



Snohomish County
Human Services

SNOHOMISH COUNTY URBAN COUNTY CONSORTIUM
FINAL 2021 ANNUAL ACTION PLAN

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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
2021
Annual Action Plan
Lead Grantee Template

April 26, 2021

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Snohomish County Urban County Consortium
2021 Annual Action Plan
Grantee Template

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Executive Summary

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

1. Introduction

The 2021 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 plans serve 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 2021 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 2021 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 2021 Action Plan and are summarized below.

The 2021 Action Plan is the second-year action plan under the 2020-2024 Consolidated Plan and covers the period of July 1, 2021 through June 30, 2022. It identifies the amount of CDBG, HOME, and ESG grant funds available for the 2021 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.

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 2021 program year, a total of \$6,389,798 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:

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- \$3,148,287 in 2021 CDBG Grant Funds,
- \$75,856 in 2021 Estimated CDBG Program Income,
- \$2,012,815 in 2021 HOME Grant Funds,
- \$318,637 in 2020 HOME Program Income,
- \$335,413 in Prior Year CDBG Grant Funds,
- \$233,473 in Prior Year HOME Grant Funds, and
- \$265,317 in 2021 ESG Grant Funds.

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All the activities selected to receive funds under the CDBG, HOME, and ESG programs for the 2021 program year through the Snohomish County Consortium will help address priority needs and goals in the 2020-2024 Consolidated Plan. The \$6,389,798 in available grant funds is allocated as follows:

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- \$3,614,362 for Affordable Housing Projects & Programs,
- \$1,196,238 for Public Facility & Infrastructure Projects,
- \$476,743 for Homeless, Special Needs, and Fair Housing Service Projects,
- \$245,419 for Homeless Shelter, Rapid Rehousing, and Homeless Management Information System, and
- \$857,036 for Grant Planning & Administration

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3. Evaluation of past performance

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

The 2019 program year was the fifth and final year under the 2015-2019 Consolidated Plan. Overall, the Consortium made significant progress on meeting the five-year goal projections during the 2015-2019 Consolidated Plan term. Of the 22 Consolidated Plan goals, 14 met the five-year goal projections by 97% or better, 6 by more than 150% and 3 by more than 200%. The COVID-19 pandemic has also had an

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impact on meeting our five-year goal expectations and the county has prioritized staff time to address the pandemic and the implementation of the CARES Act funding allocated to address it.

Meeting Affordable Housing Needs in Our Community

The majority of the CDBG and HOME affordable housing goals have met the five-year goals, with 3 exceeding the goal by more than 125% and 2 meeting the goal at or above 92%. The accomplishments for homeowner minor home repair and tenant based rental assistance have reached, and exceeded, the five-year goals at 129% and 151%, respectively. First-time homebuyer assistance five-year goal is at 94% and the Homeowner Home Repair five-year goal is at 81%.

The rental units constructed five-year goal is at 77% with 23 of the 30 anticipated units completed. Rental housing construction projects funded under these goals take more than one year to complete and must be completed in IDIS in order to be counted in the Consolidated Annual Performance and Evaluation Report (CAPER). In addition, due to the COVID 19 pandemic and the prioritization of staff time directed to the pandemic, closing out rental housing construction projects were delayed. Two affordable housing rental projects with a combined total of 12 HOME assisted units, were both complete and operating in the 2019 program year, but close-out in IDIS was in process and therefore the 12 HOME units could not be counted in the 2019 CAPER.

Making Public Facility and Infrastructure Improvements in our Community

10 Public Facility and Infrastructure (PF&I) projects were completed during the 2019 program year, reflecting progress toward two infrastructure goals and three public facility goals. Five of the six PF&I goals have met the anticipated five-year goal, with both infrastructure goals and two public facility goals, substantially exceeding the five-year goals. Two of the four public facility goals and one of the infrastructure five-year goals significantly exceeded the five-year goals, and two goals were nearly doubled at 196% and 294%. The Public Facility goal 2 was significantly under the anticipated five-year goal at 13%. This goal was to provide public facility improvements for agencies assisting presumed benefit populations. Given that many of the goals substantially exceed the five-year goals, in the 2020-2024 Consolidated Plan process anticipated funding available for PF&I goals were adjusted by increasing anticipated funding available to PF&I goals that indicated more need.

Providing Needed Services in Our Community

The five-year goals for CDBG public service projects serving homeless persons and persons with special needs have exceeded the five-year goals by more than 175%. The annual and five-year goals for CDBG public service projects providing fair housing services was met and the five-year goal was only slightly under the anticipated goal. The annual goal for ESG emergency shelter is slightly under the projected goal, but the five-year goal has been exceeded by 210%. The ESG rapid rehousing one-year goal was met and the five-year goal was met by 90%. The ESG emergency shelter goal and CDBG public services homeless goal both exceeded the five-year goals by more than 200%, indicating significant need for public services and shelter for persons experiencing homelessness.

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 2021 Action Plan. Opportunities for input were provided during different stages of development of the 2021 Action Plan, including an initial public hearing, citizen representation on the Technical Advisory Committee and the Policy Advisory Board, which make project funding recommendations, a 30-day public review and comment period and a public hearing once the Draft 2021 Annual 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, Arabic, Vietnamese, Korean, simple Chinese, Marshallese and Spanish. The hearings were conducted as Virtual meetings and 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, and flyers in Russian, Vietnamese, Korean, simple Chinese, Marshallese and Spanish. Those not able to attend the 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 2021 Action Plan.

Outreach methods for the 30-day public review and comment period and public hearing on the Draft 2021 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. Comments received during the 30-day public review and comment period for the Draft 2021 Action Plan will be taken into consideration before adoption of the final 2021 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.

