

Pierce County Human Services

2017 ONE YEAR ACTION PLAN

Third Annual Update to the 2015 – 2019 Consolidated Plan

**For CDBG, HOME and ESG Funds Received through the
U.S. Department of Housing and Urban Development**

Pierce County Human Services
1305 Tacoma Ave South, Suite 104
Tacoma, WA 98402

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Pierce County receives annual funding from the U.S. Department of Housing and Urban Development (HUD), in the form of three grant entitlements: 1) Community Development Block Grant - \$2,635,361; 2) HOME Investment Partnership Grant - \$938,087; and 3) Emergency Solutions Grant - \$235,920 (amounts are for the 2017 program year). The funds from these federal entitlements are used in support of Pierce County's community development and housing needs. The CDBG, HOME and ESG programs are administered through the Pierce County Department of Human Services.

To receive federal funds, the "Urban County" or the "Urban County Consortium" **(1)** must submit a Consolidated Plan every five years to the U.S. Department of Housing and Urban Development (HUD). The most recent Consolidated Plan for program years 2015 - 2019, identifies local needs and how these needs will be addressed through goals and objectives **(2)**. The Consolidated Plan also demonstrates how the Urban County will meet HUD's goals to develop viable communities by providing decent housing, a suitable living environment, and economic opportunities, principally for low- and moderate-income persons **(3)**.

The Consolidated Plan is augmented by an annual update, or One Year Action Plan, detailing how Pierce County will distribute HUD entitlement funds (CDBG, HOME, and ESG) in support of the goals and objectives identified in the Consolidated Plan. The 2017 One Year Action Plan is the third annual update for the 2015 – 2019 Consolidated Plan and provides the activities that will be carried out in 2017 with the use of these funds.

(1) Pierce County and the cities and towns have formed a funding partnership, referred to as the "Urban County" or the "Urban County Consortium." The 18 cities and towns consist of Buckley, Carbonado, DuPont, Eatonville, Edgewood, Fife, Fircrest, Gig Harbor, Orting, Puyallup, Roy, Ruston, South Prairie, Steilacoom, Sumner, University Place, Wilkeson, Milton and the unincorporated areas of Pierce County. The Urban County Consortium does not include the cities of Bonney Lake, Lakewood, and Tacoma within Pierce County or the Pierce County portions of the cities of Auburn, Enumclaw and Pacific. Bonney Lake opted out of the Urban County Consortium in 2012.

(2) The 2015 – 2019 Consolidated Plan can be accessed at:
<http://www.piercecountywa.org/index.aspx?nid=2781>.

(3) Extremely low-income households are defined as earning 30% or less of the Pierce County area median income (AMI), Very low-income households are defined as earning 50% or less of the Pierce County area median income (AMI), and Low-income households are defined as earning 80% or less of the Pierce County area median income (AMI) as defined by the federal government.

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.

The 2015 – 2019 Consolidated Plan provides the framework for the annual goals and objectives set in this document.

The priority needs and goals identified include:

- Basic Needs and Services (Public Services);
- Economic Development;
- Neighborhood and Community Development;
- Affordable Housing Preservation and Development; and
- Mitigation of homelessness.

For more information on the priority needs and goals, please see the Consolidated Plan section SP – 25 Priority Needs and SP – 45 Goals, which can be accessed at: <http://www.piercecountywa.org/index.aspx?nid=2781>, and in this document, section AP – 20 Annual Goals and Objectives.

3. Evaluation of past performance

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

The 2016 One Year Action Plan, which is the second One Year Action Plan of the 2015 – 2019 Consolidated Plan, is currently in progress. Pierce County has progressed in implementing the goals and objectives of the 2016 One Year Action Plan. Specific activities addressing the goals and objectives include affordable housing, home repair, public service and economic development activities, homeless prevention and rapid re-housing, and public facilities improvements to low-income communities.

By September 30, 2017, Pierce County will submit the annual 2016 Consolidated Annual Performance Report (CAPER) to HUD. The CAPER will provide a detailed analysis of how CDBG, HOME and ESG funds were expended in program year 2016 to meet the goals and objectives identified in the 2015 – 2019

Consolidated Plan. The 2016 CAPER, when made available to the public in September 2017, will be available on Pierce County's website: <http://www.piercecountywa.org/index.aspx?nid=2781>.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Citizens' Advisory Board (CAB) held a public meeting on September 21, 2016 to discuss the FY 2017 CDBG Public Facilities Funding Priorities. The public has 14 days to comment on the 2017 One Year Action Plan. The public comment period will start on July 25 and will end on August 9. On August 9, the CAB will hold a public hearing on the 2017 One Year Action Plan before it is submitted to HUD by August 16, 2017. A public notice was placed in the Tacoma News Tribune, Pierce County's paper of legal record, notifying the public of the CAB's August 9 meeting date and opportunities to comment on the 2017 One Year Action Plan.

Given the delay in the enactment of HUD's FY 2017 annual appropriations, HUD has determined that a minimum 14 calendar day public comment period is acceptable under the circumstances and have waived the 30 day public comment period standard in 24 CFR 91.105(b)(4) and 24 CFR 91.115(b)(4).

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.

There were no comments received during the 14 day public comment period and no comments received during the public hearing held by the Citizens' Advisory Board on August 9, 2017.

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

There were no comments or views not accepted.

7. Summary

N/A

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

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

Describe the agency/entity 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	PIERCE COUNTY	Human Services Community Development Unit	
HOME Administrator	PIERCE COUNTY	Human Services Affordable Housing & Finance Unit	
ESG Administrator	PIERCE COUNTY	Human Services Homeless Unit	

Table 1 – Responsible Agencies

Narrative (optional)

N/A

Consolidated Plan Public Contact Information

Pierce County Community Connections Staff

Tess Colby, Housing, Homeless & Community Development Program Manager – 253-798-6139 or tcolby@co.pierce.wa.us

Stephanie Bray, Community Development Supervisor – 253-798-6917 or sbray@co.pierce.wa.us

Bryan Schmid, Affordable Housing Finance Supervisor – 253-798-6909 or bschmid@co.pierce.wa.us

Jeff Rodgers, Homeless Supervisor – 253-798-6908 or jrodger@co.pierce.wa.us

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

N/A

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(I))

Pierce County coordinates with a variety of providers across various sectors. The primary source of cross-sector coordination is the Continuum of Care Board. It is through this board that various systems engage and coordinate with the homelessness system on a strategic level. Further details about this coordination are described in the following question.

Pierce County also partners with the City of Tacoma to facilitate a monthly Rapid Rehousing Collaborative. This group meets regularly to discuss rapid rehousing best practices, policy and implementation. All rapid rehousing programs funded through Human Services and the City of Tacoma participate, in addition to a number of strategic partner agencies including workforce development agencies, community-based employment programs, the United Way’s 2-1-1 program, shelter programs and coordinated entry. This body also regularly invites guest attendees from other sectors to improve coordination. Examples include local mental health agencies, legal advocates, and additional employment resources.

In 2017, Pierce County plans to launch two similar collaborative meetings, one for permanent supportive housing providers and one for coordinated entry.

Pierce County also participates in the Tacoma Pierce County Coalition to End Homelessness. The Coalition’s purpose is to provide a network which shares ideas, concerns, and resources applicable to homeless issues and foster collaboration in addressing their needs and to increase community awareness of the causes of homelessness, the needs of homeless people and ways to end homelessness. Attendance of this group typically includes:

- emergency shelters;
- transitional housing providers;
- rapid rehousing providers;
- permanent supportive housing providers;
- mental health services;
- local jurisdictions (cities of Tacoma and Lakewood and Pierce County);
- McKinney-Vento liaisons;
- work force development agencies;

- educational service district staff;
- child welfare workers; and
- formerly or currently homeless individuals.

