

Executive Summary

Pierce County receives annual funding from the U.S. Department of Housing and Urban Development (HUD), in the form of four grant entitlements (see table below). The funds from these federal entitlements are used in support of Pierce County’s community development and housing needs.

AMOUNTS GRANTED BY HUD IN 2008	
Community Development Block Grant (CDBG)	\$2,948,700
Emergency Shelter Grant (ESG)	\$131,044
HOME Investment Partnership Grant (HOME)	\$1,365,259
American Dream Down Payment Initiative (ADDI)	\$12,512
TOTAL	\$4,457,515

For the grant entitlements, HUD statutes sets forth three basic goals for which Pierce County must state how it will pursue and meet these goals for all community development and housing programs. The statutory program goals are: 1) Provide Decent Housing 2) Provide a Suitable Living Environment and 3) Expand Economic Opportunities.

The Pierce County Department of Community Services Consolidated Plan, adopted in 2005 for the years 2005 – 2009, establishes a strategic plan on how Pierce County will meet the statutory program goals set by HUD. The strategic plan specifically includes housing and community development activities in the unincorporated areas of Pierce County, as well as the 19 cities and towns that frame the Pierce County Urban County Community Development and Home Consortium.

The Consolidated Plan is augmented by an annual update, or One Year Action Plan, detailing how Pierce County will distribute HUD grants (CDBG, ESG, HOME and ADDI) in support of the goals and objectives identified in the Consolidated Plan. This document is the One Year Action Plan for year four of the 2005 – 2009 Consolidated Plan and provides the activities that will be carried out in 2008 with the use of federal funds. The following page shows Pierce County’s FY 2008 Proposed Use of Federal Funds.

Pierce County Consortium of Cities and Towns for 2008

City of Bonney Lake	City of Buckley	Town of Carbonado
City of DuPont	City of Eatonville	City of Edgewood
Town of Fife	City of Fircrest	City of Gig Harbor
City of Milton	City of Orting	City of Puyallup
City of Roy	Town of Ruston	Town of South Prairie
City of Sumner	Town of Steilacoom	
Town of Wilkeson	City of University Place	



**PIERCE COUNTY
FY 2008 PROPOSED USE OF FEDERAL FUNDS**

Pierce County implements a comprehensive housing and community development program in an urban county consortium consisting of its unincorporated areas and 19 of its cities and towns (excluding Tacoma, Lakewood, Auburn and Pacific that receive separate funding.) Four grants will be received from the U.S. Department of Housing & Urban Development as follows:

A. AMOUNTS GRANTED BY HUD IN 2008

Community Development Block Grant (CDBG)	\$2,948,700
Emergency Shelter Grant (ESG)	\$131,044
HOME Investment Partnership Grant (HOME)	\$1,365,259
American Dream Down Payment Initiative (ADDI)	\$12,512
Total	\$4,457,515

B. OTHER FUNDS

In addition to the above, \$13,460 in ESG contingency from 2007 funding is included in the 2008 Proposed Use of Federal Funds for CDBG/ESG Public Services. Program Income (PI) will be received in FY 2008 from existing housing & business revolving loan funds (RLFs). The RLF funds will be returned to their respective RLFs for additional loans. Further, it is anticipated that some small, and as yet undetermined, amount of program income will be returned to the CDBG program from activities funded in previous years. That PI will be used within the CDBG program allocation. Finally, it is anticipated that \$500,000 in program income will be received through the HOME program and used as indicated.

C. CDBG/ESG BUDGET ALLOCATIONS

Purpose	CDBG	ESG
Administration/Planning	589,740	6,552
Public Services	320,080	124,492
Community Action Division	100,110	
Physical Improvements	854,989	
Housing Division (Home Repair)	870,000	
Economic Development	0	
Contingency-Physical Improvement	191,666	
Contingency-Services	22,115	
Total	\$2,948,700	\$131,044

ESG Categories	
Essential Services (30%)	\$39,313
Homeless Prevention (30%)	\$39,313
Operations & Maintenance	\$45,866
Total	\$124,492

D. HOME BUDGET ALLOCATIONS

	2008	HOME PI
Administration	136,526	0
Community Housing Development Organizations (CHDOs)	204,789	100,000
Home Ownership Program* (includes ADDI)	336,456	250,000
Moderate Home Rehabilitation	700,000	150,000
Total Home and ADDI:	\$1,377,771	\$500,000

* Includes \$12,512 in ADDI

E. INDIVIDUAL ACTIVITIES

Individual activities for the HOME and American Dream programs will be selected at a later time.

Geographic Distribution of Federal Funds

Pierce County’s Urban County Community Development and HOME Consortium consists of 19 cities and towns within the County, as well as the unincorporated areas of Pierce County. The Consortium shares in the receipt and mutual allocation of three federal entitlement grants through HUD (CDBG, ESG, and HOME). Each of these grants is intended to meet the needs of low-income families and communities.

Pierce County historically has not identified priority funding by geographic area. Pierce County has, through requirements identified in both the application process and contracts, ensured that funds allocated benefit the low- and moderate-income within unincorporated Pierce County and the 19 Consortium cities and towns.

The nature of an Urban County Consortium generally inhibits targeting a specific geographic area, as members of the Consortium are understandably concerned that HUD funds, intended for the benefit of their communities, are available to their community when requested through the Notification of Funds Available public notice.

The table below provides demographic data for each of the 19 cities and towns in the Consortium, including the percentage of minority population, and area median income. All demographic information was obtained from the Census Bureau, using the 2000 Census data.

<u>Demographic Information for Pierce County Consortium Cities and Towns</u>				
City/Town	Population	Median Income	% Non- White	Hispanic /Latino
Bonney Lake	9,358	\$60,282	4%	4%
Buckley	4,064	\$49,453	6%	1%
Carbonado	784	\$50,250	3%	2%
DuPont	2,464	\$52,969	25%	8%
Eatonville	1,970	\$43,681	9%	4%
Edgewood	9,110	\$56,658	7%	3%
Fife	4,760	\$31,806	31%	14%
Fircrest	5,849	\$54,912	13%	4%
Gig Harbor	6,593	\$43,456	8%	2%
Milton	5,831	\$48,166	11%	3%
Orting	3,776	\$53,464	9%	3%
Puyallup	32,682	\$47,269	13%	5%
Roy	259	\$32,727	22%	6%
Ruston	742	\$48,393	14%	4%
South Prairie	452	\$50,250	5%	0%
Steilacoom	5,980	\$46,113	20%	5%
Sumner	8,443	\$38,598	9%	5%
University Place	30,120	\$50,287	24%	4%
Wilkeson	404	\$44,375	3%	1%
Unincorporated Pierce County	315,685	\$45,204*	32%	6%

*Includes incorporated and unincorporated Pierce County

Citizen Participation

The primary vehicle for citizen participation is the Citizens Advisory Board (CAB). The CAB is charged with assessing community needs, setting funding priorities, and the recommended allocation of CDBG/ESG funds. Collecting data concerning community needs is accomplished through a formal needs assessment process as well as by soliciting public comment at public hearings. The CAB meets monthly (at minimum) in open public meetings. Notice of the CAB meetings is posted on the departments Web site (www.piercecountywa.org/cdbg). Publication of the public meeting notice associated with the 2008 One Year Action Plan occurred in the April 30th and May 7th edition of the Tacoma News Tribune and The Peninsula Gateway.

For FY 2008, the proposed use of federal funds was published on the Community Services Web site on March 21, 2008. A public notice was published in the Tacoma News Tribune and The Peninsula Gateway informing the public that specific projects proposed for funding could be viewed on the County's Web page or by contacting the Community Services Department directly. In addition to the public hearing regarding the 2008 One Year Action Plan on May 7, 2008, an earlier public hearing was held regarding the proposed use of funds on April 2, 2008. Announcements regarding notice of funding availability, public hearings, and needs assessment are announced at a monthly Pierce County Human Services Coalition meeting. Organizations are encouraged to participate at the public hearings, with the distribution of surveys for the needs assessment, and to apply for CDBG/ESG funding.

Action to Address Obstacles to Meeting Underserved Needs

Pierce County Aging and Long Term Care (ALTC) will develop a presentation that engages local governments in discussion of "livable community" issues and strategies in order to improve focus on specific efforts that will make an impact on improving "aging readiness". The presentation will include information on the need to coordinate affordable/accessible housing with social and health services.

Critical to addressing obstacles to meeting underserved needs is the identification of Community Needs. This is accomplished through conducting a Pierce County Needs Assessment and through the Continuum of Care Gaps Analysis. The Department of Community Services will undertake a needs assessment in the summer/fall of 2008. Surveys will be distributed through non-profit human service providers (some will consist of members of the Pierce County Human Services Coalition) to consumers receiving services. This survey will inform Community Services, specifically the CAB, in the selection of funding priorities for Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) funding.