Two comments were received during the initial stages of development of the 2021 Action Plan. The first comment received expressed concern for racial injustice regarding an incident that happened in Snohomish County. The second comment expressed the need for affordable housing for low- income homebuyers, specifically for households on fixed incomes and/or for persons with special needs. [One comment was received during the 30-day public comment period. The comment encouraged support for existing and expanding CDBG program funds for affordable housing options and public service](#)

projects for vulnerable populations, and continued collaboration and partnership with Snohomish County. To review the full comments, please see: **Appendix 1 to AP-12: Public Comments**.

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

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Comment received on the Draft 2021 Action Plan through the 30-day public comment period will be included in the final 2021 Action Plan and reviewed and considered before the adoption of the final plan. ¶

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7. Summary

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The investment of 2021 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.

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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.

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Snohomish County, the City of Everett, and the City of Marysville, coordinated in preparing the 2021 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:

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For information on the City of Marysville Participating Grantee CDBG Template, please contact:

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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 2021 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)).

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. 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 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, 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.

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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.

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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 Service-Fair Housing Fair Housing, Advocates (Homeless Policy Task Force Representative), Veterans

	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 Strategy Non-Housing Community Development 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. 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.
3	Agency/Group/Organization	Catholic Community Services of Western Washington
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless mental health, jail transition discharge services

	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 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

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	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
	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

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Strategic Plan
	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. 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.
10	Agency/Group/Organization	SENIOR SERVICES OF SNOHOMISH COUNTY
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons

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	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 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. 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 Need 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. 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.
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 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.
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 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. 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 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.
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
	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 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.
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 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.
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 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.
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 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.
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. 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.</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 affects 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

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 - 2021 Annual Action Plans. This planning and coordination are expected to continue throughout the 2020-2024 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 2021 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 of 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 October 29, 2020, and February 25, 2021. 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 in July and October of 2020, and in March of 2021. 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 2021 Action Plan.

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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
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Arabic, Spanish, Russian, Vietnamese, and Korean</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing Organizations, Public Agencies, and Local Governments</p>	Five people attended the virtual public hearing.	<p>One comment was received expressing the difficulties for lower-income households to purchase a home in Snohomish County.</p> <p>See Appendix 1 to PR-15: Public Comments.</p>	
2	Newspaper Ad	<p>Minorities</p> <p>Non-targeted/broad community</p>	Newspaper ad for the public hearing held on December 10, 2021, was placed in the Herald, which is the newspaper of general circulation in Snohomish County.	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
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Russian, Spanish, Korean, Vietnamese, and Arabic.</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 hearing was conducted by sending notices and flyers (Flyers were translated into Spanish, Korean, Russian, Arabic, Vietnamese) 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 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 restrictions.</p>	<p>One comment was received expressing concern for racial injustice regarding an incident that happened in Snohomish County. Please see Appendix 1 to PR-15: Public Comments</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Public hearing	Minorities Non-English Speaking - Specify other language: Spanish; Arabic, Marshallese, Vietnamese, Korean, and Simple Chinese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Organizations, Public Agencies, and Local Governments	A virtual public hearing was held on the Draft 2021 Action Plan on April 6, 2021, at 9:00 am. Participants were able to ask questions and provide verbal or written public comments. Reasonable accommodations and language interpreters were be available upon request.	No comments were received.	

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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
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 6, 2021, public hearing on the Draft 2021 Action Plan was placed in the Everett Herald, the newspaper of general circulation in Snohomish County.	See comment below for internet outreach	NA

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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
6	Internet outreach	<p>Minorities Non-English Speaking - Specify other language: Spanish; Arabic, Marshallese, Vietnamese, Korean, and Simple Chinese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Housing Organizations, Public Agencies, Local Governments</p>	<p>Internet outreach was conducted by sending notices and flyers (Flyers were translated into Spanish, Arabic, Marshallese, Russian and Vietnamese) announcing public hearings 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 Development, the City of Everett, and the City of Marysville, 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 local residents, where feasible, given the COVID-19 Pandemic restrictions.</p>	<p><u>One comment was received during the 30-day public review and comment period. The comment encouraged support for existing and expanding CDBG program funds for affordable housing options and public service projects for vulnerable populations, and continued collaboration and partnership with Snohomish County. To view the full comment, please see Appendix 1 to PR-15: Public Comments.</u></p>	NA

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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
7	Public Meeting	Non-targeted/broad community	A public meeting of the Snohomish County Council General Legislative Session for approval of the final 2021 Action Plan is anticipated to be held on <u>April 29</u> , as a Virtual meeting due to the COVID-19 Pandemic Safe Start requirements.	<u>If any comments are received, they</u> will be listed here in the Final 2021 Action Plan.	<u>NA</u>

Table 4 – Citizen Participation Outreach

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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 2 (Program Year 2021) and Remainder of Con Plan (Program Years 2022 to 2024). It also includes information on other federal, state, local, and private resources anticipated to be available.

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	3,148,287	75,856	335,413	3,559,556	9,712,184	2021 CDBG allocation is actual. CDBG program income is estimated. The 2022-2024 CDBG annual allocations and program income are estimated.

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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	318,637	233,473	2,564,925	5,010,107	2021 HOME allocation and HOME program income are actual. The 2022-2024 HOME annual allocations and program income are estimated.

