a job skill training course they will also be much more prepared to take an outside job.

- Vegetable farm (proposal) this will help supplement the fresh vegetable through-out the summer/fall with the tenants farming the fields. Good therapy and will go toward their point system.
- Chicken farm free range (proposal) this will help teach nurturing and same as above.

FUNDING

- Big Pharma – first and foremost. Lawsuits won!
- Boeing
- Microsoft
- Amazon
- Gates Foundation
- Paul Allen Foundation
- Google

I realize none of the Corporations are responsible, but I believe if we can get an alliance, and they pledge, we can advertise and get more companies involved and do the same!

We can get **donations** for soft goods – new bedding, toiletries, etc. for start-up. When companies here we are actually doing something tangible, it’s unbelievable how generous they can and will be!

Builders? It’s true we have a lot of building going on here, so we may be short of contractors. Solution - advertise for construction workers in other states with high unemployment. We may even come in under

	<p>budget and avoid price gouging! They can move here and set up house with their families (if they have them) and have a job for a year or so and have a job!</p> <p>HOW DO WE ENFORCE THIS?</p> <p>We have to make living on the street ANYWHERE <i>illegal</i> – <i>once this happens</i>:</p> <ul style="list-style-type: none"> • Either a homeless person voluntarily removes themselves from the street • Agrees to go to the facility for rehabilitation (if tests positive for drugs it's mandatory rehab – screening to determine all this) • A handful, after evaluation (I suspect) will need to be placed either in a separate facility or separate building on this site. • Another handful (I would guess few) need job counseling, etc. and help getting their lives back so they can enter back into society <p>OBTAINING THE SITE</p> <p>I can't get a clear answer on who owns this property anymore. Does Washington State own it? Did Sedro Woolley buy it? Did the transaction go through? In any case... anything is possible if it's the right thing to do. The time to make this move has passed. Please consider this very important proposal. This site, hub, idea could be the beginning of so many human beings getting their lives back. It could be a reality! Thank you so much for your time.</p>	
#4	<p>Rachel Adams submitted a written comment: I wanted to share the findings from our 2021 Sky Valley Community Needs Assessment for Human Services as my "public comment". For the full report please visit: Community Human Services Needs Assessment Monroe, WA - Official Website (monroewa.gov) These are the areas that we are focusing on to increase funding and services for the Sky Valley/East County:</p>	<p>The County appreciates the input provided by Rachel and look forward to continued partnership and collaboration with the City of Monroe to maintain and increase local affordable housing options.</p>