Through the Pierce County Continuum of Care application process, members of the Pierce County Homeless Coalition annually undertake a gaps analysis. The Community uses the gaps analysis to identify strategic needs in the community and direct funding resources to those needs.

Pierce County Community Services convened a diverse group of stakeholders to develop a Housing Affordability task force which had as its goal an examination of the affordable housing climate in the county. The final report from the task force identified 22 strategies which could be implemented to increase the availability of affordable housing throughout the community.

The strategies included a wide variety of incentive programs to enhance the development opportunities and other types of programs including fee waivers and sustainable development programs to list a few. The strategies will establish a basis for legislative change affecting unincorporated county and enhance the affordable housing environment.

The strategies are currently under review and will be incorporated into the comprehensive land use plan that governs the unincorporated Pierce County area. The document identified a need of more than 30,000 units of affordable housing for all of Pierce County. The strategies and their subsequent impact will be included in the next update of Pierce County’s Consolidated Plan.

The Community Action Division of Community Services is actively involved in state and local coalitions regarding asset building for low-income populations, public transportation in areas of the county not served by Public transportation (outside the transit benefit area), and the reduction of carbon with respect to renewable energy and energy conservation.

Sources of Funds

The table below identifies the federal, state, and local resources expected to be made available to address priority needs in Pierce County and specific objectives, as well as carry out selected activities.

Source	Program	Amount	Description
Department of Housing and Urban Development	CDBG	\$2,948,700	No less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons.
Department of Housing and Urban Development	ESG	\$131,044	Provides homeless persons with basic shelter and essential supportive services.
Department of Housing and Urban Development	HOME	\$1,365,259	Creates affordable housing for low-income households.

Source	Program	Amount	Description
Department of Housing and Urban Development	ADDI	\$12,512	Increases the homeownership rate, especially among lower income and minority households, and to revitalize and stabilize communities.
Department of Housing and Urban Development	2006 Continuum of Care/McKinney-Vento (CoC)	\$1,967,710	Transitional to permanent housing for persons with children. Acquisition, new construction, rehab, leasing, operating, and supportive services.
Washington State In 2004, WA St Legis passed 2060 Affordable Housing Program. Based on real estate fees collected from housing developers. Both 2060 and 2163 decisions are confirmed by the 2060/2163 Steering Committee (made up of representatives of an interlocal agreement for use of funds)	WA State Senate House Bill 2060	\$1,000,000	Affordable housing for households at or below 50% of area median income. Acquisition, new construction, rehab, leasing, building operations, rental assistance vouchers.
Washington State In 2005, WA St Legis passed Homeless Housing & Assistance (2163) to guide statewide effort to reduce homelessness by 50% by 7/1/15. Counties collect fees on certain recorded documents and keep 60% for distribution and send 40% to the State for the Homeless Grant Assistance Program (a competitive process).	Washington State Senate House Bill 2163 (Local 2163-Pierce County) Homeless Grant Assistance Program (HGAP#1) (HGAP#2)	\$1,500,000 #1 \$433,333 #2 \$966,080	Programs must measurably reduce homelessness. Acquisition, new construction, rehab, leasing, building operations, rental assistance vouchers, supportive services for transitional or permanent housing.

Source	Program	Amount	Description
Washington State Community Trade & Economic Development	THOR WA St Transitional Housing, Operations and Rental Assistance (THOR)	\$317,015	Provide transitional housing to homeless families with children and individuals, and assist them with securing suitable, affordable permanent housing.
Washington State Community Trade and Economic Development (administered through Associated Ministries)	WA St Emergency Shelter and Programs (ESAP)	\$1,138,174	Provide shelter services and programs.
Federal & State	Beyond The Borders	\$311,750	Support mobility of all riders including those who are elderly, young, low-income, and all persons with disabilities by maximizing transportation system accessibility.

Managing the Process

Pierce County Department of Community Services is the lead agency responsible for the development of the Consolidated Plan. Pierce County is the official grantee, receiving CDBG, ESG, ADDI and HOME funds for allocation throughout the area represented by the Consortium. Pierce County is responsible for administration, planning, monitoring, and reporting on the projects and activities supported by these HUD funds. Jurisdictions within the consortium include the 19 cities and towns listed at the beginning of this document.

In fall 2008 Pierce County undertook an assessment of community needs; the CAB used the needs assessment to determine their funding priorities for 2008. The CAB is responsible for establishing targeted priorities for expenditures and recommending the allocation of CDBG funds for the Consortium. As part of the CAB review process, multiple forums for public comment are held throughout the year to gather input into service needs for low-income populations. The consortium of cities and towns participated in identifying the housing and non-housing community development needs of their communities through a survey assessment during the development of the 2005-2009 Consolidated Plan.

The description of activities and projects underway to address current needs was a collaborative effort of Community Development for reporting on CDBG, ESG, and HOME; Housing Programs for reporting on HOME, Continuum of Care, State Programs such as THOR and 2060 & 2063 Housing funds; Community Action for information on CSBG, LIHEAP, and State programs; local non-profit service agencies for information on Sound Families and other local efforts, and; Pierce County Housing Authority on Section 8 and First Time Homebuyer Programs.

Pierce County consults with housing service providers through a variety of venues. As convener of the county's Coalition for the Homeless and Continuum of Care, county staff facilitates planning for homeless and at-risk populations. Coalition members include providers of emergency shelter, transitional housing, and permanent supportive housing, service providers, and members of the homeless community. Areas of focus range from chronic homeless with disabilities, families with children, low-income people with disabilities, people exiting institutions (corrections, hospital, mental health facilities), and people living with HIV/AIDS. As part of the Continuum of Care and the development of a ten year plan to end chronic homelessness, the County participates with the Leadership Team (Road Home), comprised of law enforcement, health care providers, businesses, faith community, social services, government, corrections, and mental health providers to envision and direct the community's response for implementation of the plan, which is made up of government, mental health, housing providers, corrections, children's mental health services, and social service providers.

Pierce County's Community Services Housing Division also consults on housing issues as a member for the Affordable Housing Consortium, which is comprised of housing developers, social service providers, housing authorities and local government officials. The County, in conjunction with Associated Ministries, administers HB2060 funds (state generated dollars targeted to providers of shelter and affordable housing), consulting with area providers to target areas of greatest need. Additional funds through HB2063 make additional funding available toward ending homelessness in Pierce County. All of the collaborative planning vehicles listed above have provided opportunities for collection of needs data, development of community based responses, and partnerships to enhance coordination between agencies.

During the 2008 plan year, Pierce County Community Services will continue to participate as member of the Affordable Housing Consortium, which includes private housing developers, local housing authorities, and local government officials.

Pierce County Department of Community Services staff will also continue to attend monthly meetings of the Pierce County Human Services Coalition which includes health and social service agencies to enhance coordination of planning in the community.

Institutional Structure

Pierce County works collaboratively through a variety of venues to plan and implement programs and services outlined in the Consolidated Plan. Pierce County allocates funding, monitors compliance, and provides general oversight to the majority of services and activities associated with implementation of the Plan. This includes facilitating the distribution of funding from federal, state, and local government and private sources to public institutions and non-profit organizations in a competitive process.

Subsequent to award of funds, infrastructure improvements are generally implemented by private industry through sub-contractual relationships with those successfully competing public institutions and non-profit organizations. Non-profit organizations are the primary vehicle for implementation of service related strategies contained in the plan. Through a variety of funding and collaboration strategies, Pierce County works with non-profits to provide preventive and emergent housing related services to low-income county residents experiencing housing issues or crisis.

Monitoring

Pierce County employs experienced monitoring and compliance staff with expertise in both physical/infrastructure improvement and service delivery projects to ensure long-term compliance with program requirements and comprehensive planning requirements. Compliance staff attends training and communicates regularly with local and federal HUD offices to maintain currency on program rules and regulations.

Physical Improvement Activities

Monitoring occurs at several key points in the grant and construction process:

1. When the Sub-recipient Agreement is written;
2. As design and procurement takes place;
3. At a scheduled pre-construction meeting with selected construction contractor;
and
4. At substantial completion and project close-out.

Projects selected for funds are double-checked for eligibility and on the advent of the yearly Consolidated Annual Performance Evaluation Report (CAPER), assisted Subrecipients are asked for any information necessary to the report to verify clients served, jobs created, etc. Further, physical improvement projects involving real estate (not infrastructure) are typically secured by a recorded process that allows return of grant funds if unauthorized use of the property changes.