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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: \$		
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	773,347	2021 ESG annual allocations are actual. The 2022-2024 annual allocations are estimated.
Other	public - federal	Other	0	0	0	0	0	

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Table 2 - Expected Resources – Priority Table

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 2 (Program Year 2021), it is estimated that

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CDBG, HOME, and ESG projects will have contributing funds of over \$153 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 2 (Program Year 2021) of this Strategic Plan include:

- FEMA Emergency Food and Shelter Program, \$21,625
- HUD Continuum of Care, \$10,464,602
- HUD Section 8 Housing Administration Funds (EHA), \$3,088,453
- HUD Section 8 Housing Assistance Funds (EHA), \$41,569,410
- HUD Section 8 Housing Administration Funds (HASCO), \$3,625,000
- HUD Section 8 Housing Assistance Funds (HASCO), \$51,809,350
- WA State Combined Homeless Grant, \$4,413,389
- WA State DSHS Shelter Grant, \$442,699
- Older Americans Act, \$869,158
- WA State ESG, 310,760
- USDA Section 515, \$3,099,017
- USDA Section 538, \$2,100,000
- WA State Housing Finance Commission, Low-Income Housing Tax Credits, \$16,643,691
- Snohomish County Affordable Housing Trust Fund, \$650,000
- Snohomish County Ending Homelessness Program, \$4,200,000
- Snohomish County General Funds, \$184,587
- Snohomish County Sales Tax Affordable Housing Development Fund, \$1,080,601
- Snohomish County Sales Tax Rental Voucher Program, \$1,126,880
- City of Everett Human Needs, \$100,772
- City of Marysville, \$15,000
- Washington State Housing Trust Funds, \$3,000,000
- Miscellaneous Foundation Grants and Private Donations, \$18,486,945

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
2	First-Time Homebuyer Assistance	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$45,856 HOME: \$244,084	Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Rental Housing	2020	2024	Affordable Housing		Affordable Housing	HOME: \$1,430,679	Rental units constructed: 11 Household Housing Unit Rental units rehabilitated: 4 Household Housing Unit
4	Tenant-Based Rental Assistance	2020	2024	Affordable Housing		Affordable Housing	HOME: \$522,692	Tenant-based rental assistance / Rapid Rehousing: 104 Households Assisted
5	Homeowner Minor Home Repair	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$1,205,062	Homeowner Housing Rehabilitated: 450 Household Housing Unit
6	Homeowner Home Rehabilitation	2020	2024	Affordable Housing		Affordable Housing	HOME: \$72,552.22	Homeowner Housing Rehabilitated: 2 Household Housing Units
7	CHDO Operating Support	2020	2024	Affordable Housing		Affordable Housing	HOME: \$93,436	Other: 1 Other

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Infrastructure 2	2020	2024	Non-Housing Community Development		Public Improvements and Infrastructure	CDBG: \$833,809	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6695 Persons Assisted
9	CDBG Public Services - Homeless	2020	2024	Homeless		Public Services	CDBG: \$377,418	Public service activities other than Low/Moderate Income Housing Benefit: 760 Persons Assisted
10	CDBG Public Services - Non-Homeless Special Needs	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$70,950	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
11	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
12	ESG Homeless Emergency Shelter	2020	2024	Homeless		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$125,225	Homeless Person Overnight Shelter: 935 Persons Assisted
13	ESG Homeless Rapid Rehousing	2020	2024	Homeless		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$89,000	Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted
14	Grant Planning and Administration	2020	2024	Planning and Administration		Grant Planning and Administration	CDBG: \$635,657 HOME: \$201,481 ESG: \$19,898	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Homeless Management Information System	2020	2024	HMIS		Homeless Shelter, Rapid Rehousing, and HMIS	ESG: \$30,294	Other: 1 Other
16	Public Facilities 4	2020	2024	Non-Housing Community Development		Public Facilities	CDBG: \$362,429	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4380 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

2	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 down payment assistance programs, self-help construction programs, and manufactured housing.

3	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 households 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.
4	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.
5	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.
6	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.
7	Goal Name	CHDO Operating Support
	Goal Description	Provide support for operating costs of Community Housing Development Organizations (CHDOs).

8	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.
9	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.
10	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.
11	Goal Name	CDBG Public Services - Fair Housing
	Goal Description	Provide fair housing education and counseling services to low- and moderate-income persons.
12	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.
13	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.

14	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.
15	Goal Name	Homeless Management Information System
	Goal Description	Provide support for Homeless Management Information System costs for required data collection and reporting.
16	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	ESG - Rapid Rehousing, Emergency Shelter, HMIS, and Grant Administration
2	Catholic Community Services - Pregnant and Parenting Housing Program
3	YWCA of Seattle-King County-Snohomish County - Families in Transition
4	Housing Hope - Teen and Young Parent Housing Program
5	Housing Hope - Homeless Family Services
6	Cocoon House - Central and East Shelters
7	Mercy Housing Northwest - Senior Housing Support Services
8	Senior Services of Snohomish County DBA Homage - Food and Nutrition Services
9	Volunteers of America Western Washington - Fair Housing Education and Counseling Services
10	CDBG Planning & Administration
11	HOME Planning & Administration
12	Town of Darrington - Trail Street Waterline
13	Town of Darrington - Commercial Avenue Waterline
14	Town of Darrington - Clear Creek Road Waterline
15	Town of Index - Distribution Water Meter Replacement, Tank Inspection & Safety Modifications
16	Housing Hope Properties - Twin Lakes Landing II
17	Mercy Housing Northwest - Mercy RD Family Rehab
18	Housing Hope Properties - CHDO Operating Support Grant
19	Snohomish County Fire District 24 - Advance and Basic Life Support Ambulance
20	YWCA of Seattle-King-Snohomish County - Pathways to Stability TBRA Program
21	HomeSight - Homebuyer Assistance
22	Homage Senior Services - Minor Home Repair Program
23	City of Everett – Community Housing Improvement Program
24	City of Everett – Everett Tenant Based Rental Assistance

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

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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 34% of total for rapid rehousing, 47% 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.

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1	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 18 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 (935 persons) will be served in emergency shelter facilities operated by Cocoon House, Domestic Violence Services of Snohomish County, Housing Hope, Monroe Gospel Women's Mission, and the YWCA. N/A for HMIS and Grant Administration.
	Location Description	Rapid re-housing is provided at scattered sites throughout the county. Emergency shelters are located in Everett, Lynnwood, Monroe, and Stanwood and a confidential location for the domestic violence shelter.