In addition, Pierce County will continue to participate as a member of the Human Services Coalition and the Affordable Housing Consortium, which includes private housing developers, local housing authorities, and local government officials.

All of the collaborative planning noted above has provided opportunities for collection of needs data, development of community based responses, and partnerships to enhance coordination between agencies.

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.

As the CoC Collaborative Applicant, Pierce County will continue to coordinate funding and resources that support the network of housing and services necessary to address the crisis of homelessness. This includes continuous assessment of the needs of the populations that are homeless, alignment of funding and resources to address the needs of those experiencing homelessness and creating or strengthening partnerships between housing, mainstream and private providers.

To accomplish this work, the CoC has updated its Strategic Plan with the following key results:

- Strong public will exists to end homelessness and commit the resources to do so
- Multiple sectors share responsibility and accountability to prevent homelessness and to make it rare, brief, and one time, creating an innovative and inclusive system
- Achieve functional zero with HUD-designated special populations (chronically homeless, families with children, veterans, and unaccompanied youth)
- Services and outcomes across the system are equitable
- Homelessness is rare, brief, and one time
- Data is used to track progress and evolve our approach

This updated Strategic Plan requires a specific focus on coordination in order to be successful. As such, the CoC Board is also actively working on recruitment in order to expand its coordination efforts and impact. The following sectors are currently represented on the Continuum of Care Board:

- local government;
- housing authorities;
- coordinated entry;
- Veterans Administration;

- affordable housing;
- behavioral health;
- school districts;
- workforce development;
- faith-based community
- non-CoC funded victim service provider
- CoC-funded youth service provider
- CoC-funded homeless service provider
- Department of Corrections
- Formerly homeless

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

Pierce County will continue to prioritize the allocation of ESG funds for emergency shelter and rapid re-housing, based on the needs and available resources identified through the CoC.

The CoC implemented performance based contracting and collects the following data to measure provider and systems level performance:

- Prioritizing resources for the most vulnerable by serving households that meet either category 1 or category 4 of HUD's homelessness definition
- Referrals must come from coordinated entry
- Reducing the length of time persons are homeless;
- Reducing returns to homelessness;
- Increasing the percentage of exits to permanent housing; and
- Increasing income;

These measures align with the CoC's Strategic Plan as well as the measures set by the HEARTH Act. As such, awards for all funding administered by Human Services is based on the provider's ability to meet targets for the above referenced performance measures.

Local HMIS policies and procedures were created in 2012 and have undergone revision to align with 2014 HUD Data Standards and implementation of Coordinated Entry in 2016. Pierce County staff also facilitate a quarterly meeting for HMIS Administrators to support proper operation of HMIS, to ensure appropriate HMIS policy and procedure is followed, and as a mechanism for HMIS data quality and timeliness feedback.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	PIERCE COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Human Services staff consulted with Pierce County Housing Authority staff via email regarding section AP-60 Public Housing - 91.220(h).

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

There were no agency types not consulted during the planning process of the 2017 One Year Action Plan.

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	Pierce County	Identifies local goals and objectives in the mitigation of homelessness.
Buildable Lands Reports	Pierce County	Identifies need for new housing units to be built to meet population needs.
Pierce County Comprehensive Plan	Pierce County	Identifies affordable housing needs and barriers to affordable housing.
Washington State Needs Assessment	Washington State	Affordable housing survey and identification of need for affordable housing.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

N/A

AP-12 Participation – 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**

There were opportunities throughout the planning process for the 2017 One Year Action Plan for residents, service providers, and Consortium cities and towns to participate in goal-setting. The first opportunity was a public meeting held by the Citizens’ Advisory Board (CAB) on September 21, 2016 regarding the CAB’s FY 2017 CDBG Public Facilities Funding priorities. The second opportunity was a public hearing on August 9, 2017 held by the CAB on the 2017 One Year Action Plan. Citizens were also able to write or email staff during the 14 day public comment period, July 25 – August 9.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	There were no members of the public present at the September 21, 2016 Citizens' Advisory Board public meeting.	There were no written comments received.	There were no comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	There were no members of the public present at the public hearing held by the Citizens' Advisory Board on August 9, 2017.	There were no written comments received.	There were no comments not accepted.	
3	Newspaper Ad	Non-targeted/broad community	There were no written comments received.	There were no written comments received.	There were no comments not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Pierce County is a direct entitlement recipient of CDBG, HOME and ESG funds and is responsible for the administration of these funds. Other programs listed under Anticipated Resources are other sources of funding that Pierce County is expecting to receive and make available during the Consolidated Plan period 2015 – 2019.

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	2,635,361	1,025,506	0	3,660,867	5,901,955	The primary objective of CDBG is the development of viable communities by providing decent housing, a suitable living environment and expanding economic opportunities.

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	938,087	820,000	0	1,758,087	3,516,174	Provides funding for Owner Rehabilitation, Homebuyer Assistance and Affordable Housing Development, including by Community Housing Development Organizations

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	235,920	0	0	235,920	628,210	Provides homeless persons with basic shelter, essential services, homeless prevention and rapid re-housing.

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: \$		
Continuum of Care	public - federal	Housing Multifamily rental new construction Multifamily rental rehab Rental Assistance Services	3,171,568	0	0	3,171,568	9,828,432	Provides homeless persons with transitional and permanent housing. Acquisition, new construction, rehabilitation, leasing, rental assistance, operating and supportive services.
Other	public - federal	Overnight shelter Services	354,100	0	0	354,100	1,416,400	Provides homeless persons with basic shelter, essential services, homeless prevention and rapid re-housing.
Other	public - federal	Rental Assistance	1,188,000	0	0	1,188,000	6,564,000	Move to Work Rental Assistance provides homeless households with short/medium term rental assistance, security deposits, screening fees, utility deposits/payments, moving costs, hotel/motel vouchers.
Other	public - federal	Services	400,000	0	0	400,000	1,200,000	Provides transportation to special needs populations such as low-income people, seniors and individuals with disabilities.

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: \$		
Other	public - state	Overnight shelter Public Services Rapid re-housing (rental assistance)	1,362,886	0	0	1,362,886	5,451,544	Provides homeless persons with basic shelter, essential services, permanent supportive housing, homeless prevention and rapid re-housing.
Other	public - local	Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership Overnight shelter Rental Assistance	900,000	0	0	900,000	2,700,000	Funding for affordable housing activities targeted at households whose income is below 50% of AMI

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: \$		
Other	public - local	Housing Multifamily rental new construction Public Services Rental Assistance Transitional housing	2,958,740	0	0	2,958,740	11,834,960	Provides funding to programs that measurably reduce homelessness. Acquisition, new construction, rehab, leasing, building operations, rental assistance, supportive services for transitional or permanent housing.

Table 5 - 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

Pierce County has a local affordable housing fund (SHB 2060). The revenue is generated from local document recording fees. The amount collected annually is approximately \$900,000. These funds are often used to leverage HOME and CDBG funds invested in affordable housing projects within the Urban County. SHB 2060 funds can be used for capital investments (acquisition, rehabilitation, and/or new construction) of affordable rental or ownership housing, operating and maintenance of affordable rental housing, rental voucher funding and emergency shelter operations. All SHB 2060 funding is targeted at very low-income households whose income is at or below 50% of AMI.