Public Service Activities

Pierce County has instituted a program of Outcome Based Evaluation (OBE). Recipients work closely with staff in selecting specific outcomes from a funder-developed catalogue. Pierce County staff assists agency staff in developing OBE tracking systems and in maintaining compliance with system requirements. All funded agencies provide in-depth semi-annual OBE reporting. All programs are monitored to ensure that goals and objectives are consistent with the overarching Consolidated Plan and that any resulting community plans or strategies mesh with the Consolidated Plan.

In addition, the contract specialist for public services activities does onsite monitoring at each organization that receives CDBG/ESG funding. Some of the on-site monitoring consists of verifying that the Sub-grantee is meeting program objectives supported by CDBG and/or ESG; that program services are provided without regard to race, color, religion, sex, national origin, age, or disability; that the Sub-grantee is a wholly secular organization or one which has no religious content or restrictions and is open to all persons regardless of religious affiliation or lack thereof; and that the agency demonstrates an adequate process for determination/verification of client eligibility.

HOME Investment Partnership Activities:

Pierce County uses HOME funding for three eligible activities: Homeowner Rehabilitation, Homebuyer Assistance, and Rental Housing Activities carried out by Community Housing Development Organization's ("CHDO"). The following depicts the monitoring goals and strategies of each program to ensure compliance with program and planning requirements including the appropriate regulations and statutes of the programs involved.

Homeowner Rehabilitation:

The Homeowner Rehabilitation program provides low interest loans to eligible homeowners for housing repair and rehabilitation. The program is administered by Housing Programs staff directly. Housing Programs staff ensures that following all regulatory processes and procedures are followed including but not limited to:

- Verification of household income eligibility by a staff review of source documentation.
- Verification of property eligibility by inspecting the property to ensure compliance with local codes and written rehabilitation standards after rehab, by getting an appraisal to ensure the after rehab appraised value does not exceed the 203B loan limit, and by getting a title report to ensure proper ownership.
- Completing a site specific environmental review.
- Completing a lead based paint checklist to ensure compliance with lead based paint requirements.
- Executing appropriated loan documents and written including rehabilitation contracts between the homeowner and contractor.
- Verifying contractor eligibility by requiring licensing, bond and insurance information, and ensuring the contractor is not on the federal debarment list.

All expenditures are reviewed for eligibility from appropriate staff prior to fund disbursement in accordance with internal policy. All rehabilitation projects will be closed out on IDIS within 90 days after the last disbursement from the loan.

Although the HOME program does not have a required period of affordability, County staff keeps a project file until such time as the loan is paid off. The program staff reviews tax and insurance records to ensure owner occupancy for the period that the loan is open.

Homebuyer Assistance:

Pierce County provides low interest loans to eligible homebuyers for the acquisition of housing in Pierce County. The program is administered by Housing Programs staff directly. Housing Programs staff ensures that following all regulatory processes and procedures are followed including but not limited to:

- Verification of household income eligibility by a staff review of source documentation.
- Verification of property eligibility by inspecting the property prior to purchase to ensure the house meets Section 8 HQS standards, and conducting a visual inspection (if applicable) for lead based paint hazards.
- Verification, through review of purchase and sale agreement to ensure the purchase price does not exceed the 203B loan limit.

- Executing loan documents including the Deed of Trust, Note and Loan Agreement.
- Completing a site specific environmental review.

All expenditures are reviewed for eligibility from appropriate staff prior to fund disbursement in accordance with internal policy. The staff reviews the settlement statement to ensure all HOME proceeds go towards eligible costs. All homebuyer will be closed out on IDIS within 90 days after the last disbursement from the loan.

The county uses the recapture option as described in the HOME/ADDI section of this year's one year action plan. The county staff keeps a project file until such time as the thirty year loan is paid off. The program staff reviews tax and insurance records to ensure owner occupancy for the period that the loan is open. If an owner does not occupy the home as there primary residence the staff will take legal action.

Rental Housing (Community Housing Development Organizations):

Pierce County provides low interest loans to eligible Community Housing Development Organizations for the acquisition, rehabilitation, and/or new construction of affordable rental housing in Pierce County. The program is administered by Housing Programs staff directly. CHDO's requesting funds are asked to complete a funding application and provide details on the project including how the plan will meet all applicable federal requirements.

Housing Program's staff ensures the following all regulatory processes and procedures are followed including but not limited to:

- Conducting a threshold review to ensure the project is eligible for HOME funding.
- Conducting a layering review to ensure no more federal funds than necessary are going into the project.
- Reviewing the project to ensure tenant eligibility and compliance with HOME rents.
- If the project is acquisition only, verification of property eligibility by inspecting the property prior to purchase to ensure the units meet Section 8 HQS standards, and conducting a visual inspection (if applicable) for lead based paint hazards; if the project includes new construction or rehabilitation inspecting the property to ensure compliance with local codes and written rehabilitation standards.
- Reviewing the project to ensure compliance with the federal regulations including but not limited to:
 - Environmental Reviews
 - Labor Standards
 - Uniform Relocation Act
 - Section 504/handicapped accessibility
 - Fair Housing & Affirmative Marketing
- Executing loan documents including the Deed of Trust, Note, Loan Agreements, and restrictive covenant.

All projects receiving funding for construction activities must begin construction within one year of executing a signed written agreement. All expenditures are reviewed for

eligibility from appropriate staff prior to fund disbursement in accordance with internal policy. The staff reviews ensure all HOME proceeds go towards eligible costs.

County staff keeps a project file until such time as the loan is paid off, or the period of affordability ends, whichever is greater. The program staff monitoring these projects by conducting annual tenant income and rent reviews, conducting on-site inspections every 1-to-3 years depending on the size of the project, reviewing tenants files including leases, reviewing financing audits, and review project financial statements.

Lead-Based Paint

Pierce County will test 50 homes during the upcoming year that are targeted for housing rehabilitation services. Any homes found to contain lead paint will be in accordance with the regulations, effectively made safe for the families that occupy them.

Units that are found to contain lead above tolerable levels shall be abated or encapsulated in the appropriate manner. Upon completion, all homes and properties will receive a clearance test to be certain that all lead hazards have been removed and that there is no threat to the inhabitants of the property.

This action is in compliance with the 5 year strategic goals.

Specific Housing Objectives

Pierce County plans to provide rehabilitation loans to 50 low-income homeowners, 500 emergency health and safety repairs to homeowners, 250 home modifications for the disabled, assist 25 first time homebuyers to acquire their first home and provide funding for the non-profit community agencies to acquire, or construct new affordable housing units for low-income populations. Specific projects are not targeted as there are extensive waiting lists for all services available. Projects are selected through a Request for Proposal process that is overseen by the 2060 Steering Committee. Anticipated funding sources for these programs include CDBG, HOME and SHB 2060.

Needs of Public Housing

The Pierce County Housing Authority provides Section 8 vouchers and certificates for low-income individuals in their service area in accordance with their HUD-approved consolidated plan.

The Housing Authority owns apartment complexes that have needs in the area of repair and rehabilitation, and the Housing Authority will continue to seek funding sources to address those needs.

Public Housing operated by the Pierce County Housing Authority are 133 single family scattered site units primarily in unincorporated areas. The Pierce County Housing Authority will continue to work with the residents of these units to improve the management of the programs and refer all eligible tenants to the ADDI program operated by Pierce County Community Services.

For FY 2008 Pierce County Housing Authority will receive \$172,736 in CDBG funds for the Garden Court Roof Replacement project. Garden Court Apartments are located in University Place; the complex is the only multifamily low-income housing in the area.

Fifty-one percent of families living in the complex are those HUD designates as extremely-low income, earning less than 30% of Area Median Income; 33% are very-low income, and; 11% are low-income.

The \$172,736 of CDBG funds allocated toward Garden Court Apartments will be utilized to remove existing roofing material, deteriorated sheathing, drain scuppers, and flashings on seven two-story apartment buildings. During the course of this project, improved collection points for removal of the water from the roofs will be added, replacement flashings and roof penetrations such as vents will be installed, and safety anchors to allow safer ongoing maintenance will be installed. The installation of this system will preserve 64 units of affordable housing for many years to come.

In addition, in FY 2008 the Pierce County Housing Authority will receive \$30,651 for Eagles Watch window replacement phase II project. In FY 2007 the Pierce County Housing Authority received an allocation of \$102,349 for this project. Due to recaptured funds from FY 2007, Community Services is able to allocate the remaining amount requested by the Pierce County Housing Authority for Eagles Watch window replacement phase II.

Barriers to Affordable Housing

Pierce County recently completed a year-long process examining all regulatory barriers in the Pierce County community. The final report from the Housing Affordability Task Force comprises 22 recommendations focused on all areas of the regulatory climate and the ability of our community to produce affordable housing for all in our community.

In addition, Pierce County Regional Council has conducted a fair share housing allocation process that has identified the number of properties that need to be provided for those who are lower-income throughout all of Pierce County's cities and towns, and unincorporated areas.