	Planned Activities	<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 2021 ESG allocations.</p> <p>Of the \$265,317 in 2021 ESG funding, \$89,900 is allocated for rapid rehousing, \$125,225 for emergency shelter, \$19,898 for ESG administration, and \$30,294 for HMIS.</p>
2	Project Name	Catholic Community Services - Pregnant and Parenting Housing Program
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$56,115
	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	6/30/2022
	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.
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: \$87,937
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 28 homeless, low-income, single parents with disabilities and their dependent children (70 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	Housing Hope - Teen and Young Parent Housing Program
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$42,868
	Description	The project provides affordable housing with comprehensive support services to homeless pregnant and parenting teens and young parents ages 16 to 24 and their children. The overall goals are to increase housing stability and self-sufficiency.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 29 households, consisting of homeless pregnant or parenting teens or young parents ages 16 to 24 and their children (75 persons).
	Location Description	New Century Village Apartments, 2505/2507 Howard Avenue, Everett, WA 98203. Administrative offices located at: 5826 Evergreen Way, Everett, WA 98203.
	Planned Activities	The CDBG funds are anticipated to be used to provide family support services for the program.
5	Project Name	Housing Hope - Homeless Family Services
	Target Area	
	Goals Supported	CDBG Public Services - Homeless
	Needs Addressed	Public Services
	Funding	CDBG: \$133,139
	Description	The project will provide affordable housing and comprehensive support services to families experiencing homelessness and previously homeless individuals with disabilities. Overall goals are obtaining and maintain permanent housing, increase life skills, and increase self-sufficiency.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	The project will serve approximately 178 homeless families including previously homeless individuals with disabilities.
	Location Description	10 Housing Hope Facilities in Snohomish County (Everett, Arlington, Sultan, Monroe and Stanwood). Administrative offices located at: 5826 Evergreen Way, Everett, WA 98203.
	Planned Activities	Family support services and employment services for homeless families and previously homeless individuals residing at the designated 104 units of permanent housing.
6	Project Name	Cocoon House - Central and East Shelters
	Target Area	
	Goals Supported	CDBG Public Services - Homeless

	Needs Addressed	Public Services
	Funding	CDBG: \$57,359
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 155 homeless teens ages 12 to 17.
	Location Description	County-wide. Central Shelter 2726 Cedar St., Everett and East Shelter 15302 Plainview Pl., Monroe, WA.
	Planned Activities	It is anticipated that CDBG funds will be used to provide case management and other support staff.
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: \$20,950
	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	6/30/2022
	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	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	20 elderly persons and severely disabled adults.
	Location Description	Agency administrative office: 5026 19th St. SW. Lynnwood, WA 98036. County-wide, 9 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	Volunteers of America Western Washington - Fair Housing Education and Counseling Services
	Target Area	
	Goals Supported	CDBG Public Services - Fair Housing
	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	6/30/2022

	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.
10	Project Name	CDBG Planning & Administration
	Target Area	
	Goals Supported	Grant Planning and Administration
	Needs Addressed	Grant Planning and Administration
	Funding	CDBG: \$635,657
	Description	Funds will be used by Snohomish County to provide general management, oversight, and coordination of CDBG grant program.
	Target Date	6/30/2022
	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 2021 CDBG allocation and PY 2021 CDBG program income. PY 2021 program income is estimated at this time. An additional allocation of 20% of any PY 2021 CDBG program income remitted to the County in excess of the estimated amount is also allocated to this activity, contingent upon receipt.
11	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	6/30/2022
	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 2021 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.

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12	Project Name	Town of Darrington - Trail Street Waterline
	Target Area	
	Goals Supported	Infrastructure 2
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$280,829
	Description	The Town of Darrington (the Town) is requesting CDBG funds for professional services and construction costs associated with design and replacement of approximately 1,210 lineal feet of existing water main with 8-inch ductile iron water main, along with approximately eighteen service hook-ups and the addition of two new fire hydrants and one new gate valves. The existing smaller water lines are inadequate to allow their fire district to hook up to their fire hydrants without the risk of collapsing their dilapidated system. Adding new gate valves gives the Town the capability to open and close water line supplies for limited disruption to water services. 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	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1,910 persons
	Location Description	Trail Street from Elwell, Darrington, WA 98241. Census designated Low-Mod Place located in Census Tract 053700, Block Group 1 with an LMI of 57.33%
	Planned Activities	See project description above.
13	Project Name	Town of Darrington - Commercial Avenue Waterline
	Target Area	
	Goals Supported	Infrastructure 2
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$112,938

	Description	The Town of Darrington (the Town) is requesting CDBG funds for professional services and construction costs associated with design and replacement of approximately 31 waterline hook ups to new 8-inch ductile iron waterline to the residential meters with new poly tubing, and fittings to replace current leaded pipes and fittings. The replacement will be done with lead free brass connections, including single check back flow valves. They will also install permanent electronic monitors which allow residents and staff to detect breaks earlier and easier. As part of the Town's complete water system, these improvements will improve services and provide essential fire flow to all residents in the Town of Darrington. 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	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1,910
	Location Description	Commercial Avenue from Seeman Street to Darrington Street, Darrington, WA, 98241. Census designated Low-Mod Place located in Census Tract 053700, Block Group 1 with an LMI of 57.33%.
	Planned Activities	See project description above.
14	Project Name	Town of Darrington - Clear Creek Road Waterline
	Target Area	
	Goals Supported	Infrastructure 2
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$357,620