In addition, Pierce County has a local homeless housing fund (SHB 2163). This revenue is also generated from local document recording fees. As demonstrated in the table above, the amount collected annually is roughly \$4,000,000. These funds have been used to provide the match for ESG. These funds are also often used to leverage HUD CoC Homeless Program funds invested in permanent housing projects, as well as local and state funds invested in emergency shelter, transitional housing, permanent housing, diversion and service projects. SHB 2163 can be used for capital investments (acquisition, rehabilitation, and/or new construction) of housing for homeless, operating and maintenance of emergency

shelter, transitional and permanent supportive housing, support services, and rental voucher funding. All SHB 2163 is targeted to households whose income is at or below 50% of AMI.

Emergency Solutions Grant (ESG) Match Sources

Under the ESG Program, Pierce County is required to match grant funds with an equal amount of cash and/or noncash contributions, which may include donated buildings, materials and volunteer services. Pierce County uses the SHB 2163 homeless housing fund as its source of local cash match.

HOME Match Sources

Under the HOME Program the County is required to make a local, non-federal permanent contribution to its affordable housing stock within the community. The contribution must be a minimum of 25% of the HOME funds drawn from the County's HOME Investment Trust Fund treasury account during the federal fiscal year. Any excess match can be carried over into the next federal fiscal year.

The County has one primary source of local cash match: the SHB 2060 affordable housing fund. This fund is locally generated from document recording fees. If any SHB 2060 funds are invested in a HOME project in the Urban County the County can use some, or all, of the amount invested in the project as match for the HOME program. The County can also count SHB 2060 funds as match on non-HOME funded projects in the Urban County provided the projects are HOME eligible and are monitored in accordance with HOME affordability requirements.

In addition the County may also use the following sources to count as matching funds for the HOME Program provided they are invested in HOME funded projects or HOME eligible projects within the Urban County that will meet the HOME affordability standards:

- Cash or donations from private foundations;
- County fee waivers;
- Value of donated land or real property;
- Value of supportive service to residents;
- Sweat equity; and
- A percentage of the proceeds of a single or multi-family housing bonds issued by the State, State instrumentality or local government.

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

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Basic Needs and Services	2015	2019	Homeless Non-Homeless Special Needs	Pierce County Consortium	Public Service	CDBG: \$347,894 Beyond the Borders: \$586,000	Public service activities other than Low/Moderate Income Housing Benefit: 327540 Persons Assisted Other: 15000 Other
2	Economic Development	2015	2019	Non-Housing Community Development	Pierce County Consortium	Economic Development	CDBG: \$372,410	Public service activities other than Low/Moderate Income Housing Benefit: 22 Persons Assisted Jobs created/retained: 9 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Neighborhood and Community Development	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Pierce County Consortium	Neighborhood & Community Development	CDBG: \$1,657,985	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1069 Persons Assisted Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Rehabilitated: 120 Household Housing Unit
4	Affordable Housing Preservation and Development	2015	2019	Affordable Housing	Pierce County Consortium	Affordable Housing Preservation and Development	CDBG: \$930,000 HOME: \$1,770,762 SHB 2060: \$900,000	Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 35 Household Housing Unit Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 34 Household Housing Unit Direct Financial Assistance to Homebuyers: 13 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Mitigation of Homelessness	2015	2019	Homeless	Pierce County Consortium	Mitigation of Homelessness	ESG: \$235,920 Continuum of Care: \$3,303,548 Consolidated Homeless Grant: \$3,459,460 ESG - WA State: \$210,170 SHB 2163: \$2,950,320 Tacoma Housing Authority: \$1,288,000	Tenant-based rental assistance / Rapid Rehousing: 642 Households Assisted Homeless Person Overnight Shelter: 3000 Persons Assisted Homelessness Prevention: 360 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Basic Needs and Services
	Goal Description	CDBG public service funds will be used for a wide range of public service activities per CDBG regulation 24 CFR 570.201e. Other funding sources may be used to carry out this Goal of Providing Basic Needs and Services, where appropriate.

2	Goal Name	Economic Development
	Goal Description	Job training services and assistance to businesses for the creation or retention of jobs to benefit low-income people. Other funding sources may be used to carry out this Goal of Economic Development, where appropriate. Funding includes \$47,410 of public services entitlement for the CAREER program and \$325,000 of program income generated from the business revolving loan fund. Jobs created/retained is 9.5 not 9 jobs for the Goal Outcome Indicator. IDIS system will not allow input of 9.5.
3	Goal Name	Neighborhood and Community Development
	Goal Description	Public facilities, infrastructure improvements and housing. Other funding sources may be used to carry out this Goal of Neighborhood and Community Development, where appropriate.
4	Goal Name	Affordable Housing Preservation and Development
	Goal Description	Access to affordable housing through homeowner rehabilitation, homebuyer assistance, and affordable rental and ownership housing development.
5	Goal Name	Mitigation of Homelessness
	Goal Description	Services and housing to prevent and address homelessness.

Projects

AP-35 Projects – 91.220(d)

Introduction

This section lists the projects Pierce County plans to fund through the 2017 CDBG, HOME, and ESG grant programs.

Projects

#	Project Name
1	Buckley Senior Citizens/Senior Center Mealsite and Transportation Program
2	Catholic Community Services/Family Housing Network
3	Childrens Home Society of Washington/Key Peninsula Family Resource Center Basic Needs Assistance
4	Eatonville Area Council/Eatonville Family Agency Food & Resource Program
5	Emergency Food Network (EFN)/Warehouse Distribution Center
6	FISH food Banks of Pierce County/Basic Food Assistance
7	Key Peninsula Community Services (KPCS)/KPCS Food Bank
8	LASA/Housing and Services for Families Experiencing Homelessness
9	Lindquist Dental Clinic for Children/Uncompensated Dental Care for Children
10	YMCA/Childcare
11	Pierce County Human Services Home & Family Services/CAREER
12	Pierce County Human Services Home & Family Services/ECEAP
13	Pierce County Human Services Home & Family Services/Home Repair Program
14	City of Fife/Benthien Loop Water Main Extensions
15	Town of Carbonado/Water Reservoir No 1 Recoating
16	Vadis/Vadis Housing 2017
17	YWCA/Domestic Violence Emergency Shelter Elevator
18	Pierce County Community Development Corporation/CHDO (Community Housing Development Organizations)
19	Pierce County Community Development Corporation/Affordable Housing Development
20	Pierce County Community Development Corporation/Housing CDBG Rehab Revolving Loan (RLF) Program
21	Pierce County Community Development Corporation/HOME Owner Rehabilitation
22	Pierce County Community Development Corporation/NSP Conversion to CDBG Admin for HOME Program
23	Pierce County Community Development Corporation/Economic Development RLF
24	Pierce County Community Development Corporation/CDC HOME Administration