	<p>MENTAL HEALTH (#1 BARRIER AND #1 GAP)</p> <p>There is an inadequate number of Mental Health providers in the Sky Valley area. The most integrated provider offering uninsured and underinsured treatment, exited in June 2020.</p> <p>There are few remaining mental health services in the area for uninsured and underinsured. Apple Health (Medicaid) and Medicare insurance coverage is not accepted by many providers for mental health and substance use coverage. Individuals seeking integrated and comprehensive Mental Health services must travel to Everett or Kirkland for services. 35% of respondents cited current mental health as a barrier (79 respondents). Options are non-existent for moderate to low-income men.</p> <p>HOUSING SUPPORT (#2 BARRIER AND #3 GAP)</p> <p>Currently, the major low-income housing provider is Housing Hope, a regional provider based in Everett. Housing support is provided by access to Section 8 vouchers or subsidized housing and through utility assistance.</p> <p>What is missing in the Sky Valley housing continuum?</p> <ol style="list-style-type: none"> 1. Emergency Shelters -up to 90 days. 2. Transitional Housing – up to 24 months. <p>Based on the Socioeconomic profile, residents in the Sky Valley area are cost-burdened (HUD definition of 30% or more of annual income go to housing—Sky Valley is 32%). The housing cost is higher in the Sky Valley than the U.S. average.</p> <p>Housing Support has different meanings to subgroups: LatinX: Concerned about safe and affordable housing. Seniors: Worried about maintaining housing. Seniors with no mortgage expressed concern about rising housing costs and the ability to find</p>
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	<p>housing if they need to move or downsize housing. Homeless: Unable to secure housing. Youth: Concerned about housing if ‘thrown out’ due to LGBTQI+ identification. 66 Residents responded as being ‘chronically homeless’, with 46 individuals reported being homeless in the last 30 days.</p> <p>SUBSTANCE USE (#3 BARRIER AND #3 GAP) There is a full continuum of services for treatment of substance use disorder. A 10-bed treatment facility at Evergreen Health Recovery Center is available to individuals with commercial insurance but is not available to individuals who are uninsured or under-insured.</p> <p>Individuals with Apple Health or the uninsured or under-insured are required to travel outside the area for services.</p> <p>21% of respondents cited current untreated substance use disorder as a barrier (37 respondents).</p> <p>TRANSPORTATION (#4 BARRIER AND #4 GAP) Transportation was identified as a critical need with barriers related to liability and licensing issues. With most of the services being offered in Everett or Kirkland, individuals must travel to access care. Transportation navigation was cited as a desired service.</p> <p>Transportation navigation is offered in other areas in the country with options including:</p> <p>Mobility Management: customized transportation for abled and disabled, and non-English speaking residents. Connection to Care: Medicaid funded transport. Wheels to Work: vans, vouchers with frequent funding by employers.</p>	
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	<p>Voucher Programs: gas or bus pass support.</p> <p>CHILDCARE (#5 GAP) This gap was significantly felt during the COVID-19 pandemic. Options for childcare are for before and after school with limited hours of availability and few slots offered by the two Monroe-based providers. Affordability, lack of availability and curtailed hours are barriers.</p> <p>PHYSICAL HEALTH (#5 BARRIER) Individuals are used to traveling outside of the area for medical services. No prenatal services are available at local Federally Qualified Health Center (FQHC) after 28 weeks (7 months) and deliveries for patients at the other two health providers occur in Everett or Kirkland. The Health Profile found that the Sky Valley area has a significantly higher percent of high birth weight deliveries (indicates diabetes, maternal obesity). Chronic medical conditions such as diabetes and cardiovascular issues are also a concern in the Sky Valley.</p> <p>Lack of qualified staff to fill key positions (Medical Assistants, Clinicians) was cited as the main impediment to offering more services or maintaining services. The scale of the population was cited as the main reason that labor & delivery services are not offered locally—this could change as the population increases.</p> <p>Each focus group had a unique set of Physical Health concerns.</p> <p>Abled/Disabled: Speech and physical therapy, dedicated education and employment opportunities. LatinX: Affordable primary care health, especially prenatal care. Seniors: Services needed for specialty care not available. Homeless: Primary care and dental services. Youth/LGBTQI: Specialty care & hormone therapy for transgender</p>	
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	<p>youth. Provider surveys demonstrate the need for educational tracks to supply qualified individuals to work locally.</p> <p>Surprises</p> <ol style="list-style-type: none"> 1. Able/Disabled population of 8,723 (15% of total Sky Valley population) whose response rate was 15% of residents providing input reported that this population is not being served in the Sky Valley. 2. The Homeless population is nationally under-reported, particularly for children and seniors. Housing concerns are defined differently by each subgroup and affected individuals of all income levels. 3. Access to Physical Health is an issue for moderate to low-income individuals. Population growth could favorably impact options for high-demand services like Obstetrics. <p>Finding qualified staff is a critical issue for the Sky Valley and Physical Health providers. Thank you for your attention.</p>	
#5	<p>Stephanie Vonnahme submitted a written comment: The challenges brought on by COVID-19 still remain and continue to highlight the necessity of vital services for the health and well-being of older adults and adults with disabilities, as well as the larger community. Homage’s partnership with the county allows us all to work toward providing safe and affordable housing, and access to services that are a critical need in our community.</p> <p>Homage has collaborated with Snohomish County for many years to assist our senior population and adults living with a disability, to live independently and with dignity in their homes. This partnership not only provides necessary resources to some of our most vulnerable</p>	<p>The County appreciates the many years of partnership and collaboration with Homage Senior Services and values their continued commitment and service to preserve affordable housing for our most vulnerable residents.</p> <p>The 2022 Annual Action Plan includes proposed funding for two Homage Senior Services programs:</p> <ul style="list-style-type: none"> ➤ Homeowner Minor Home Repair: An affordable housing program which provides health and safety repairs to homes owned and-occupied by low-income elderly persons and persons with disabilities; and