	Description	The Town of Darrington (the Town) is requesting CDBG funds for professional services and construction costs associated with design and replacement of approximately 1,600 lineal feet of existing water main with 8-inch ductile iron water main, along with approximately twenty-nine service hook-ups and the addition of three new fire hydrants and three new gate valves. The existing smaller water lines are inadequate to allow the fire district to hook up to fire hydrants without the risk of collapsing their dilapidated system. 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	4/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	1,910
	Location Description	Clear Creek Road from Montague Avenue, Darrington, WA 98241. Census designated Low-Mod Place located in Census Tract 053700, Block Group 1 with an LMI of 57.33%.
	Planned Activities	See project Description above.
15	Project Name	Town of Index - Distribution Water Meter Replacement, Tank Inspection & Safety Modifications
	Target Area	
	Goals Supported	Infrastructure 2
	Needs Addressed	Public Improvements and Infrastructure
	Funding	CDBG: \$82,422
	Description	The Town of Index (the Town) is requesting CDBG funds for professional services and construction costs associated with design and replacement of the main meter, code approved vault, replacement of the ladder and bringing the vault up to OSHA standards. The Town indicated that they submitted a Small Water System Plan to the Department of Health and other related agencies in the fall of 2019. 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	10/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	695 People
	Location Description	Index, WA, 98256. Census designated Low-Mod Place located in Census Tract 053700, Block Group 3 with an LMI of 55.96%
	Planned Activities	See project description above.
16	Project Name	Housing Hope Properties - Twin Lakes Landing II
	Target Area	
	Goals Supported	Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$766,682
	Description	Funds will be used for acquisition and new construction of 60 affordable rental housing units, including 6 one-bedroom units, 34 two-bedroom units and 20 three-bedroom units. The project will include 30 units affordable to households with incomes at or below 30% of the Area Median Income (AMI) and 30 units affordable to households with incomes at or below 50% of AMI. The project provides permanent supportive housing with 30 units proposed to serve those who are homeless at entry, including 25 units for households/families with children, and 9 units for households with diagnosed histories of substance use disorders, with those units supported by Project Based Section 8 Vouchers.
	Target Date	10/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	The project will provide permanent supportive housing with the populations proposed to be served those who are homeless at entry, including 30 units affordable to households with incomes at or below 30% of the Area Median Income (AMI), and 30 units affordable to households with incomes at or below 50% of AMI.
	Location Description	The project is located in Marysville, WA, adjacent to the Twin Lakes Landing project. No address is available for the vacant site located on 164th St. NE., east of Interstate I-5.

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	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 11.
17	Project Name	Mercy Housing Northwest - Mercy RD Family Rehab
	Target Area	
	Goals Supported	Rental Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$663,997
	Description	The project involves the preservation of 3 existing United States Department of Agriculture (USDA) Rural Development (RD) portfolio projects, utilizing the 9% Low-Income Housing Tax Credit (LIHTC) program. The project involves the transfer of ownership via sale to a tax credit partnership entity and the rehabilitation of the project to extend the useful life of the project. There are three properties included in the proposal which consist of 101 units, including 35 one-bedroom units, 49 two-bedroom units and 17 three-bedroom units.
	Target Date	10/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	The 101 units in the project will continue to serve the current residents, including large families with children earning, on average, 38% of Area Median Income, and other low-income families and individuals. Cedarwood I 30 units Cedarwood IV 38 units Lake Steven Manor 33 units
	Location Description	Mercy Housing Northwest is undertaking the rehabilitation of a scattered-site project comprised of the three rural properties with 101 units in Lake Stevens, that are part of the USDA RD Program. The properties are located at: Cedarwood I, 423 102nd Dr SE, Lake Stevens, WA 98258 Cedarwood IV, 507 102nd Dr. SE, Lake Stevens, WA 98258 Lake Stevens Manor, 12703 16th St. NE, Snohomish, WA 98258
	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 4.
18	Project Name	Housing Hope Properties - CHDO Operating Support Grant
	Target Area	

	Goals Supported	CHDO Operating Support
	Needs Addressed	Affordable Housing
	Funding	HOME: \$93,436
	Description	This is a Community Development Organization (CHDO) operating support grant to sustain a portion of the organizations operating expenses. Examples of such costs include staff salaries, benefits, training, and administrative support.
	Target Date	6/30/2022
	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 98203.
	Planned Activities	See project description above.
19	Project Name	Snohomish County Fire District 24 - Advance and Basic Life Support Ambulance
	Target Area	
	Goals Supported	Public Facilities 4
	Needs Addressed	Public Facilities
	Funding	CDBG: \$362,429
	Description	Acquisition of a new ambulance with a gurney power load system which will enable the District to provide advance life-saving emergency services to residents in their service area. Snohomish County will use a portion of the funds allocated to this activity for activity delivery costs and for contingency funds if needed.
	Target Date	7/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	4380 people

	Location Description	1115 Seeman St, Darrington, WA 98241. Census Tract 53700, Block Groups 1 & 2, and Census Tract 53506, Block Group 1 with a combined total of 53% low-and moderate-income households.
	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	6/30/2022
	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	HomeSight - Homebuyer Assistance
	Target Area	
	Goals Supported	First-Time Homebuyer Assistance
	Needs Addressed	Affordable Housing
	Funding	CDBG Program Income: \$45,856 HOME Program Income: \$244,084.29

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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 \$244,084.29 in actual PY 2020 HOME program income and \$45,856 in estimated 2021 CDBG program income. Any additional HOME PI collected through the end of the 2020 PY will be allocated to this activity, contingency upon receipt.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	5 household with incomes at or below 80% of the area median income.
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. HomeSight phone # is: 206-760-4223 https://homesightwa.org
Planned Activities	See Project Description Above.
22	Project Name Homage Senior Services - Minor Home Repair Program
Target Area	
Goals Supported	Homeowner Minor Home Repair
Needs Addressed	Affordable Housing
Funding	CDBG: \$1,205,062

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	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	6/30/2022
	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 office 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.
23	Project Name	City of Everett – Community Housing Improvement Program (CHIP)
	Target Area	
	Goals Supported	Homeowner Home Rehabilitation
	Needs Addressed	Affordable Housing
	Funding	HOME: \$ 72,552.22
	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 2020 program year is also allocated to this activity, contingency upon receipt.
	Target Date	12/31/2023

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	Estimate the number and type of families that will benefit from the proposed activities	An estimated 2 households earning at or below 80 percent area median income will be served by these funds.
	Location Description	City of Everett offices located at 2930 Wetmore Avenue, Suite 8B, Everett, WA 98201. Project location: Scattered sites within City of Everett and the Urban Growth Area.
	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	City of Everett – Everett Tenant Based Rental Assistance
	Target Area	
	Goals Supported	Tenant-Based Rental Assistance
	Needs Addressed	Affordable Housing
	Funding	HOME: \$422,692
	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	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 30 households earning at or below 50 percent of the area median income will be served by these funds.