#	Project Name
25	Pierce County Human Services Administration for CDBG and HOME
26	ESG17 Pierce County Human Services

Table 7 - Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	Buckley Senior Citizens/Senior Center Mealsite and Transportation Program
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services
	Needs Addressed	Public Service
	Funding	CDBG: \$32,004
	Description	Provides transportation service, recreational opportunities, and low cost hot noon meals to senior citizens in the White River School District area.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	250 people will benefit.
	Location Description	Activities will be undertaken at the senior center located at 811 Main Street Buckley, WA 98321.
Planned Activities	Provides transportation service, recreational opportunities, and low cost hot noon meals to senior citizens in the White River School District area.	
2	Project Name	Catholic Community Services/Family Housing Network
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services Mitigation of Homelessness
	Needs Addressed	Public Service Mitigation of Homelessness
	Funding	CDBG: \$20,000
	Description	Assists families and military veterans experiencing homelessness to become permanently housed by providing safe shelter, rapid rehousing, and homeless diversion services while promoting family stability and self-sufficiency.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	488 people will benefit.
	Location Description	Activities will be undertaken at 5050 South Tacoma Way, Tacoma, WA 98409.
	Planned Activities	Assists families and military veterans experiencing homelessness to become permanently housed by providing safe shelter, rapid rehousing, and homeless diversion services while promoting family stability and self-sufficiency.
3	Project Name	Childrens Home Society of Washington/Key Peninsula Family Resource Center Basic Needs Assistance
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services
	Needs Addressed	Public Service
	Funding	CDBG: \$15,000
	Description	Provides families with temporary assistance with rent and utility bills. Families also receive assistance accessing food and clothing banks, mobile dental services, help with enrollment in Washington State Health Exchange, and holiday gifts.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	438 people will benefit.
	Location Description	Activities undertaken at agency office located at 17010 South Vaughn Rd, Vaughn, WA 98394.
	Planned Activities	Provides families with temporary assistance with rent and utility bills. Families also receive assistance accessing food and clothing banks, mobile dental services, help with enrollment in Washington State Health Exchange, and holiday gifts.
4	Project Name	Eatonville Area Council/Eatonville Family Agency Food & Resource Program
	Target Area	Pierce County Consortium

	Goals Supported	Provide Basic Needs and Services
	Needs Addressed	Public Service
	Funding	CDBG: \$40,000
	Description	Offers emergency basic needs such as food, clothing, rent and utility assistance, essential care items, and DSHS help to low-income and homeless individuals, families and senior citizens.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	1800 people will benefit.
	Location Description	Activities undertaken at 305 Main Street West, Eatonville, WA 98328.
	Planned Activities	Offers emergency basic needs such as food, clothing, rent and utility assistance, essential care items, and DSHS help to low-income and homeless individuals, families and senior citizens.
5	Project Name	Emergency Food Network (EFN)/Warehouse Distribution Center
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services
	Needs Addressed	Public Service
	Funding	CDBG: \$50,000
	Description	EFN collects, stores, and distributes food in bulk through its Warehouse Distribution Center for 73 partner food banks, hot meal sites and shelters.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	237,014 people will benefit.
	Location Description	Activities undertaken at 3318 92nd Street South, Lakewood, WA 98499.
	Planned Activities	EFN collects, stores, and distributes food in bulk through its Warehouse Distribution Center for 73 partner food banks, hot meal sites and shelters.
6	Project Name	FISH food Banks of Pierce County/Basic Food Assistance
	Target Area	Pierce County Consortium

	Goals Supported	Provide Basic Needs and Services
	Needs Addressed	Public Service
	Funding	CDBG: \$35,000
	Description	FISH Food Banks provide nutritious food and wraparound services for low-income and homeless individuals and families in need.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	74,000 people will benefit.
	Location Description	Activities undertaken at 621 Tacoma Ave South, Suite 202, Tacoma, WA 98402.
	Planned Activities	FISH Food Banks provide nutritious food and wraparound services for low-income and homeless individuals and families in need.
7	Project Name	Key Peninsula Community Services (KPCS)/KPCS Food Bank
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services
	Needs Addressed	Public Service
	Funding	CDBG: \$19,000
	Description	Provides emergency food needs to low-income and vulnerable residents of the Key Peninsula.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	1800 people will benefit.
	Location Description	Activities undertaken at 17015 9th Street CT KPN, Lakebay, WA 98349.
	Planned Activities	Provides emergency food needs to low-income and vulnerable residents of the Key Peninsula.
8	Project Name	LASA/Housing and Services for Families Experiencing Homelessness
	Target Area	Pierce County Consortium

	Goals Supported	Provide Basic Needs and Services Mitigation of Homelessness
	Needs Addressed	Public Service Mitigation of Homelessness
	Funding	CDBG: \$25,000
	Description	A variety of holistic services are offered to assist families experiencing homelessness to access and maintain housing for the long term. LASA provides services to support the family's transition and help them overcome barriers they may face to acquiring permanent housing. This may include, but not limited to, case management, school readiness, and holiday help.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	65 people will benefit.
	Location Description	Activities undertaken at Client Services Center located at 8956 Gravelly Lake Dr SW, Lakewood, WA and/or in the client's home.
	Planned Activities	A variety of holistic services are offered to assist families experiencing homelessness to access and maintain housing for the long term. LASA provides services to support the family's transition and help them overcome barriers they may face to acquiring permanent housing. This may include, but not limited to, case management, school readiness, and holiday help.
9	Project Name	Lindquist Dental Clinic for Children/Uncompensated Dental Care for Children
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services
	Needs Addressed	Public Service
	Funding	CDBG: \$30,000
	Description	Provides accessible, compassionate, and effective dental care to children in need, ages 0 through 18.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	10,453 people will benefit.
	Location Description	Activities undertaken at Clinic located at 130 - 131st Street South, Tacoma, WA 98444.
	Planned Activities	Provides accessible, compassionate, and effective dental care to children in need, ages 0 through 18.
10	Project Name	YMCA/Childcare
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services
	Needs Addressed	Public Service
	Funding	CDBG: \$29,190
	Description	Supports low-income parents and families by providing safe, high-quality, and affordable before- and after-school child care to children attending Pierce County elementary schools. Program provides these children with high-quality academic, health, and social-emotional enriching activities that promote academic achievement and improved health and wellbeing.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	931 people will benefit.
	Location Description	Activities undertaken in multiple sites in Pierce County.
	Planned Activities	Supports low-income parents and families by providing safe, high-quality, and affordable before- and after-school child care to children attending Pierce County elementary schools. Program provides these children with high-quality academic, health, and social-emotional enriching activities that promote academic achievement and improved health and wellbeing.
11	Project Name	Pierce County Human Services Home & Family Services/CAREER
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services Economic Development

	Needs Addressed	Public Service Economic Development
	Funding	CDBG: \$47,410
	Description	Pierce County Community Action provides education and training to low-income individuals so individuals can obtain paid employment.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	22 people will benefit.
	Location Description	Activities undertaken at 3602 Pacific Ave, Suite 200, Tacoma, WA 98418.
	Planned Activities	Pierce County Community Action provides education and training to low-income individuals so individuals can obtain paid employment.
12	Project Name	Pierce County Human Services Home & Family Services/ECEAP
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services
	Needs Addressed	Public Service
	Funding	CDBG: \$52,700
	Description	Pierce County Community Action will provide pre-school educational services to children from low- to-moderate income families.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	300 children will benefit.
	Location Description	Activities undertaken at various ECEAP sites in Pierce County.
	Planned Activities	Provide pre-school educational services to children from low- to moderate-income families.
13	Project Name	Pierce County Human Services Home & Family Services/Home Repair Program
	Target Area	Pierce County Consortium

	Goals Supported	Neighborhood and Community Development Affordable Housing Preservation and Development
	Needs Addressed	Neighborhood & Community Development Affordable Housing Preservation and Development
	Funding	CDBG: \$830,000
	Description	Provide minor home repair to low-income homeowner households. Funding amount includes \$5,000 for activity delivery.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	120 low-income families will benefit.
	Location Description	Services take place at residences throughout the Pierce County Consortium. Program is administered from 3602 Pacific Ave., Suite 200, WA 98418.
	Planned Activities	Provide minor home repair to low- and moderate-income households.
14	Project Name	City of Fife/Benthien Loop Water Main Extensions
	Target Area	Pierce County Consortium
	Goals Supported	Neighborhood and Community Development
	Needs Addressed	Neighborhood & Community Development
	Funding	CDBG: \$104,177
	Description	Extend water main system with new residential service lines, meter, fire hydrants to unserved area to provide potable water to areas currently served by individual wells. Funding amount includes \$5,000 for activity delivery.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 84 people (28 families) will benefit. Eighty percent response rate was received from an income survey conducted by Pierce County. The percentage of low- to-moderate income persons in the service area of the project is 70.97%.
	Location Description	54th, 55th, and 57th Ave East in Fife, WA 98424.