The result of these two efforts will be amendments to Pierce County's comprehensive land use plan that will serve to enhance affordable housing opportunities in our jurisdiction.

HOME/American Dream Down Payment Initiative (ADDI)

Pierce County does not plan any form of investment other than those described in 92.205.

Pierce County will use HOME ADDI funding for first time homeowners and will follow option 2 under the HOME guidelines for resale and recapture as defined in the HOME Rule.

Pierce County will utilize its ADDI funding for down payment assistance targeted to those who are public housing residents and those in manufactured housing communities.

All ADDI recipients must first have successfully passed a first-time home buyer counseling program sponsored by the State of Washington Housing Finance Commission. These funds shall be made available based on a first-come first served system to families that receive assistance from the Pierce County Housing Authority (PCHA).

A memorandum of understanding is in place between Pierce County Community Services and the Pierce County Housing Authority that identifies responsibilities and targets populations to be served by the ADDI program.

The memorandum of agreement between Pierce County Housing Authority and Pierce County shall be in effect until the cancellation of the ADDI program requirements as identified above.

Affirmative Marketing

In the recruitment of applicants and contractors for the HOME program, Pierce County shall continue to follow its established Affirmative Marketing and Minority and Women Business Outreach program.

Statement of Policy

Pierce County has established procedures to affirmatively market units (in projects of 5 or more units) rehabilitated under the Multi-Family Rehabilitation portion of the HOME Program. These procedures are intended to further the objectives to title VIII of the Civil Rights Act of 1968, Executive Order 11063, and Pierce County's local Fair Housing Ordinance, No. 81120.

The following steps outline the procedures that the County shall undertake to ensure equal opportunity:

1. The County shall continue to develop a list of minority and women's business enterprises. This program will include a quarterly review of the State of Washington publication that identifies the current licensed and bonded contractors. Those identified as minority and women's business enterprises shall be contacted and asked to participate in the program.
2. The County shall place in the local minority newspapers and in the Tacoma News Tribune, advertisements to market the HOME program and request participation specifically from minority and women's business enterprises.
3. The County shall indicate on all brochures describing the HOME Program that minority and women's business enterprises participation is needed.
4. The County shall encourage eligible minority and women's business enterprises contractors to bid on all jobs sponsored by the HOME program
5. The County shall have contractor seminars, meetings or conferences with minority and women contractors.

Affirmative Marketing Policies

Pierce County is committed to the goals of affirmative marketing which will be implemented in our HOME program through a specific set of steps that the County and participating project owners will follow. These requirements shall be applied to all projects that contain five or more units. These goals will be reached through the following procedures:

1. INFORMING THE PUBLIC, POTENTIAL TENANTS, AND OWNERS ABOUT FEDERAL FAIR HOUSING LAWS AND AFFIRMATIVE MARKETING POLICIES.

Pierce County will ensure that the public, potential tenants and property owners are informed about this policy and fair housing laws.

- a. The Pierce County Housing Repair Programs will inform potential tenants by:
 - providing information about the Multi-Family Rehabilitation Program to tenants in buildings scheduled for rehabilitation.
- b. The Pierce County Housing Repair Programs will inform owners by:
 - informing property owners participating in the program of the requirements set forth in this policy.
- c. All publications regarding HOME assisted projects shall contain an Equal Housing Opportunity Logo and/or statement.

2. REQUIREMENTS OF OWNERS TO INFORM THE GENERAL RENTER PUBLIC ABOUT AVAILABLE REHABILITATED UNITS. It is Pierce County's policy to require substantial steps by project owners to carry out affirmative marketing. Owners should provide for costs associated with these requirements in their planned operation costs.

Pierce County, through the Pierce County Housing Repair Programs, will require that property owners selected for participation in the program comply with affirmative marketing requirements by means of an Agreement which will be application for a period of five years. Failure to carry out the agreement could make an owner ineligible to participate in the program in the future.

3. SPECIAL OUTREACH. At times there may be need to solicit applications from persons in the market area who are not likely to apply for the units without special outreach.

When special outreach is required, the Department of Community Services will assist the owner in identifying local newspapers and organizations whose circulation or membership is primarily among the group requiring special outreach.

The Pierce County Home Repair Program will require the owners to begin their special outreach activities immediately upon learning that a vacancy will occur. The owners will be asked to request a 30-day notification from tenants who will be leaving so special outreach activities can be initiated before the general public is notified.

4. RECORD KEEPING. Pierce County will require that owners keep records on:

- a. Activities they undertake to inform the general renter public specifically
 - i. copies of advertisements;
 - ii. dates on which the owner contacted the Pierce County Housing Repair Program.
- b. Activities they undertake for special outreach when required, specifically;
 - i. copies of ads placed in the appropriate newspaper;
 - ii. dates of contact with appropriate organizations.

The Pierce County Housing Repair Program will also ask property owners to provide, where possible, data on how applicants heard about the housing opportunities.

5. ASSESSMENT. The affirmative marketing efforts of property owners, will be assessed by the Housing Program staff as follows:

- a. To determine if good faith efforts have been made:
 - i. Pierce County Housing Repair Program will examine records maintained by owners on actions that they have taken and compare them with the required actions. If it is found that the required actions have been carried out as specified, it will be assumed that the owners have made good faith efforts to carry out these procedures.
- b. To determine results:
 - i. Assess property owners' affirmative marketing efforts in relation to whether or not persons from the variety of racial and ethnic groups have in fact applied for and/or become tenants in the rehabilitated units. If it is found that they have, we will assume that owners have effectively carried out record keeping procedures 2 and 3.

6. CORRECTIVE ACTION. Pierce County will take corrective action if it is found that an owner fails to carry out required procedures or fails to maintain the records on tenants and applicants in accordance with 511.71 (A) (2).

If there are problems, methods to improve owners' efforts will be discussed with them prior to taking corrective actions.

The Pierce County Housing Repair Program will verify on a "spot check" basis if owners are following the prescribed procedures.

If an owner continues to fail to meeting the affirmative marketing requirements, Pierce County, after fair warning and an opportunity to correct identified deficiencies, may disqualify an owner from further participation in future Rehabilitation Programs administered by the County.

Resale/Recapture of Provisions

Pierce County uses the recapture option for ensuring that the affordability period for units acquired with HOME or ADDI funds are met. The assistance is provided through thirty year deferred loan repayable in full at the time of sale, or non-owner occupancy. All recaptured funds are used for other HOME eligible activities.

Compliance with Housing Codes

Homebuyer Assistance (Acquisition Only): All units are inspected by PJ staff prior to purchase by HOME eligible buyer to ensure house being purchased meets HQS.

Homeowner Rehabilitation: All units are inspected by PJ staff before and after rehabilitation to ensure that the home meets local building code and local rehabilitation standards.

Rental: For acquisition only all HOME funded units are inspected by PJ staff prior to purchase to ensure HOME units meet HQS, for project involving rehabilitation or new

construction PJ staff verifies that the project meets local building and model energy and/or rehabilitation standards.

Specific Homeless Prevention Elements

The table below titled *Funding Resources & Amounts Distributed through Pierce County for Homeless Prevention and Services* identifies the source and amount of funding the jurisdiction, Pierce County, anticipates receiving for homeless prevention and homeless service activities, from all sources, during Program Year 2008. It should be noted that the list includes only sources of funding that are provided to the jurisdiction (Pierce County). Other resources in the community, such as the Emergency Food and Shelter Program (EFSP) that support homeless prevention and essential service activities, but do not pass through Pierce County government are not included.

Funding Resources & Amounts Distributed through Pierce County for Homeless Prevention and Services

Source	Program	Amount
Department of Housing and Urban Development	CDBG - Services	\$126,000
Department of Housing and Urban Development	CDBG – Physical Improvements	\$412,736
Department of Housing and Urban Development	ESG	\$137,952
Department of Housing and Urban Development	2008 Continuum of Care (CoC)	\$1,967,710
Pierce County	2060 HSG. Fund	\$2,018,300
Pierce County	2163 Homeless Housing & Assistance	\$742,675
Washington State	THOR	\$317,015
Washington State	ESAP	\$960,285
Washington State	HGAP	\$367,296
Washington State	HGAP II	\$808,907

Identified Community Development Block Grant funded activities that address homeless services or prevention include emergency feeding programs. The Department feels strongly that household’s not expending dollars on food provided through the emergency food distribution system are more than likely using those dollars to maintain, at least in part, their current housing. Additionally, the largest feeding program, The Emergency Food Network (\$55,000 CDBG 2008), provides food to homeless feeding programs and emergency shelter programs.