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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	Tenant Based Rental Assistance activities

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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

The 2021 projects funded with Snohomish County Consortium CDBG, HOME, ESG and HOME and CDBG program income funds will serve the following geographic areas:

- One new rental housing capital project is located in Marysville;
- One rehabilitation of a rental housing capital project located in Snohomish and Lake Stevens;
- A program providing minor home repairs and one program providing homeownership assistance will serve households Consortium-wide;
- A program providing homeowner home rehabilitation will serve households in Everett and the Everett Urban Growth Area;
- One public facility project is located in Darrington;
- Three infrastructure improvement projects are located in Darrington;
- One infrastructure project is located in Index; and
- The public service, rapid rehousing, and emergency shelter projects generally serve people Consortium-wide.

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Geographic Distribution

Target Area	Percentage of Funds
NA	

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 50.54% 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.

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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 2021 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	122
Non-Homeless	18
Special-Needs	454
Total	594

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

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One Year Goals for the Number of Households Supported Through	
Rental Assistance	122
The Production of New Units	11
Rehab of Existing Units	456
Acquisition of Existing Units	5
Total	594

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

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Discussion

For the 2021 Annual Action Plan, it is estimated that Snohomish County Consortium 2021 CDBG, HOME, and ESG projects will provide affordable housing to 137 renter households and ~~457~~ homebuyer and homeowner households. Of the 137 renter households, it is estimated that 122 will be extremely low-income, 15 will be low-income, and 0 will be moderate income. Of the ~~457~~ homebuyer and homeowner households, it is estimated that ~~291~~ will be extremely low-income, ~~165~~ will be low-income, and ~~1~~ will be moderate income.

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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. EHA also manages a small number of public housing units currently in the relocation phase of the disposition process, and both EHA and HASCO 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): Key initiatives to ensure the long-term availability of subsidized and affordable housing and improve the housing services to EHA's clients and those of its partners include the following:

- EHA will explore the development and implementation of multiple Payment Standards to facilitate access to low poverty areas within EHA's Housing Choice Voucher Program jurisdiction. This may be accomplished through implementation of Small Area Fair Market Rents, by setting Payment Standards for different parts of EHA's operating area at different percentages of the Metro Area Fair Market Rent, or through application of HUD's Moving to Work Demonstration program (MTW) flexibility if EHA is admitted to the MTW demonstration program.
- If HUD provides additional opportunities for PHAs to expand Voucher participant access to communities of opportunity, such as the Mobility Demonstration, EHA will review the opportunity and consider submitting an application if qualified.
- 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. Through an affiliate tax credit partnership, Everett Housing Legacy LLLP, proceed with construction on the first phase of the Baker Heights redevelopment. This will consist of 105 tax credit units, including up to 65 Project-Based Vouchers (PBV) units for homeless families with children enrolled in Everett Public Schools, along with an early learning facility.
 2. Engage a consultant to propose a master plan for subsequent phases of redevelopment within the borders of the Baker Heights property. As an alternative development strategy, EHA may apply for a Choice Neighborhoods Planning and/or Implementation Grant to finance the

redevelopment of the entire Baker Heights property and the surrounding neighborhood.

- EHA is analyzing the feasibility of converting nine (9) properties with HUD 202 Project-Based Rental Assistance Contracts (PRACs) to PBV contracts through the Rental Assistance Demonstration (RAD) program, which would streamline operations of the properties and provide the opportunity to leverage recapitalization funding. Confirmations of interest have been submitted to HUD for all nine (9) properties, and some of those RAD conversions may move forward during the 2021-2022 fiscal year.
- 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):

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, including a holiday newsletter 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.
- ~~Continue to host a weekly Lobby Day when Community Services specialists offer resources, books to children, and promote activities such as the Resident Advisory Board.~~ Suspended during COVID-19 restrictions. This program is scheduled to resume when the office reopens to the public.
- 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):

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.

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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 2021 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 that 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 six cities currently operate LEESW programs in partnership with local Law Enforcement. The County will continue to collaborate with LEESW 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 and provided referrals to appropriate services that will contribute to housing stability. 3) The Carnegie Resource Center provides a one-stop resource for community to homeless housing resources, including coordinated entry, employment/education

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 coordinated entry 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 coordinated entry system. The goal was to streamline and improve access ensuring chronically homeless and highly vulnerable individuals and families have meaningful, equitable access to system resources. Implementation of the revised assessment tool and system workflow was launched in 2021.

The County continues to develop new programs and partnerships to reach out to the most vulnerable homeless individuals and families in the community: those who are chronically homeless, those who are high utilizers of emergency services and those who are living in encampments. Social service providers and mental health agency outreach staff continue to reach out to the chronically homeless and homeless encampments to connect them with the coordinated entry system for housing and services. For the past five years, the County has funded a pool of funds for local jurisdictions to access for their emergency first responders and has recently provided funding for motel vouchers for first responders in the City of Everett. 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 Coordinated Entry 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 two years a Coordinated Entry 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 programs at three shelters which are operated by Rapid Rehousing 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

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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.

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 three years ago to provide oversight of system enhancements. Combining better coordination with institutions with SOAR will increase access to the disability income benefits programs administered by the Social Security Administration for eligible adults who are homeless and have a mental illness and/or a co-occurring substance abuse disorder. Many of the unsheltered homeless population fall into this category.

There are 572 total year-round beds of emergency shelter and transitional housing reported in the 2020 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 3,032-year-round beds of permanent housing available in 2020, including 1,939 permanent supportive housing beds, 446 rapid rehousing beds, and 647 other permanent housing beds.