	Planned Activities	Extend water main system with new residential service lines, meter, fire hydrants to unserved area to provide potable water to areas currently served by individual wells.
15	Project Name	Town of Carbonado/Water Reservoir No 1 Recoating
	Target Area	Pierce County Consortium
	Goals Supported	Neighborhood and Community Development
	Needs Addressed	Neighborhood & Community Development
	Funding	CDBG: \$192,600
	Description	Remove existing coating system and reapply new coating system to extend the useful life by 20 to 30 years and improve water retention capacity. Funding amount includes \$5,000 for activity delivery.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 732 people (244 families) will benefit from this activity. Eighty percent response rate was received for the income survey. The percentage of low- to-moderate income persons in the service area of the project is 51.09%.
	Location Description	24902 Freelane Road Carbonado, WA 98323.
	Planned Activities	Remove existing coating system and reapply new coating system to extend the useful life by 20 to 30 years and improve water retention capacity.
16	Project Name	Vadis/Vadis Housing 2017
	Target Area	Pierce County Consortium
	Goals Supported	Neighborhood and Community Development
	Needs Addressed	Neighborhood & Community Development
	Funding	CDBG: \$312,367
	Description	Acquisition and rehabilitation of one multi-bedroom house in the East Pierce County area to serve as long-term, safe, affordable housing for low-income people with severe disabilities. Funding amount includes \$5,000 for activity delivery.
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	Three low-income, severely disabled individuals will benefit.
	Location Description	Location to be determined based on available housing within the target areas and project budget.
	Planned Activities	Acquisition and rehabilitation of one multi-bedroom house in the East Pierce County area to serve as long-term, safe, affordable housing for low-income people with severe disabilities.
17	Project Name	YWCA/Domestic Violence Emergency Shelter Elevator
	Target Area	Pierce County Consortium
	Goals Supported	Neighborhood and Community Development Affordable Housing Preservation and Development
	Needs Addressed	Neighborhood & Community Development Affordable Housing Preservation and Development
	Funding	CDBG: \$218,841
	Description	Rehab and modernize the failing elevator system in the shelter building to meet current building and safety codes, improve reliability of service, and reduce energy consumption during operation. Funding amount includes \$5,000 for activity delivery.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	100 families/250 individuals will benefit from this project.
	Location Description	401 St. Helens Tacoma, WA 98402.
	Planned Activities	Rehab and modernize the failing elevator system in the shelter building to meet current building and safety codes, improve reliability of service, and reduce energy consumption during operation.
18	Project Name	Pierce County Community Development Corporation/CHDO (Community Housing Development Organizations)
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development

	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$144,114
	Description	The Community Development Corporation will provide funding to community housing development organizations for acquisition, rehabilitation, and/or new construction of affordable housing. Individual projects are identified and selected through a Notice of Funds Availability (NOFA) process.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that up to 5 low-income households could benefit from CHDO activities.
	Location Description	Program administered from 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402. Project locations to be determined by organization chosen through NOFA process.
	Planned Activities	Acquisition, rehabilitation, and/or new construction of affordable housing by CHDOs.
19	Project Name	Pierce County Community Development Corporation/Affordable Housing Development
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$303,828
	Description	The Community Development Corporation will provide funding for acquisition and rehabilitation, and/or new construction of affordable rental and/or homeownership housing. Individual projects are identified and selected through a Notice of Funds Availability (NOFA) process.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that up to 30 low-income households could benefit from affordable housing activities.

	Location Description	Program administered from 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402. Project locations to be determined by agencies selected through the NOFA process.
	Planned Activities	Acquisition and rehabilitation, and/or new construction of affordable rental and/or homeownership housing.
20	Project Name	Pierce County Community Development Corporation/Housing CDBG Rehab Revolving Loan (RLF) Program
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: \$770,000
	Description	Housing rehabilitation loans for eligible low-income homeowners within the Pierce County Consortium. This includes the rehab admin costs to administer the program. Individual homeowners apply for loans throughout the program year. Amount includes \$640,000 from the entitlement grant plus an estimated \$130,000 program income. Funding includes \$5,000 for activity delivery.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	24 low-income families will benefit.
	Location Description	The program is administered from 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402. Project locations to be determined based on eligible applications.
	Planned Activities	Provide homeowner housing rehabilitation loans.
21	Project Name	Pierce County Community Development Corporation/HOME Owner Rehabilitation
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$745,744

	Description	The Community Development Corporation will assist homeowners in the rehabilitation of single-family homes, and the replacement of substandard manufactured homes. Individual homeowners apply for loans throughout the program year.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	10 families at or below 80% AMI will benefit.
	Location Description	Program is administered from 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402. Project locations to be determined based on eligible applications received.
	Planned Activities	Homeowner housing rehabilitation.
22	Project Name	Pierce County Community Development Corporation/NSP Conversion to CDBG Admin for HOME Program
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: \$160,000
	Description	The CDC administers the HOME program on behalf of Pierce County. Human Services received approval by HUD for the CDC to convert \$800,000 of NSP funds to CDBG funds. The CDC will take no more than 20% of the \$800,000 to cover HOME program administrative costs. The CDC through the HOME program provides loans for homeownership assistance, substantial homeowner housing rehabilitation, and affordable housing development.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Activities undertaken at 1305 Tacoma Ave South, Suite 104, Tacoma, WA 98402.
	Planned Activities	Administration of the HOME program.

23	Project Name	Pierce County Community Development Corporation/Economic Development RLF
	Target Area	Pierce County Consortium
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$330,000
	Description	The Community Development Corporation will use revolving loan funds to assist for-profit businesses in the creation or retention of jobs for low- to moderate-income employees. Funding amount includes \$5,000 for activity delivery.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	9.5 jobs created.
	Location Description	Program administered from 950 Pacific Ave, Suite 720, Tacoma, WA 98402.
	Planned Activities	Loans to businesses for job creation.
24	Project Name	Pierce County Community Development Corporation/CDC HOME Administration
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$88,538
	Description	The CDC will be sub-granted 10% of administration funding (\$82,000) from HOME program income and \$26,518 from the HOME entitlement.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Activities undertaken at 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402.

	Planned Activities	Administration of the HOME program.
25	Project Name	Pierce County Human Services Administration for CDBG and HOME
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services Economic Development Neighborhood and Community Development Affordable Housing Preservation and Development Mitigation of Homelessness
	Needs Addressed	Public Service Economic Development Neighborhood & Community Development Affordable Housing Preservation and Development Mitigation of Homelessness
	Funding	CDBG: \$527,072 HOME: \$88,538
	Description	The Human Services Department administers the annual CDBG and HOME grant programs. Human Services will receive a little over half of the authorized 10% of administration funding of the HOME entitlement grant in the amount of \$67,290. The Pierce County Community Development Corporation will be awarded the remaining \$26,518 of the HOME administration funds. The CDBG administration amount includes 20% of the entitlement amount of \$527,072 plus an amount subject to the program income, estimated at \$40,000, received during the program year. If CDBG admin funding allows, fair housing activities may be carried out under this project, to Affirmatively Further Fair Housing (AFFH) under the Fair Housing Act and the AFFH rule. This could include contracting with the Fair Housing Center of Washington to carry out fair housing activities.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The CDBG and HOME programs are administered at 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402.