<p>community members; our services and programs help keep these families safe in their homes, while maintaining their affordability.</p> <p>One way to increase affordable housing options is with public service programs, such as Homage Home Repair. We assist low-income elderly and disabled homeowners by providing health, safety, and accessibility related repairs that they cannot perform on their own. Offering needed home repairs for these low-income residents not only sustains the integrity of the existing stock, but also mitigates the need to create costlier new housing and keeps existing housing affordable.</p> <p>Additionally, CDBG funding can assist low-income community members, like our clients, with services that address food insecurity, mental health issue and general health and well-being. Our meal programs alone help seniors and people with disabilities across the county by providing access to food and chance to connect to their community.</p> <p>Our partnership with Snohomish County, allows us to be able to help our clients stay proactive in maintaining their health and independence. Through our nutrition programs, social service programs, and our health and wellness programs we assist community members with reliable transportation for doctor’s appointments, congregate meals, even peer counseling. Access to these services is invaluable to the older adults and adults with disabilities in our communities, to allow them to feel connected and valued.</p>	<ul style="list-style-type: none"> ➤ Food and Nutrition Services: A public Service project which provides home delivered meals for home-bound seniors and people with disabilities, and freshly prepared hot meals at nine sites.
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Appendix 1 to AP-90: Snohomish County HOME Homebuyer Program Guidelines for Recapture

June 5, 2020

I. Recapture Provisions

Recapture provisions apply to the use of HOME funds for homebuyer assistance programs. Snohomish County will allow for the use of recapture provisions, as appropriate.

HOME funds are limited to gap financing. Subsidy layering and/or underwriting must demonstrate that there are no more HOME funds invested, alone or in combination with other funds, than are necessary to provide quality, affordable, and financially viable housing for at least the duration of the affordability period. The Maximum HOME subsidy per household may not exceed \$50,000.

To be considered an eligible property, the homes acquired must have a purchase price that does not exceed 95% of the median purchase price for single family housing in the area. HUD establishes the median purchase price limits and these limits can be found on their website: <https://www.hudexchange.info/resource/2312/home-maximum-purchase-price-after-rehab-value/>. The County will provide current and updated limits.

Homebuyers assisted with HOME funds must qualify as low-and moderate-income at the time of purchase.

Recapture provisions are triggered when, during the period of affordability, the housing ceases to be the principal residence of the buyer who was assisted with HOME funds. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and are enforced via lien, deed restrictions, or covenants running with the land.

Under recapture, the period of affordability is based on the direct HOME subsidy that enabled the homebuyer to purchase the unit. The recapture period of affordability is outlined in the following table:

Homeownership assistance HOME amount per-unit	Minimum Period of Affordability in years
Under \$15,000	5 years
\$15,000 to \$40,000	10 Years
Over \$40,000	15 Years

The County must be notified of any possible foreclosures or transfers in lieu of foreclosure during the period of affordability to ensure that recapture provisions are followed. The County will recoup any net proceeds from available funds due to foreclosure.

Applicants for HOME funding will need to propose recapture provisions at the time of application for funding and demonstrate how the provisions are consistent with the recapture guidelines.

II. **Recapture Guidelines as referenced in 24 CFR 92.254 (5)(ii).**

Recapture provisions will be used when the home, purchased using HOME funds as financial assistance that reduces the purchase price for the homebuyer, or as gap financing, is no longer the homebuyer's principal residence during the period of affordability.