For program year 2008, the chart titled *Summary of Pierce County Expenditures Supporting Homeless Prevention, Housing & Other Services for Homeless and At-Risk in 2008*

summarizes the investment and use of funds directed towards homelessness. For CoC planning purposes, homelessness is defined as a regional issue and jurisdictions are non-existent as those in the most need are served. Organizations listed fall within the jurisdiction of Pierce County and the cities of Lakewood and Tacoma. It is also important to note that some specific activities, such as Emergency and Moderate Housing Repair, have not been identified as of the date of publication, but will be used for eligible households in Program Year 2008. Other activities, such as CoC projects, while funded with FY 2008 dollars, did not receive approval and funding until 2008. CoC projects to be funded with FY 2008 dollars have not been identified, as the application process remains underway at the time of publication of the current 2008 Action Plan.

Summary of Pierce County Expenditures Supporting Homeless Prevention, Housing & Other Services for Homeless and At-Risk in 2008

Organization	Activity	Funding Amount	Source
Bikers Against Statewide Hunger	BASH Food Bank	\$23,000	CDBG - Services
Catholic Community Services	Phoenix Housing Network	\$25,000	ESG-Services
Eatonville Area Council	Eatonville Family Agency	\$40,600	CDBG - Services
Emergency Food Network	Emergency Food Network Distribution Center	\$55,000	CDBG - Services
FISH Food Banks of Pierce County	Basic Food and Nutrition Assistance	\$20,000	CDBG-Services
Helping Hand House	Emergency Housing Program	\$22,835	ESG-Services
Key Peninsula Community Services	Key Peninsula Food Bank	\$28,000	CDBG – Services
New Phoebe House Association	Emergency Shelter & Transitional Housing	\$12,000	ESG-Services
Pierce County AIDS Foundation	Housing Options	\$5,797	ESG - Services
TACID	HELP	\$15,000	ESG-Services
Tacoma Rescue Mission	Family Shelter	\$10,000	ESG-Services
Washington Women’s Employment & Education	Housing Bridge to Self-Sufficiency	\$12,000	ESG-Services
YWCA Pierce County	Women’s Support Shelter	\$25,000	ESG-Services
Tacoma Rescue Mission	Adams Square Family Center Project	\$240,000	CDBG-Physical
Pierce County Housing Authority	Garden Court Roof Replacement	\$172,736	CDBG-Physical
Lakewood Area Shelter Association	Homeless Prevention	\$44,500	2163 Hsg Fund
New Phoebe House	Transitional Housing	\$21,975	2163 Hsg Fund
Catholic Community Services	Transitional Housing	\$51,290	2163 Hsg Fund
Tacoma Rescue Mission	Long-term Case Mgmt	\$123,000	2163 Hsg Fund

Organization	Activity	Funding Amount	Source
Helping Hand House	Transitional Housing	\$60,400	2163 Hsg Fund
Greater Lakes Mental Health	Housing First III	\$164,241	2163 Hsg Fund
Metropolitan Development Council	Housing First III	\$203,775	2163 Hsg Fund
Comprehensive	Permanent Supportive	\$18,223	2163 Hsg Fund
Greater Lakes Mental Health	Permanent Supportive	\$21,039	2163 Hsg Fund
Good Samaritan	Permanent Supportive	\$329,497	2163 Hsg Fund
Helping Hand House	Transitional Housing	\$368,759	2163 Hsg Fund
Alesek	Permanent Supportive	\$175,139	2163 Hsg Fund
Exodus Housing	Transitional Housing	\$136,799	CoC
Faith Homes	Transitional Housing	\$94,036	CoC
Greater Lakes Mental Health	Shelter Plus Care	\$158,052	CoC
Helping Hand House	Transitional Housing	\$164,453	CoC
Metropolitan Development Council	Shelter Plus Care	\$64,920	CoC
Metropolitan Development Council	Transitional Housing	\$89,527	CoC
Network	Transitional Housing	\$24,324	CoC
Pierce County RSN	Permanent Supportive	\$167,340	CoC
Pierce County RSN	Permanent Supportive	\$89,568	CoC
Tacoma Rescue Mission	Transitional Housing	\$34,106	CoC
Tacoma Rescue Mission	Transitional Housing	\$59,886	CoC
Metropolitan Development Council	Permanent Supportive	\$340,986	CoC
AIDS Housing Association	Permanent Supportive	\$143,477	CoC
Helping Hand House	Transitional Housing	\$66,540	CoC
Lakewood Area Shelter Association	Transitional Housing	\$29,512	CoC
Pierce County RSN	Permanent Supportive	\$259,034	CoC
Pierce County Community Services	HMIS Project	\$45,150	CoC
Catholic Community Services	Transitional Housing	\$113,015	THOR
Faith Homes	Transitional Housing	\$4,680	THOR
Helping Hand House	Transitional Housing	\$8,658	THOR
Lakewood Area Shelter Association	Transitional Housing	\$103,952	THOR
Tacoma Rescue Mission	Transitional Housing	\$34,269	THOR
Washington Women's Employment & Education	Transitional Housing	\$52,441	THOR

Organization	Activity	Funding Amount	Source
Associated Ministries	Emergency Shelter Operations & Maintenance	\$207,736	2060 Hsg Fund
Greater Lakes Mental Health	Permanent Supportive	\$500,000	2060 Hsg Fund
Catholic Community service	Transitional Housing	\$51,290	2060 Hsg Fund
Helping Hand House	Transitional Housing	\$263,400	2060 Hsg Fund
Network Services	Transitional Housing	\$123,596	2060 Hsg Fund
The Alesek Institute	Permanent Supportive	\$315,305	2060 Hsg Fund
Catholic Community Services	Permanent Supportive	\$202,000	2060 Hsg Fund
Shelter America	Permanent Supportive	\$217,000	2060 Hsg Fund
Mi Casa #8	Permanent Supportive	\$3,200	2060 Hsg Fund
Mi Casa #9	Permanent Supportive	\$7,600	2060 Hsg Fund
Joseph Foundation	Transitional Housing	\$40,000	2060 Hsg Fund
Tacoma Housing Authority	Permanent Supportive	\$45,744	2060 Hsg Fund
Habitat for Humanity	Homeownership	\$75,000	2060 Hsg Fund
Youth Resources	Transitional Housing	\$200,000	2060 Hsg Fund
TOTAL		\$6,825,402	

The specific homeless objectives identified in the Strategic Plan are to:

1. Develop low-barrier permanent supportive housing for chronically homeless individuals;
2. Support and maintain existing transitional housing for families with children and;
3. Develop housing linked case management programs that incorporated aftercare services to ensure successful transitions to permanent housing.

As noted in the above table, Pierce County will expend approximately \$6,825,402 on homeless prevention and homeless services in Program Year 2008.

Pierce County's 10 Year Action Plan to End Chronic Homelessness, or The Road Home, identifies in detail the long and short term action steps and goals of the jurisdiction. A copy of the document is available through the Department of Community Services. Pierce County's The Road Home, 10 year plan to end chronic homelessness and expanded to reduce homelessness for everyone action steps for FY 2008 include 1) decreasing the number of homeless by 10% of the total count, 2) developing additional permanent supportive housing for individuals and permanent housing for families and 3) completing phase 3 of a housing first model aimed at getting encampment residents permanently housed.

In FY 2008, approximately 20 (represents 10% of chronic homeless) more units of permanent supportive housing for chronically homeless will be identified with a combination of CoC, state, local and private dollars. As noted in the Strategic Plan, low-barrier housing, or Housing First, is housing for the chronically homeless that eliminates historical barriers by eliminating:

- Denial of housing due to troubled rental history or felon status;
- Pre-entrance requirements of sobriety;
- Engagement in mandatory case management and;
- Evictions for substance abuse.

Transitional housing for families with children continues to be a focus of Pierce County. All transitional living programs incorporate case management services to assist the family in transitioning to permanent housing. Approximately, 10 more units of permanent housing will be developed. In addition to transitional housing, approximately 45 families who are either homeless or in imminent danger of homelessness will receive rental assistance with case management services to assist them in maintaining their housing.

The CoC planning group met and set the following action steps for 2008:

1. Increase total stock of permanent supportive housing;
2. Develop 10 additional units of permanent affordable housing for families in transition;
3. Recruit new providers of low barrier housing services and;
4. Provide technical assistance to providers regarding retention and engagement of housing participants.

The housing first model, transitional housing, and rental assistance combined with case management will incorporate intensive case management to ensure successful transition to permanent housing or maintenance of permanent housing.

There are a number of prevention programs in place for households that will continue to offer much needed food support, and rental and utility assistance to those in need.