	Planned Activities	Administration activities associated with the CDBG and HOME programs, including, if funding allows, fair housing activities subject to the CDBG admin cap, to Affirmatively Further Fair Housing (AFFH) under the Fair Housing Act and the AFFH rule. This could include contracting with the Fair Housing Center of Washington to carry out fair housing activities.
26	Project Name	ESG17 Pierce County Human Services
	Target Area	Pierce County Consortium
	Goals Supported	Mitigation of Homelessness
	Needs Addressed	Mitigation of Homelessness
	Funding	ESG: \$225,317
	Description	Emergency Solutions Grant 2017: SHELTER \$42,750; RAPID RE-HOUSING \$151,884; ADMIN \$17,694; HMIS \$23,592.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	28 households will receive rental assistance, and 350 homeless people will benefit from overnight shelter. There is a glitch in the IDIS system. The actual award amount for FY 2017 ESG is \$235,920 and the budget is: Shelter - \$42,750, Rapid Re-Housing - \$151,884, Admin - \$17,694 and HMIS - \$23,592.
	Location Description	ESG program is administered at 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402.
	Planned Activities	Provide housing and services for homeless or those at risk of homelessness. There is a glitch in the IDIS system. The actual award amount for FY 2017 ESG is \$235,920 and the budget is: Shelter - \$42,750, Rapid Re-Housing - \$151,884, Admin - \$17,694 and HMIS - \$23,592.

AP-50 Geographic Distribution – 91.220(f)

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

Assistance will be directed to areas of need within the Pierce County Consortium.

Geographic Distribution

Target Area	Percentage of Funds
Pierce County Consortium	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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 low- and moderate-income households within unincorporated Pierce County and the 18 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 specific community. Pierce County will place an emphasis on the provision of services to areas outside of the Tacoma urban area as these areas have been traditionally underserved.

Discussion

In Pierce County, Tacoma and Lakewood are the two largest cities within the county. Therefore, many of the agencies that receive HUD entitlement funds from Pierce County have offices located within the cities of Tacoma and Lakewood. However, even though many of the agencies are located in Tacoma and Lakewood, the agencies can only serve Pierce County Consortium residents with the HUD entitlement funds they receive from the County. Pierce County monitors this closely to ensure funding is going specifically for Pierce County Consortium residents.

Please note the allocation priorities depend on the applications received for funding. In addition, the Citizens' Advisory Board (CAB) takes into consideration the rural areas of Pierce County when making their CDBG funding recommendations to ensure all low-income residents of the Pierce County Consortium can access services, if needed.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

N/A

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	87
Special-Needs	0
Total	87

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	69
Acquisition of Existing Units	18
Total	87

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Although no newly constructed rental housing units are scheduled for completion in PY 2018 the County is seeking to fund projects that create new affordable housing units targeted at homeless households. Those newly constructed affordable housing units would be completed in PY 2019 and PY 2020.

AP-60 Public Housing – 91.220(h)

Introduction

N/A

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

The Pierce County Housing Authority's public housing consists primarily of single family homes. The PCHA has a strategy to sell up to three of these public housing units per year to the households residing in those public housing units. Those residents are eligible to apply for the County's down payment assistance loan program to assist in the purchase of those public housing units. The program is administered by the Washington State Housing Finance Commission.

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

Pierce County Housing Authority holds an annual public housing resident meeting, typically in September. All residents are invited to participate and provide feedback regarding their experiences and recommendations. Pierce County Housing Authority holds quarterly meetings regarding the Homeownership Program and actively encourages all public housing residents to participate in homeownership.

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

N/A

Discussion

N/A

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

Introduction

For the past five years, the CoC's homeless response system has undergone major changes with the goal of transforming the collection of existing homeless projects and services into a system that quickly and effectively resolves the crisis of homelessness. Pierce County has been shifting a system that was heavily reliant upon temporary housing (shelter and transitional housing) to address homelessness, to one focused on quickly moving households back into permanent housing.

To better align with HEARTH Act, federal and local plans for ending homelessness, and a local Ending Family Homelessness Initiative, Pierce County has implemented the following:

- Improvements to coordinated entry, intake, assessment and referral;
- Prioritizing literally homeless households with the highest acuity of need (vulnerability and housing barriers);
- Addressing the immediate crisis of homelessness with diversion services;
- Moving to a housing first system and quickly returning households to safe permanent housing situations;
- Performance-based contracting; and
- Continuing the work of right sizing the homeless crisis response system so that every household with a housing crisis receives the appropriate level of assistance for their 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

As part of the improvements to the coordinated entry system, assessment staff will provide outreach in emergency and day shelters to increase access to housing services for all homeless populations. Greater Lakes Mental Healthcare and Comprehensive Mental Health, Projects for Assistance in Transition from Homelessness (PATH) – teams of mental health specialists will provide homeless outreach to unsheltered households and connect them to housing as part of a coordinated entry system partnership. The PATH team will continue to provide connections to health and mental health services for eligible individuals.

Coordinated entry will prioritize literally homeless households with the greatest vulnerability to immediate harm and highest housing barriers to address the immediate crisis of homelessness and returning households to a safe permanent housing situation.

Pierce County has a variety of services that will provide outreach to the homeless population:

- Catholic Community Services, Homeless Adult Services Case Management Program and Rescue Mission, Downtown Men’s Shelter - serve individuals living in the emergency overnight shelters by helping them identify, address and overcome barriers to establishing an income, healthy life skills and stable housing;
- Community Youth Services was recently awarded a Street Outreach grant to provide outreach to youth and young adult who are homeless in Pierce County;
- General counseling and advocacy services are available to low-income residents through Sound Outreach Services. The agency offers information and referral services to help households seeking a variety of services, including assistance in access to benefits and health care/mental health care in addition to housing services;
- Sound Outreach Services also continues to provide Project Homeless Connect on a quarterly basis to bring medical/dental care, benefits eligibility and registration, identification, and other services to homeless and low-income residents; and
- Supportive Services for Veterans and Families (SSVF) Programs through Catholic Community Services and Metropolitan Development Council will continue to provide housing stability case management, rental assistance, utility assistance and services in order to achieve the goal of ending Veterans homelessness. These two programs have teamed up with the Veterans Administration and local PATH teams to provide outreach in the emergency shelters and day shelters. In addition to outreach in shelters, the Veterans Administration operates a weekly Veterans Housing Options Group, available to Veterans to access local community services and housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Pierce County will continue to support the 481 annual emergency shelter beds and 225 seasonal beds for families and individuals in the community through CDBG, ESG, and State and local fund sources. To better align with the goals of the HEARTH Act, Pierce County is committed to reducing the length of time-spent homeless by directly connecting coordinated entry with emergency shelter locations. Clients who enter shelter will be quickly connected with coordinated entry and either offered immediate support to achieve a housing solution or prioritized for a referral to a deeper housing intervention, primarily permanent housing programs.

As of March 2017, Pierce County has converted the majority of its remaining transitional housing units to rapid re-housing, permanent supportive housing, and transition-in place affordable housing while maintaining a few units of transitional housing for special need populations. We are continuing to coordinate and work with public and private funders to advocate for funding and policy actions that will increase the supply of affordable and permanent supportive housing.

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

Pierce County funds coordinated entry to facilitate access to housing and the appropriate levels of tailored supportive services. Coordinated entry prioritizes households with the greatest vulnerability to harm and highest barriers to housing for quick re-housing in a permanent housing situation for all populations.