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 three years ago to provide oversight of system enhancements. Combining better coordination with institutions with SOAR will increase access to the disability income benefits programs administered by the Social Security Administration for eligible adults who are homeless and have a mental illness and/or a co-occurring substance abuse disorder. Many of the unsheltered homeless population fall into this category.

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.

In 2020, the County continued their efforts in expanding employment strategies through philanthropic funding and partnerships with employment providers participating in Foundational Community Supports (FCS). In 2019 Snohomish County developed a pilot project to connect Supported Employment (SE) through the FCS to the Rapid Rehousing intervention. They are continuing to explore opportunities to expand the partnerships. Participants are connected to SE Employment Specialists for employment support and resources when enrolled in RRH even prior to being housed. RRH direct service providers collaborate with the Employment Specialist for coordinated services throughout the participant's enrollment in the permanent housing project. The FCS Supported Employment services can continue beyond the RRH enrollment for continuity of services and to assist in increasing housing stability through employment support and income progression.

The County also piloted a second employment project. The goal was 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. BFET and

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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.

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 2021 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),
- Mercy Housing Northwest – Mercy RD Family Rehab (See AP-35, Project #17), and
- Homage Senior Services of Snohomish County – Minor Home Repair Program (See AP-35, Project # 22).

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 2021 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. 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.

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.

Actions planned to foster and maintain affordable housing

The Snohomish County Consortium has awarded CDBG and HOME funds in the 2021 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, a homeowner minor home repair program, and rehabilitation of 4 rental housing units for elderly persons and persons with disabilities.

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.

The groundwork is being laid for Snohomish County to continue enhancing 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

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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.
- Collaboration through HART’s Five-Year Housing Affordability Action Plan and the eight “Early Action” items, beginning in 2020, 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 2021 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.

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

One subrecipient in the 2021 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, Section C, which is attached as **Appendix 1 to AP-90**.

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 2021 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 is a process for people who are homeless or at-risk of homelessness to access needed homelessness prevention, housing, and other services. Coordinated Entry incorporates uniform screening and assessment, prioritization and program matching, and connections to mainstream services to help those seeking housing and services access programs more efficiently.

Coordinated Entry 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 Coordinated Entry service partners, including landlord dispute resolution and family mediation, civil legal assistance, mental health and substance use disorder services, and a range of employment and job training programs. By providing these next-step referrals, Navigators can assist individuals and families to identify and resolve their immediate barriers to housing stability and retention, regardless of whether a housing intervention is immediately available to address their situation.

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 an individual or family has resided in a place not meant for human habitation, a safe haven, or 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 individuals and families are housed as quickly as possible.

Consistent with federal and state guidance on evidence-based practices, Snohomish County's Continuum of Care has adopted a low-barrier and housing first approach and is expanding implementation 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. Housing first means that no individual or family is denied housing because they face challenges with sobriety or substance use, poor credit or financial history, or have past involvement with the criminal justice system. Instead, safe and stable housing is viewed as the first step in meeting these challenges and provides individuals and families with a foundation on which they are then able to work on overcoming barriers to housing stability.

Housing first also creates efficiencies in the homeless housing and service system by providing pathways to permanent housing for chronic users of costly emergency response, health care, behavioral health, and other social services.

Client choice is an essential component of housing first. Individuals and families are more likely to maintain housing stability when they have a choice in housing and services. Service providers engage individuals and families by providing meaningful opportunities to participate in services.

Homeless veterans are served through the veteran's partnership including coordinated entry housing and prevention navigation, employment, and other mainstream supportive services. The coordinated entry system for veterans connects veterans with the homeless housing intervention that is appropriate to meet their needs as quickly as possible. Rapid Rehousing resources are available for use within the veteran's system through SSVF programs so that homeless veterans have access to permanent housing. Chronically homeless veterans may be served through the VASH program or permanent supportive housing programs through the coordinated entry process.

Coordinated entry for homeless unaccompanied youth is done through Cocoon House. Cocoon House provides services for young adults ages 18-24 and specialized services for youth under 18 to assist in identifying permanent housing options. Homeless unaccompanied minors who cannot be unified with their families have access to transitional housing. Youth served in these programs are connected with life skills and other pre-employment activities such as GED completion, adult basic education and connections to internship, apprenticeship and other job skills programs. Various services are available to help youth increase their life skills and resiliency toward increased self-sufficiency. Young adults, 18-24, have access to permanent housing options that include specialized rapid rehousing, other permanent housing, and permanent supportive housing that is largely a set aside within a larger homeless housing project.

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 is 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.

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- 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.

4. 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

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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.

5. 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 FY2019 Performance Measures approved by the CoC:

1. Reduce the average length of time persons remain in homeless housing projects by 20%: Goal – Less than 20 days
2. Returns to homelessness:
 - a. Reduce returns to homelessness within 12 months by 20%: Goal – Less than 5%
 - b. Reduce returns to homelessness within 6 months by 20%: Goal – Less than 5%
3. Increase percentage of households who exit to permanent housing by 20%: Goal – 80%
4. Maintain percentage of households who remain in *permanent supportive housing* or *other permanent housing*: Goal – Greater than 90%
5. Increase the percentage of adults who increase their total income from enrollment to exit by 20%: Goal – Greater than 75%
6. 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.

Discussion:

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.