The greatest potential barriers to successfully implementing FY 2008 activities meeting the homeless objectives identified in the strategic plan could include changes to federal funding supporting the Section 8 Program, the Community Development Block Grant, and the Community Services Block Grant. The nature of social service provision in Pierce County, and likely the rest of the country, is such that most providers are dependent upon multiple sources of funding for community programs. In the case of Section 8 housing, many transitional program 'graduates' would face an even greater challenge in securing permanent housing, as Section 8 constitutes a permanent, affordable housing option for families exiting transitional housing. Perhaps more critically, many families forced to leave subsidized housing, or denied subsidized housing, would be unable to afford market rate housing. Should these families become homeless, the number of homeless families would increase at a time when resources available to assist them are unavailable. Proposed federal funding reduction would seriously impact providers, and thus the communities, ability to meet the homeless goals identified in the strategic plan.

Additional barriers could include revenue reductions resulting from negative economic conditions. Three critical sources of local funds for the homeless are fee based. The 2060 Affordable Housing Funds are based on housing development fees. 2163 Homeless Housing Assistance and Washington State Housing Grant Assistance Program are based on collection of fees from various recorded documents. Any economic changes that decrease housing development applications or number of documents being recorded would result in diminished funds available for homeless housing services.

While a community-wide Discharge Coordination Policy has not been implemented, there are discussions and protocol development taking place in the foster care system, health care and corrections system to address homeless needs. The mental health hospital has discharge policies in place which require verified placement in transitional or permanent housing prior to release. As part of CoC planning the discharge coordination will receive attention to facilitate sharing of information and resources.

Fair Housing

As required by HUD, Community Services had an analysis of impediments completed during the development of the 2005-2009 Consolidated Plan. For FY 2007 Community Services funded the Fair Housing Center of Washington to carry out outreach, education, and advocacy activities. For FY 2008 Community Services will continue its partnership with the Fair Housing Center of Washington; a specified dollar amount has not yet been established at the time of this publication. An amendment will be provided at a later date indicating the exact dollar amount and the scope of work to be provided by the Fair Housing Center of Washington for FY 2008.

Emergency Shelter Grant

For FY 2008 the CAB made recommended allocations based on the total amount of ESG that was designated for Public Services; \$124,492. In addition, the CAB had an extra \$13,460 to allocate for ESG, as the amount of \$13,460 needed to be allocated from FY 2007 ESG contingency. Therefore, for FY 2008 the CAB had a total allocation of \$125,852 for ESG. The public service dollars and the ESG dollars are combined into one total for the CAB to allocate. Once the recommendations have been made by the CAB,

Community Development staff determines which of the public service agencies that have been recommended for funding will receive ESG funds.

For 2008, Community Development staff reviewed the ESG requirements for eligible activities and determined which agency of those recommended for funding by the CAB would receive funds for Homeless Prevention, Essential Services and Operation; understanding the limitation/restriction on the use of ESG funds.

The following are the agencies that will receive funding for FY 2008 under ESG requirements, along with the source, amount of matching funds, ESG amount and ESG category.

Agency	Program	Source	Matching Funds	ESG Amount	ESG Category
Catholic Community Services	Phoenix Housing Network	Local (County, City, State)	\$48,302	\$25,000	Homeless Prevention
		Federal (HUD)	\$258,320		
		Private (Foundations, donors)	\$48,300		
Helping Hand House	Emergency Housing Program	South Hill Rotary	\$24,912	\$22,835	Essential Services & Homeless Prevention
		Government	\$28,008		
		United Way	\$18,348		
Korean Women's Association	Asian Pacific Senior Day Care	United Way	\$10,000	\$10,320	Operations
		COPEs/OSPI	\$26,000		
		Milgard	\$38,000		
New Phoebe House Association	Emergency Shelter & Transitional Housing	Local State & Fed Gov.	\$93,621	\$12,000	Essential Services
		Service Fees	\$44,700		
		Foundations	\$16,000		
Pierce County AIDS Foundation	Housing Options	Project Open Door	\$54,884	\$4,478	Essential Services
		HOPWA	\$83,670	\$1,319	Homeless Prevention
		Work Study	\$3,739		

Agency	Program	Source	Matching Funds	ESG Amount	ESG Category
TACID	HELP	City of Lakewood	\$4,000	\$11,995.50	Operations
		HUD & Tenant Rents	\$207,470	\$3,004.50	Homeless Prevention
		United Way	\$10,000		
Tacoma Rescue Mission	Family Shelter	Tacoma Rescue Mission	\$133,348	\$10,000	Homeless Prevention
Washington Women's Employment & Education	Housing Bridge to Self-Sufficiency	United Way of Pierce County	\$10,000	\$12,000	Homeless Prevention
		Foundations	\$25,000		
		Individuals	\$18,000		
YWCA of Pierce County	Women's Support Shelter	United Way	\$73,164	\$25,000	Operations

Community Development

Allocation of Federal Funds & Funding Priorities

Every year, typically in December, a notification of funds available is made to the public in Pierce County, notifying citizens of the availability of CDBG & ESG funds. Based on applications received for public service and physical improvement projects, the CAB makes recommendations to the Pierce County Executive. The Pierce County Executive has the final approval of projects to be funded with HUD dollars.

The allocation of CDBG & ESG funds is guided by Community Services strategic plan in the 2005 – 2009 Consolidated Plan, as well as the CAB's funding priorities. At the beginning of the 2008 allocation process, the CAB determined their funding priorities following the review of needs assessment data and public hearings. The following is the funding priorities for FY 2008. For public services each priority is of equal weight; physical improvement priorities are ranked in order accordingly.

<u>Public Services</u>	<u>Physical Improvements</u>
<ul style="list-style-type: none"> • Basic Needs • Family Services • Transportation 	<ol style="list-style-type: none"> 1. Shelter and Housing Needs (Not Construction) 2. Infrastructure Improvements

Community Development Objectives

All projects recommended for funding meet eligibility criteria defined in 24 CFR 570 and must demonstrate benefit to the citizens of unincorporated Pierce County Consortium cities and towns. Translated into the language of CDBG eligibility criteria and the Community Development Needs Table, the non-housing funding priorities for 2008 are identified below.

HUD Goal (24 CFR) 91.1	Local Community Development Objective	Strategy	Performance Criteria & Time Frame	HUD Eligibility Criteria Meeting Local Strategy
Goal 2 Provide Suitable Living Environment Goal 1 Provide Decent Housing	1.) Provide services and facilities promoting self sufficiency for low/moderate income communities, individuals, and families.	a.) Continue to support emergency food, shelter, transitional housing programs, basic needs and family services. b.) Continue to preserve existing affordable owner and renter housing stock and continue to support homeownership. c.) Continue to support community facility and infrastructure development & preservation.	Number of Unduplicated individuals assisted. One Year. Number of low/mod income households assisted. One Year. Number of completed activities for the purpose preserving and developing community infrastructure. Three Years.	05D, 05, 05A, 05B, 05F, 05L, 05M, 05O, 05Q, 03C, 03T 14A, 14B, 14C, 05J, 05K 01, 03, 03A, 03B, 03C, 03D, 03E, 03F, 03G, 03H, 03J, 03K, 03L, 03M, 03N, 03O, 03P, 03Q, 03R, 03S, 04, 04A
<p>*Part of Strategy D listed in the Consolidated Plan, 2005 Action Plan and 2006 Action Plan has been combined with Strategy B (this was first reported in the 2007 One Year Action Plan). Strategy D was "Continue to support homeownership and housing counseling programs". The Housing Division of Community Services is no longer administering the housing counseling program. The Homeownership program still exists and has been combined with Strategy B listed above in the table. In addition, basic needs and family services has been added to Strategy A.</p>				
Goal 2 Suitable Living Environment	2.) Provide crisis intervention and violence prevention activities for low/moderate income individuals.	a.) Continue to support activities targeted to mitigation and prevention of youth & family violence.	Number of unduplicated individuals assisted. One year.	05C, 05D, 05F, 05G, 05I, 05N
Goal 2 Suitable Living Env. Goal 3 Expand Economic Opportunities	3.) Promote employment opportunities and training low/moderate income individuals.	a.) Continue to support transportation programs targeted to low and moderate income residents. b.) Continue to support employment opportunities and job readiness training for individuals.	Number of unduplicated individuals assisted. One year. Number of unduplicated individuals assisted. One Year.	05E, 05H
Goal 3 Expand Economic Opportunities	4.) Promote opportunities for businesses by supporting programs and policies that provide for a jobs-based economy in Pierce County.	a.) Creation of jobs targeted to low/moderate income individuals. b.) Continue to support business development.	Number of jobs created for low/moderate income individuals. One Year. Number of economic development loans to for profit business. One Year.	18A, 18B, 18C

Non-Housing Community Development Objective Summary

The table below titled *FY 2008 Non-housing Community Development Objective Summary* identifies the statutory HUD goals that Pierce County will address through the community development objectives. In addition, the table identifies the proposed accomplishments (performance criteria, expected units, and the time frame for accomplishment) based on the 2008 funded projects. CDBG dollars allocated in FY 2008 are shown, along with anticipated leveraged funding from other sources.