As part of coordinated entry, the PATH teams help to facilitate access to housing for chronically homeless households. If an immediate housing solution cannot be achieved, the PATH team guides the household through the intake and referral process. The CoC continues to prioritize permanent supportive housing for households who are chronically homeless. Even programs with permanent supportive housing beds that are not dedicated to chronically homeless, are prioritizing their vacancies to house the chronically homeless. If no permanent supportive housing is available, then the household is referred to a rapid rehousing program.

Similarly, when households with children contact coordinated entry (either through the shelter or directly), they are offered an opportunity to identify and pursue immediate housing solutions. If a solution cannot be achieved, then the household is quickly prioritized for a referral to rapid rehousing. Rapid rehousing projects are supported by a variety of funding in Pierce County including local, state, and federal fund sources.

Likewise, young adults follow the same basic coordinated process. However, Pierce County funds a large rapid rehousing project specifically targeted to this population, the Housing 4 Success project. This project is a coordinated effort of four agencies that provides rapid re-housing, tailored case management and employment/education services for up to 70 youth and young adults. Youth and young adults receive appropriate levels of case management and services to ensure their transition from homelessness to permanent housing.

The Supportive Services for Veteran Families project provided through Catholic Community Services and Metropolitan Development Council offers temporary financial assistance and case management to homeless and at risk veteran households in addition to coordinating with coordinated entry. Providers receive eligible households identified through mobile outreach, the VA Crisis Line and coordinated entry. Pierce County receives 322 HUD VASH vouchers, 167 through the Tacoma Housing Authority and 155 through Pierce County Housing Authority.

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.

Currently, the CoC operates under the state mandated discharge policies for mental health, foster care and corrections. For the mental health and corrections systems, providers make every effort to connect individuals that were homeless at intake and discharging from care to the appropriate housing providers and community services before releasing to homelessness. Individuals discharged from foster care, work with caseworkers, mentors, and housing and service providers to ensure that they find safe, stable housing.

Pierce County will continue to work with housing providers to make sure all participants are receiving the appropriate levels of service and are able to access as many mainstream benefits for which they are eligible. In addition, case management services for all households includes connecting participants to the appropriate health and mental health care, employment training, education and other support services as necessary. While some providers may be able to provide their participants with necessary services that are in-house, most will provide connections to community resources for health, social services, employment and education.

Discussion

N/A

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

N/A

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

The County's comprehensive plan, which is required per the Washington State Growth Management Act, requires that the County address affordable housing barriers. In order to remove or alleviate the barriers to affordable housing the plan calls for the County to review the following options:

- Review voluntary and inclusionary housing methods to require housing affordable to households whose income is less than 80% of AMI.
- Provide additional incentives for developers to construct affordable housing for households whose income is less than 80% of AMI.
- Consider additional fee exemptions for projects that incorporate housing affordable to households whose income is less than 80% of AMI
- Consider allowing bonus densities for projects that incorporate housing affordable to households whose income is less than 80% of AMI.
- Provide for expedited permitting.

Over the next five years the County's Planning and Land Services Department will be working on reviewing these options to help address affordable housing barriers.

Discussion:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

N/A

Actions planned to address obstacles to meeting underserved needs

Service providers struggle on a day-to-day basis to meet the demand for increased services with smaller budgets. In order to address this obstacle, Pierce County will contract with service providers, as listed in AP-35, to provide direct services to homeless and low-income populations to provide housing, shelter and rapid re-housing, basic needs, family services and transportation. In addition, public facilities projects will provide low-income communities with a clean and efficient water supply system, affordable housing for individuals with disabilities, and a safe elevator in a domestic violence shelter by bringing the failing elevator system up to meet current building and safety codes, as well as improve the reliability of service and reduce energy consumption during operation.

Actions planned to foster and maintain affordable housing

The County will provide funding for Owner Rehabilitation, Homebuyer Assistance, and Affordable Housing Development and preservation, including Community Housing Development Organizations in order to foster and maintain affordable housing in the community. The County also participates in the Tacoma/Pierce County Affordable Housing Consortium and meets quarterly with affordable housing developers. The goal is to provide updates on local funding, grow capacity, share information and assist in a pathway for the development of affordable housing within the County.

The County is giving priority to affordable housing projects serving households with the highest barriers to affordable housing including homeless households and households at the lowest income levels.

Actions planned to reduce lead-based paint hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

The County requires a lead based paint hazard assessment on all properties built prior to 1978 receiving acquisition and/or rehabilitation assistance. The level of the assessment depends on the activity.

- For rehabilitation under \$5,000 per unit on properties built prior to 1978 the County requires a lead based paint test on painted surfaces disturbed as part of the rehabilitation. If the painted area disturbed contains lead paint a clearance inspection by a State licensed clearance inspector

is required to verify that no lead based paint hazards remain after the rehabilitation is completed. The contractor performing the work needs to be State certified and licensed as a Renovating, Remodeler and Repair Firm.

- For rehabilitation over \$5,000 per unit on properties built prior to 1978 the County requires a lead paint risk assessment by a State licensed lead paint risk assessor. If a painted area that is disturbed during rehabilitation contains lead paint a clearance inspection is required to verify no lead based paint hazards remain after the rehabilitation is complete. If a paint hazard exists interim controls must be used to remediate the lead hazards. A clearance inspection by a State licensed clearance inspector must be performed to confirm no lead hazards remain after the rehabilitation is complete. In addition for rehabilitation exceeding \$25,000 where lead hazards exists on the interior the lead paint hazards must be abated by a State certified lead paint abatement contractor. A clearance inspection by a State licensed clearance inspector must be performed to confirm no lead hazards remain upon completion of the lead abatement. All rehabilitation work must be completed by a State certified and licensed as a Renovating, Remodeler and Repair Firm.
- For acquisition of housing built prior to 1978 the County performs a visual inspection for any lead based paint hazards. If a hazard exists the lead hazard must be remediated in accordance with HUD safe work practices and a clearance inspection must be performed by a licensed clearance inspector to confirm no lead hazards remain after the work is completed. All rehabilitation work must be completed by a State certified and licensed as a Renovating, Remodeler and Repair Firm.
- For existing rental housing built prior to 1978 leased or acquired with federal funds the County performs a visual inspection for any lead based paint hazards during the on-site monitoring of the unit. If a hazard exists the lead hazard must be remediated in accordance with HUD safe work practices by a State certified and licensed as a Renovating, Remodeler and Repair Firm, and a clearance inspection must be performed by a licensed clearance inspector to confirm no lead hazards exist after the rehabilitation is completed.

All occupants of housing built prior to 1978 are required to receive the HUD lead paint hazards brochure and be notified in writing of the results of any lead testing or inspections on the unit they reside in. They are also required to be notified of any lead paint remediation on the unit they reside in.

Actions planned to reduce the number of poverty-level families

The annual goals and objectives, as listed in this 2017 One Year Action Plan under AP-20 and the projects listed in this 2017 One Year Action Plan under AP-35, are specifically focused on reducing the number of families in poverty. Pierce County strongly supports the efforts of service providers in the community to end homelessness, help individuals gain self-sufficiency, and provide affordable housing and economic development activities. The HUD entitlement grants allow Pierce County to invest at a minimum \$3.5 million annually to help reduce the number of poverty-level families.