The County has selected the following options for recapture of funds under the HOME program:

- Recapture of the entire direct HOME subsidy;
- Reduction in the amount recaptured based on the amount of time during the period of affordability in which the buyer has occupied the home;
- Share of net proceeds (sales price minus loan repayments, other than the HOME loan, and closing costs).

A. **Recapture Entire Direct HOME Subsidy Method**

The **direct HOME subsidy** is the amount of HOME assistance, including any program income that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer.

The County will be responsible for the enforcement of the recapture provisions and will require the subrecipient to obtain the recaptured funds from the homeowner. Recaptured funds must be used by the subrecipient for other eligible HOME activities or returned to the County. The subrecipient is responsible to monitor that the homeowners continue to use the home as their primary residence.

In the event of recapture, Snohomish County or subrecipient shall collect from net proceeds all HOME funds, including outstanding principal, plus interest, plus shared appreciation (as defined in Section II (C)). **Net proceeds** are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

In the event that net proceeds are insufficient to repay the HOME funds, the amount to be recaptured shall be any funds remaining after payment of all superior non-HOME debt and closing

costs that are subtracted from the sale price of the home. In no event shall the borrower be required to use funds other than net proceeds to repay the HOME Funds.

B. Reduction During Affordability Period

In the event that the homebuyer transfers the property either voluntarily or involuntarily during the period of affordability, the direct HOME subsidy will be reduced on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The resulting ratio will be used to determine how much of the direct HOME subsidy would be recaptured. The pro-rata amount recaptured cannot exceed what is available from net proceeds. The formula is as follows:

$$\frac{\text{\# of Years Occupied}}{\text{Period of Affordability}} \times \text{Total Direct HOME Subsidy} = \text{Recapture Amount}$$

C. Shared Net Proceeds (shared appreciation)

If the net proceeds are not sufficient to recapture the entire HOME investment or a reduced amount as described above, plus enable the homebuyer to recover the amount of the down payment and any investment in the form of capital improvements made by the homebuyer since purchase, the County or subrecipient may share the net proceeds:

1. To calculate the amount of net proceeds (or shared appreciation) to be returned:

Divide direct HOME subsidy by the sum of the direct HOME subsidy and the homebuyer's investment, multiply by the net proceeds to calculate the amount of HOME investment to be returned.

$$\frac{\text{Direct HOME Subsidy}}{\text{Direct HOME Subsidy} + \text{Homebuyer Investment}} \times \text{Net Proceeds} = \text{HOME Recapture}$$

2. To calculate the amount of net proceeds (or shared appreciation) available to the homebuyer:

Divide the homebuyer's investment by the sum of the direct HOME subsidy and the homebuyer's investment, multiply by the net proceeds to calculate the amount of homebuyer investment to return to the homebuyer:

$$\frac{\text{Homebuyer Investment}}{\text{Direct HOME Subsidy} + \text{Homebuyer Investment}} \times \text{Net Proceeds} = \text{Amount to Homebuyer}$$

III. Special Considerations for Single-Family Properties with More Than one Unit

- A. If HOME funds are used to assist a HOME eligible homebuyer to acquire one unit in single family housing containing more than one unit, recapture affordability requirements listed on Page 1, apply only to the assisted unit.

- B. If the HOME funds are used to help a HOME eligible homebuyer purchase or acquire one or more rental units along with the homebuyer unit, the HOME rental affordability requirements at 24 CFR 92.252 apply to the rental units.
- C. HOME funds may be used to assist HOME eligible homebuyers through lease-purchase programs for existing housing and for housing to be constructed, but the homebuyer must qualify as a low-income family at the time the lease-purchase agreement is signed.
- D. If HOME funds are used to acquire housing that will be resold to a homebuyer through a lease-purchase program and the housing is not transferred to the homebuyer within forty-two months after the project completion, the rental housing affordability requirements at 24 CFR 92.252 will apply.