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APPENDIX 1 to AP-12: 2021 Annual Action Plan - Public Comments

#	Comment	Human Services Division (HSD) Response
1	<p>Gretchen Bennett: "I looked at the County website for an appropriate contact for my concern and saw you shown as the contact for comments relating to community development needs and use of federal funds. The federal money aspect is the most salient from my position.</p> <p>The terrible events last year near Harvey's Lounge involving Black kids and threat of violence, the county's decision not to prosecute, and a shut out of the families have remained top of mind, defining Snohomish County for me and thousands of North King County residents. Think, please, of your businesses and services. Your official actions suggest that Snohomish County has no interest in equality for minorities. Neither protection of the law, nor even decent behavior.</p> <p>To see a County that condones and perpetuates racially motivated behavior receive federal money is further upsetting.</p> <p>Will the federal money be used to advance beyond this seemingly systemic racial problem, to improve community justice for minorities? One notes the "services" component in your announcement. In your reply, please include substantive information, not a citation of vague policies."</p>	<p>Ms. Bennett's comments were in response to a Public Notice announcing a public hearing and inviting comments on:</p> <ul style="list-style-type: none"> ➤ Program performance for the 2019 program year, and ➤ Planning for the 2021 Annual Action Plan. <p>Federal funding referred to in the Public Notice is received by Snohomish County Consortium (Consortium), an entitlement community. The Consortium is a partnership between Snohomish County and most of the cities and towns within the County. The partnership is established through an Interlocal Agreement and allows the Consortium, as an Urban County, to receive approximately \$5 million dollars in federal funding each year as formula grants under Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) programs.</p> <p>The Department of Housing and Urban Development (HUD) awards annual grants to entitlement communities and states throughout the United States, to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.</p> <p>To receive these funds, the Consortium is required to develop a five-year consolidated plan to guide investment of the funds on an</p>

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#	Comment	Human Services Division (HSD) Response
		<p>annual basis, which is implemented through five one-year annual action plans.</p> <p>Funding for public services is primarily targeted to low- and very low-income households, families and individuals experiencing or at risk of homelessness, and non-homeless persons with special needs. For example, in the 2021 program year, the types of public service projects proposed for funding include emergency shelters, rapid rehousing programs, senior housing support, food and nutrition services, and fair housing counseling and education.</p>
2	<p>Deb Fulwiler: Deb submitted a written comment after the December 20, 2020, public hearing in response to a request for public comment on affordable housing in Snohomish County. Commenter indicated that she had been a single mother and was now a retired person and was never able to afford a home of her own. After applying to several purchase assistance programs, found it frustrating when hearing about, or being informed of, potential homeownership opportunities, but then later finding that they fell through or were no longer available.</p> <p>Commenter stated “I was told by both HomeSight and Parkview services that I can purchase a mobile home under a certain age in good condition, but it cannot be in a park. With one exception which is Thomas Place at \$450/mo. I cannot afford the monthly cost of the mobile (which would have been around 700/mo) plus the pad rent. I only make around \$1700/mo and have insurance, gas, utilities (W/S/G are sometimes part of a pad fee...not always) phone, doctor bills and food, etc. to pay out of that. Why is it that I can be approved for a condo/townhouse that has</p>	<p>The County acknowledges that homebuyer assistance and down-payment assistance programs utilizing federal CDBG and HOME funds requires adherence to strict federal requirements which can be frustrating for homebuyers. Assisted homes must be in good condition, meet specific federal standards for safety, etc., and pass a home inspection.</p> <p>Homebuyer programs utilizing federal funds must navigate between the amount a homebuyer can afford to pay for housing costs, the amount of purchase assistance available, and the cost of housing in the area.</p> <p>CDBG and HOME funded homebuyer programs are intended to assist low- and moderate-income first-time homebuyers to purchase a home they can afford, which typically requires paying no more than 30% of the household’s income for housing costs. The amount of subsidy required to reduce the housing cost to an amount the homebuyer can afford, has increased substantially in the last several years, especially for households with incomes at or below 50% and 30% of the area median income. In some cases,</p>

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#	Comment	Human Services Division (HSD) Response
	<p>monthly dues (which I probably can't afford either) but not a mobile home park. Some of the mobiles that look decent in their photos are under \$100,000 and perhaps I could afford that payment plus the pad fee. I am approved for \$228,000 with Downpayment assistance in Snohomish County but can't find anything within that price range or the various entities guidelines of: No mobiles unless they are on their own land; No mobiles under a certain age; Mobiles must be in good condition; No foreclosure houses; and Stick home must be in good condition.</p> <p>I use a walker and would like to purchase a home within my income (not pay more than 30% of my income which is what Habitat offers). I need a garage, not only for extra storage, but for safety as well when taking things in and out of my car. I am an easy target since I move very slowly and cannot get around easily. An ideal situation would be for a subsidized mobile home park for seniors in Monroe or close by since you know their income is not going to change. The individuals could buy their own mobile homes and have them placed in this park and know that they can afford to live within their means instead of relying on their families or other entities to care for them.</p> <p>Finding affordable housing in Snohomish County has been an impossible task for me. I hope by telling my story you can see the pitfalls and hoops low income (especially seniors) are being asked to achieve."</p>	<p>there is not enough funding available to make the home affordable to the homebuyer.</p> <p>The County appreciates the input provided and will continue to explore additional ways to improve and increase affordable housing options in our community.</p>

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#	Comment	Human Services Division (HSD) Response
#3	<p><u>Steve McGraw, Homage Senior Services: "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 community members; our services and programs help keep these families safe in their homes, while maintaining their affordability.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>The challenges brought on by COVID-19 last year, still remain and continue to highlight the necessity of these vital services for the</u></p>	<p><u>The County thanks Mr. McGraw for his comments and acknowledges the need for more resources to maintain existing affordable housing and to provide essential programs for vulnerable populations.</u></p> <p><u>The 2021 Annual Action Plan includes proposed funding for two Homage Senior Services programs:</u></p> <ol style="list-style-type: none"> <u>1. 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.</u> <u>2. 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.</u> <p><u>The County appreciates the many years of partnership and collaboration with Homage Senior Services and thanks them for their continued commitment and service to Snohomish County's most vulnerable populations.</u></p>

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#	Comment	Human Services Division (HSD) Response
	<p><u>health and well-being of the clients we serve, as well as the larger community. Homage's partnership with the county will allow us all to work toward providing safe and affordable housing, and access to services that are a critical need in our community.</u></p>	

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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

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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

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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.

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- 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.