Actions planned to develop institutional structure

Pierce County will continue to work collaboratively with Pierce County Consortium cities and towns, local non-profits and community partners, the Pierce County Housing Authority, the Citizens' Advisory Board (CAB), Continuum of Care and other local committees and coalitions to improve the jurisdiction's institutional structure. By collaborating and coordinating services, gaps and weaknesses can best be identified and addressed, and appropriate services can be funded via HUD entitlement funding and other funding sources. Pierce County will also seek financial resources and leverage funding, where appropriate.

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

Pierce County will enhance coordination by attending meetings such as the Continuum of Care, Citizens' Advisory Board, Pierce County Cities and Towns Association, Human Services Coalition, Affordable Housing Consortium, and Puget Sound Regional Council. In addition, staff works closely with providers throughout the year to explore ways in which the County can support activities that will provide home repair, affordable housing, basic needs, economic development and neighborhood and community development improvements to homeless and low-income populations.

Discussion:

The County will adopt the following value limits for the HOME program as a result of a local market survey approved by HUD. The value limits reflect 95% of the median sales price of homes in Pierce County excluding the cities of Tacoma and Lakewood.

* Existing homes \$272,650

* New Construction \$393,775

Program Specific Requirements

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

Introduction:

N/A

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.	100.00%

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

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

Pierce County does not use HOME funds beyond those identified in Section 92.205. HOME funds are

provided as a low interest or zero interest loans. The loans may include regular debt service payments or they may be deferred requiring no regular debt service payments.

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:

Pierce County uses the recapture option to recapture the direct HOME assistance to homebuyers receiving funding through the County's homebuyer loan programs. Developers, owners, and/or sponsors of HOME homebuyer projects cannot choose their own recapture options. HOME funds will not be provided as a development subsidy only as a direct subsidy (loan) to the HOME eligible homebuyer.

The County uses the recapture option during the applicable period of affordability. The Sub-recipient (CDC) keeps a project file until such time as the loan is paid off. Program staff review tax and insurance records to ensure owner occupancy for the affordability period. If an owner does not occupy the home as their primary residence during the affordability period, the CDC will take legal action to recover the HOME investment. Any funds recaptured during the affordability period are reported in IDIS as recaptured funds.

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:

If the HOME assisted homebuyers sell the HOME assisted unit during the relevant period of affordability Pierce County will require that the entire amount of the HOME subsidy (loan) be recaptured. The minimum period of affordability is based on total amount of HOME funds per unit (direct subsidy to the homebuyer) as defined in 92.254(a)(4). See chart below. If there are no net proceeds from a sale or the net proceeds from a sale are insufficient to repay the HOME investment due, Pierce County will require only the amount of the net proceeds available, if any, to be recaptured. Net proceeds shall be defined as the sales price minus superior loan/lien repayment (other than HOME funds) and standard closing costs. Under no circumstances will Pierce County require the recapture of more than is available from the net proceeds of the sale.

The affordability restrictions will be enforced by the sub-recipient (CDC) using a Note and Deed of Trust in addition to the HOME written agreement.

Under \$15,000 = 5 years

\$15,000 - \$40,000 = 10 years

Over \$40,000 = 15 years

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:

Pierce County will not allow the use HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds. Pierce County will allow refinance of debt for owner rehabilitation of single family one unit property provided the following:

- The rehabilitation costs exceed the amount of debt refinanced.
- The refinance lowers the interest rate and/or better the owner's loan terms.
- The owner meets the sub recipient credit policy.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

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

The ESG and CoC Services Standards are included in the Appendices.

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

Features of the Coordinated Entry System (CES) include:

- Instead of being a standalone “program” or single fixed “front door,” Coordinated Entry is a system function that provides activities and services at places where homeless people live or where they seek entry to the system;
- The CES will attempt to divert all homeless households from entering the homeless system, particularly those with lower housing barriers;
- The CES will prioritize households with the highest acuity of need (based on vulnerability and housing barriers) for assistance and refer them to available shelter and housing interventions. Providers of shelter, transitional housing, rapid re-housing and permanent supportive housing will be expected to lower their barriers to entry and accept higher need households;
- To remove barriers to access, CES entry points will be expanded beyond the existing centralized office and will include both same-day shelters (adult and family) and a mobile person or team that will seek out unsheltered people;
- The CES will conduct a brief assessment to determine prioritization for access to housing resources (based on the household’s housing barriers and vulnerability) and their eligibility to enter existing programs;
- Instead of maintaining a placement roster, the CES will maintain short priority lists of people assessed as having the highest needs. Those not placed on a priority list will be offered diversion assistance; and
- All data and activities related to CES intake, assessment and referral entered into HMIS.

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).

In 2015, Pierce County funded ESG recipients for a one-year time-period. A Notice of Funding Availability to receive Pierce County’s ESG funds was available to the community, ESG recipients and other housing providers through the local paper of record, email communication and announcements at meetings. Funds were available for street outreach, emergency shelter, rapid re-housing and prevention. A Proposal Evaluation Committee evaluated all eligible proposals. The County contracted with selected local homeless housing and service providers who directly assist individuals and households with children that are homeless.

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.

Homeless or previously homeless individuals have participated in considering and making policies and decisions regarding facilities or services in receipt of ESG funding.

5. Describe performance standards for evaluating ESG.

The following performance measures will be tracked and monitored for Emergency Shelter and Rapid re-housing:

- 100% of household entered into the program shall be referred from coordinated entry
- 95% of referrals received Coordinated Entry System (CES) shall be accepted - This measure will not include: (1) any referrals declined by the client; or (2) referrals made by CES that do not meet the program's funder-required eligibility criteria
- 100% of Bed/Unit Vacancies will be Listed In ServicePoint And Filled Through CES
- Maximum Average Length of Time Homeless in Funded Project - This will be measured as follows: (1) for ES (45 days) programs, the average length of time from entry to exit; (2) for RRH (45 Days) programs, the average length of time from program entry until the households enters permanent housing.
- 95% Bed Utilization Rate – Emergency Shelter only
- 30% of adults Increase Income from any source (adults) – RRH only
- Exits to Permanent Housing Destination – for shelter, 30%; for RRH, 80%. While the intended performance target for this outcome is set optimistically, Emergency Shelter providers will be expected to work closely with the permanent housing interventions to permanently house shelter participants.
- Expenditure of funds – 95% of funds will be spent by the end of the contract
- HMIS Data Quality will be 95% complete - This measure will apply to both client data and also data on program vacancies.
- HMIS Data Entry Timeliness, 95% of data will be entered within 5 working days - This measure will apply to both client data and also data on program vacancies.

The targets reflect historical performance for the identified housing interventions as reported through HMIS as well as funder-required objectives including the HEARTH Act performance measures and other local measures. Pierce County will monitor project performance and share performance data with providers on no less than a quarterly basis. It is Pierce County's intent that all providers will receive monthly and quarterly data reports to show progress meeting performance targets. All projects identified as having difficulty meeting the performance targets will work with the County to develop a Performance Improvement Plan. This plan will include the provision of

technical assistance. Should the project experience further difficulty in addressing performance concerns, even after implementation of the Performance Improvement Plan, Pierce County will consider taking actions, such as a cap on spending, reduction of funding and/or contract termination. Projects that do not meet performance targets or are under-spending may have funding reduced. Project performance will be a heavily weighted factor in all future funding decisions, as well. Projects with unusually high rates of exit to homelessness or returns to homelessness (compared to other projects of the same type) will be required to implement Performance Improvement Plans. During the contract period, Pierce County will monitor provider performance and provide technical assistance to help improve performance. HUD has made it clear to us that they will assess not just individual projects, but the system performance as a whole.

**Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable

codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter “N/A”.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that

rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

Discussion:

N/A