FY 2008 Non-housing Community Development Objective Summary

HUD Goal #	Local Comm. Dev. Objective #	Strategy	Performance Criteria	Expected Units from 5 Yr	CDBG Funds Allocated	Anticipated Other Funds
1,2	#1	a	Unduplicated individuals assisted. One Year.	26,220 x 1 Year	\$665,532	\$17,711,414
		b	Number of low/mod income households assisted.	875 households x 1 Year	\$1,225,000	\$250,000
		c	Number of completed activities for the purpose of preserving and developing community facilities and infrastructure.	3	\$414,703	\$20,169,920
Goal 2	2	a	Individuals assisted.	305 x 1 year	\$85,000	\$1,738,697

Anti-Poverty Strategy

As described in the 5 Year Strategic Plan, Pierce County is committed to reducing poverty throughout its borders through providing for the ongoing and emergent needs addressed through the County's social services continuum, preserving affordable housing stock, and economic development activities. The items below identify the dollars allocated in 2008 toward reduction of poverty.

Public Service Funding:

Pierce County allocated \$444,572 of its annual entitlement toward public service activities in 2008. Pierce County is a founding member of the Pierce County Funders Group. The Funders Group has adopted a performance evaluation system designed to improve the quality of social services delivered in our community through the systematic assessment of data collected and analyzed in semi-annual reports. Additionally, the Funders Group seeks to identify and reward programs and agencies that are able to demonstrate effective intervention strategies through Outcome Based Evaluations.

Preserving Pierce County's Housing Stock:

Pierce County will invest \$870,000 in CDBG funds and program income of \$355,000 in HOME, as well as \$850,000 in HOME, toward preserving the County's affordable housing stock, allowing individuals and families to remain in their homes. Pierce

County's housing program provides minor and major home repairs to low- and moderate-income households that might otherwise be forced to leave deteriorating housing, possibly becoming homeless.

Economic Development:

Through the Community Development Corporation, or CDC, Economic Development operates a revolving loan fund allowing businesses access to credit. In exchange, businesses receiving loans through the CDC are obligated to create jobs for low-income residents proportional to the size of their loan. In 2008, it is anticipated that 11 jobs for low-moderate income residents will be created as a result of business loans to for-profit businesses.

Non-Homeless Special Needs

In the 5 Year Strategic Plan, Pierce County has identified priorities for addressing the needs of non-homeless special needs housing populations. The table below identifies local priorities addressed through Pierce County CDBG, ESG, HOME, and other local and state sources in 2005 toward meeting objectives benefiting special needs populations.

Non-Homeless Special Needs Including HOPWA	3-5 Year Quantities		Total		Priority Need: H, M, L	Plan to Fund? Y N	Fund Source: CDBG, HOME, HOPWA, ESG, Other	
	Year 1		Goal	Actual				
	Goal	Complete						
Housing Needed	52. Elderly	0	0	0	0	L	N	
	53. Frail Elderly	0	0	0	0	L	N	
	54. Persons w/ Severe Mental Illness	1	1	5	1	H	Y	C,O
	55. Developmentally Disabled	0	0	0	0	L	N	
	56. Physically Disabled	0	0	0	0	L	N	
	57. Alcohol/Other Drug Addicted	1	1	5	1	H	Y	C,O
	58. Persons w/ HIV/AIDS & their families	0	0	0	0	L	N	
	59. Public Housing Residents	0	0	0	0	L	N	
	Total	2	2	10	2			
Supportive Services Needed	60. Elderly	5	5	25	5	H	Y	C,O
	61. Frail Elderly	2	2	10	2	H	Y	C,O
	62. Persons w/ Severe Mental Illness	1	0	5	0	M	Y	C,O
	63. Developmentally Disabled	0	0	3	0	L	N	
	64. Physically Disabled	0	0	0	0	L	N	
	65. Alcohol/Other Drug Addicted	1	0	5	0	M	Y	C,O
	66. Persons w/ HIV/AIDS & their families	0	0	0	0	L	N	
	67. Public Housing Residents	0	0	0	0	L	N	
	Total	9	7	48	7			

The local priorities for special needs populations identified in the Strategic Plan include:

Special Needs Priority A	Special Needs Priority B	Special Needs Priority C
Continued supportive services needs of elderly and frail elderly through the provision of funding to local services related to health care, independent living, nutrition, caregiver respite, and other age related concerns and issues.	Assisting drug and alcohol and/or mentally ill members of the community through support of public and private organizations which serve the housing needs of these populations.	Assisting drug and alcohol and/or mentally ill members of the community through support of public and private organizations which meet the public service needs of the population.

The Federal and local resources likely available to aid the County in meeting these priorities include CDBG, ESG, HOME, and State Copes.

Non-Housing Community Development Needs Table

The priority needs identified in the table are ranked High (H), Medium (M), or Low (L). The community development needs were identified in Pierce County’s 2005 – 2009 Consolidated Plan.

Community Development Needs	Priority Need: H, M, L	Community Development Needs	Priority Need: H, M, L
Physical Improvements/ Economic Dev.		Public Services	
01 Acquisition of Real Property 570.201(a)	H	05 Public Services (General) 570.201(e)	H
02 Disposition 570.201(b)	L	05A Senior Services 570.201(e)	L
03 Public Facilities and Improvements (General) 570.201(c)	M	05B Handicapped Services 570.201(e)	M
03A Senior Centers 570.201(c)	H	05C Legal Services 570.201(E)	L
03B Handicapped Centers 570.201(c)	L	05D Youth Services 570.201(e)	M
03C Homeless Facilities (not operating costs) 570.201(c)	H	05E Transportation Services 570.201(e)	M
03D Youth Centers 570.201(c)	H	05F Substance Abuse Services 570.201(e)	L
03E Neighborhood Facilities 570.201(c)	L	05G Battered and Abused Spouses 570.201(e)	M
03F Parks, Recreational Facilities 570.201(c)	L	05H Employment Training 570.201(e)	M
03G Parking Facilities 570.201©	L	05I Crime Awareness 570.201(e)	L
03H Solid Waste Disposal Improvements 570.201(c)	L	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	L
03I Flood Drain Improvements 570.201(c)	L	05K Tenant/Landlord Counseling 570.201(e)	H
03J Water/Sewer Improvements 570.201(c)	H	05L Child Care Services 570.201(e)	H
03K Street Improvements 570.201(c)	H	05M Health Services 570.201(e)	M
03L Sidewalks 570.201(c)	L	05N Abused and Neglected Children 570.201(e)	M
03M Child Care Centers 570.201(c)	L	05O Mental Health Services 570.201(e)	L
03N Tree Planting 570.201(c)	L	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	L
03O Fire Stations/Equipment 570.201(c)	L	05Q Subsistence Payments 570.204	M
03P Health Facilities 570.201(c)	L	05R Homeownership Assistance (not direct) 570.204	M
03Q Abused and Neglected Children Facilities 570.201(c)	L	05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	L
03R Asbestos Removal 570.201(c)	L	05T Security Deposits (if HOME, not part of 5% Admin c	L
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	L	14A Rehab; Single-Unit Residential 570.202	H
03T Operating Costs of Homeless/AIDS Patients Programs	H	14B Rehab; Multi-Unit Residential 570.202	L
17A CI Land Acquisition/Disposition 570.203(a)	L	14C Public Housing Modernization 570.202	M
17B CI Infrastructure Development 570.203(a)	L	14D Rehab; Other Publicly-Owned Residential Buildings 570.202	L
17C CI Building Acquisition, Construction, Rehabilitate 570.203(a)	L	14E Rehab; Publicly or Privately-Owned Commercial/Indu 570.202	L
17D Other Commercial/Industrial Improvements 570.203(a)	L	14F Energy Efficiency Improvements 570.202	H
18A ED Direct Financial Assistance to For-Profits 570.203(b)	M	14G Acquisition - for Rehabilitation 570.202	L
18B ED Technical Assistance 570.203(b)	L	14H Rehabilitation Administration 570.202	L
18C Micro-Enterprise Assistance	L	14I Lead-Based/Lead Hazard Test/Abate 570.202	L

Performance Measurements

Pierce County has included the outcomes and objectives identified in this year's 2008 One Year Action Plan. Pierce County staff has made the determinations on outcomes and objectives for each project. Each listing of proposed projects includes the projects outcome and objective. The proposed projects can be found at the end of the plan. The figures below show project outcomes (Figure 1a) and objectives by percentages (Figure 1b).

Figure 1a

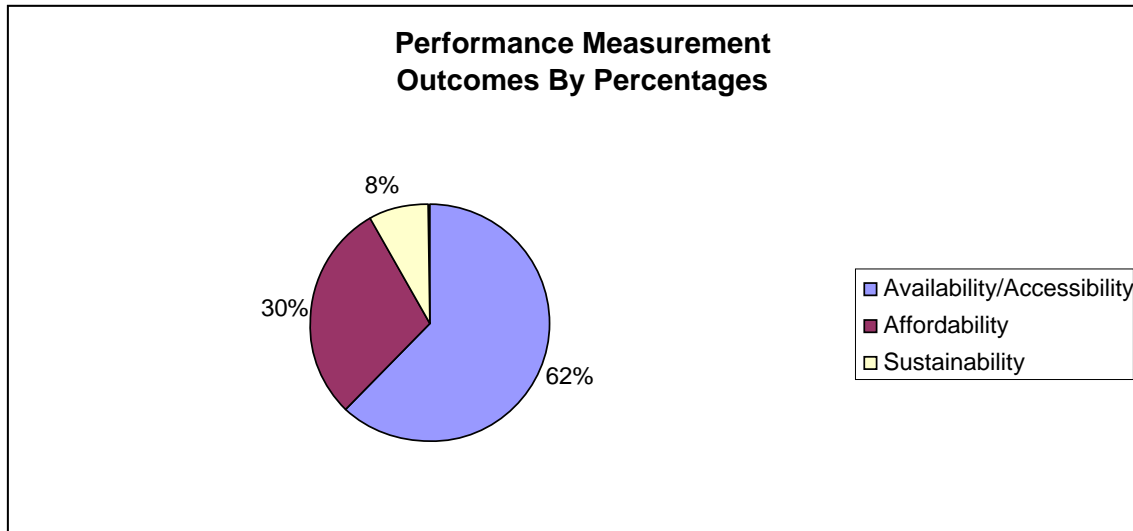
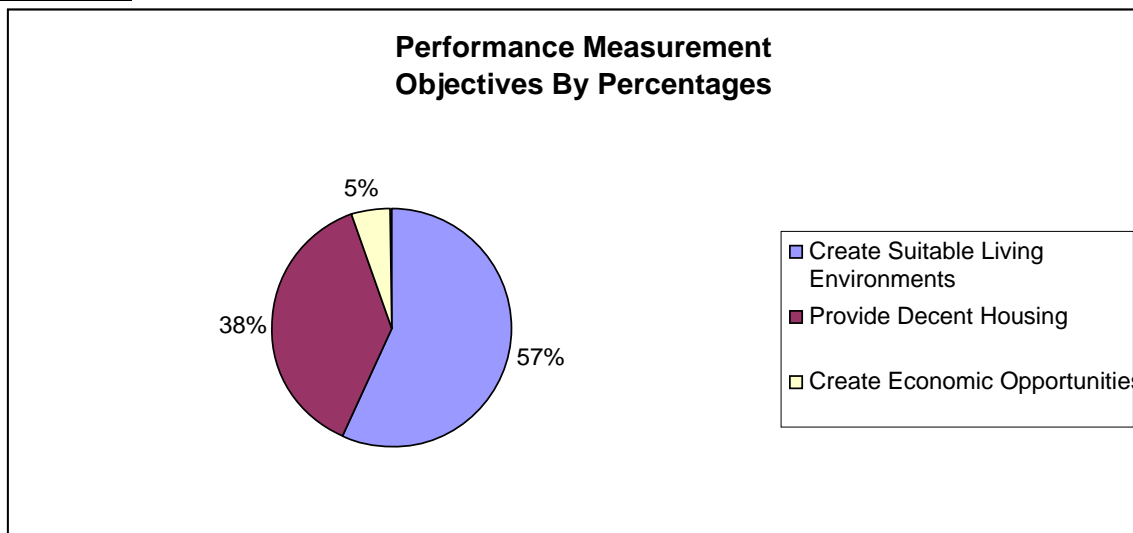


Figure 1b



Contingency Funds

In 2008, Community Services allocated 5% or \$22,115 of the \$442,305 public services allocation for contingency funds, and 10% or \$191,666 of the \$1,916,655 physical improvement allocation for contingency funds. The purpose of setting aside contingency funds for public services and physical improvements is to have funds available if there is an urgent need in the community and/or unforeseen funding necessary for approved capital projects. Over time if the contingency funds are not used, these funds will be re-allocated by the CAB, or may be awarded through a Request for Proposal process.

Specific activities funded in FY 2008 are set forth in the following attached Listing of Proposed Projects.

Listing of Proposed Projects for FY 2008		
Page	Agency	Program
32	Bikers Against Statewide Hunger	BASH Food Bank
33	Catholic Community Services	Phoenix Housing Network
34	City of Buckley	Buckley Senior Center Mealsite Transportation
35	Eatonville Area Council	Eatonville Family Agency
36	Emergency Food Network	Emergency Food Network Distribution Center
37	FISH Food Banks of Pierce County	Basic Food and Nutrition Assistance
38	Good Samaritan Community Services	Neighborhood Emergency Respite Services
39	Helping Hand House	Emergency Housing Program
40	Indochinese Cultural and Service Center	Southeast Asian Domestic Violence Project
41	Key Peninsula Community Services (KPCS)	KPCS Food Bank
42	Korean Women's Association	Asian Pacific Senior Day Care
43	Lindquist Dental Clinic for Children	Dental Services
44	Mary Bridge Children's Hospital	BRIDGES: A Center for Grieving Children
45	Mary Bridge Children's Hospital	Children's Advocacy Center
46	MultiCare Health System	Adult Day Health Center
47	New Phoebe House Association	Emergency Shelter & Transitional Housing
48	Parents & Students In Action	Youth & Community Activities
49	Pierce County AIDS Foundation	Housing Options
50	TACID	HELP
51	Tacoma Rescue Mission	Family Shelter
52	Washington Women's Employment & Education	Housing Bridge to Self-Sufficiency
53	YWCA of Pierce County	Women's Support Shelter
54	Pierce County Community Action Agency	Careers
55	Pierce County Community Action Agency	Childreach
56	Pierce County Community Action Agency	ECEAP
57	City of University Place	70 th Ave W Street Improvement Project

**Listing of Proposed Projects for FY 2008
(Continued)**

Page	Agency	Program
58	LASA Serving Greater Pierce County	LASA Client Services Center
59	Pierce County Housing Authority	Garden Court Roof Replacement
60	Prairie Ridge Maintenance Company	Prairie Ridge Community Shelter
61	Tacoma Goodwill Industries	Work Opportunity Center
62	Tacoma Rescue Mission	Adams Square Family Center Project
63	Pierce County Housing Services	Housing RLF, Program Income
64	Pierce County Housing Services	Emergency Home Repair
65	Pierce County Community Development Corporation	Community Housing Development Organizations
66	Pierce County Community Development Corporation	Moderate Rehabilitation
67	Pierce County Community Development Corporation	Home Ownership Program
68	Pierce County Community Development Corporation	Economic Development RLF
69	Pierce County Community Services	Administration for CDBG, ESG, HOME
70	Pierce County Community Services	Unprogrammed Contingency

AMENDMENT 1 to FY 2006

1. Activity No. 1, Network Tacoma, Community Auto Repair Garage.
Scope of work changed from new construction to acquisition of existing service station.
2. Activity No. 20, Child and Family Guidance Center, Completion of the Children's Wing.
Scope of work changed from interior finishing to exterior siding replacement and minor building improvements.
3. Activity No. 21, Pierce County Aids Foundation, Housing Options Program.
Increase ESG funding from \$10,535 to \$20,535.

AMENDMENT 1 to FY 2007

1. Activity No. 8, First Place for Children, Community Childcare.
Cancel, decrease CDBG funding from \$25,000 to \$0.00.
2. Activity No.9, First Place for Children, Therapeutic Child Development.
Cancel, decrease CDBG funding from \$15,000 to \$0.00.
3. Activity No. 24, Community Health Care, Sumner Clinic Expansion.
Cancel, decrease CDBG funding from \$240,000 to \$0.00.
4. Activity No. 26, Helping Hand House, Edmund House Roof Replacement & Siding Repair.
Scope changed from replacing roof on one transitional housing unit to replacing roof on three smaller units.
5. Activity No. 28, Pierce County Housing Authority, Eagles Watch Window Replacement Phase II.
Increase CDBG funding from \$102,349 to \$133,000.
6. Activity No. 35, Pierce County Community Development Corporation, Home Ownership Program.
Increase HOME funding from \$358,127 to \$990,000.
7. Add Project: Habitat for Humanity funded with CDBG of \$250,000 for acquisition of property. Project selected by RFP process.
8. Add Project: City of Orting funded with CDBG of \$198,000 for Orting Sanitary Sewer Lateral Rehabilitation.