



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed throughout the 3-5 year strategic planning period.

3-5 Year Strategic Plan Executive Summary:

Pierce County, Washington's Consolidated Plan for fiscal years 2005 through 2009 is a strategic planning document that will inform and drive the community's response to the housing, community development, and economic development needs of its low-income residents and of the cities and towns that comprise the county consortium.

The Plan contains an area profile, an assessment of current needs, a description of actions and projects currently underway to address those needs, a longer range projection of need throughout the county, and identification of the goals and objectives targeted to meeting those needs. Although the action steps associated with previously identified goals may have changed to keep pace with current socio-economic conditions, Pierce County's goals remain the same as in previous Consolidated Plans:

Goal One: Provide decent housing: This goal includes the retention of current affordable housing stock, while placing a greater emphasis on the development of additional 'deeply affordable' housing to meet the needs of very low/low-income populations. It also includes the goal identified in the county's 10 year plan to end chronic homelessness of increasing the supply of permanent supportive housing for that growing population.

Goal Two: Provide a suitable living environment: This goal has become increasingly important as Pierce County strives to manage growth, improve safety and livability of neighborhoods with diminishing resources, increase public access to community facilities and services, encourage mixed use and mixed income populations in neighborhoods, restore and preserve historic properties, and promote conservation of natural resources.

Goal Three: Expand economic opportunities: The creation and retention of living wage jobs is essential to the health of our community and a primary focus of County government in encouraging business growth and development. There is also increased emphasis on assistance to first time homebuyers and to empowering low income people to achieve self-sufficiency.

Also included in the plan is a description of potential barriers to implementation of identified action strategies and the consortium plan to address those barriers. Pierce County is making every effort to include all residents in the planning process, to identify common goals, and to create a seamless and cohesive response to identified needs that is consistent with planning for individual issues such as growth management, homelessness, and economic development. More detailed descriptions of the above goals, together with specific action strategies and associated outcomes and performance measures can be found within the relevant sections of this Consolidated Plan.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The mission of Pierce County's Consolidated Plan is to guide the community's response to the needs of its residents, utilizing the investment of federal housing and community development funds in unincorporated Pierce County and the nineteen cities and towns that comprise the county consortium, excluding the cities of Tacoma and Lakewood. This consortium is committed to the development and implementation of coordinated, cohesive strategies to address the housing and community development needs of its low and moderate income residents. The development of the Consolidated Plan is a collaborative effort and involves not only consortium partners but other government representatives, local business, social service providers, the faith community, and those residents whose neighborhoods and communities are most impacted by the investment of Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), American Dream Down Payment Assistance Program (ADDI), Emergency Shelter Grant (ESG), and Continuum of Care (COC) funds.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

1. The area represented by the Pierce County consortium is composed of the unincorporated areas of the county and the following nineteen cities and towns: Bonney Lake (pop. 13,740), Buckley (4,510), Carbonado (658), DuPont (3,750),

Eatonville (2,165), Edgewood (9,440), Fife (4,885), Fircrest (4,425), Gig Harbor (6,680), Milton (5,225), Orting (4,440), Puyallup (35,690), Roy (865), Ruston (745), South Prairie (435), Steilacoom (6,160), Sumner (8,835), University Place (30,800), and Wilkeson (420). It does not include the county's two largest cities, Tacoma and Lakewood. Pierce County is the official grantee, receiving CDBG, ESG and HOME funds for allocation throughout the area represented by the consortium. Pierce County is responsible for administration, planning, monitoring, and reporting on the projects and activities supported by these HUD funds.

The population served by the jurisdiction represents approximately 65% the County's 744,000 total population, up from 586,203 in 1990 - a 19.6% change.

Median earnings for male, full-time, year round workers was \$38,510; females earned \$28,580. This is consistent with the state and national trends of males earning about 35% more than females.

Low-income populations are scattered throughout the jurisdiction, with the percent of the population for whom poverty status is determined ranging from 4% to 15.5% in the areas represented by the consortium. According to 2000 US Census figures, poverty rates in Pierce County are 10.5%; 35.7% of those represented were under the age of 18. Census figures show 13,574 families living below poverty levels in 1999; over half (52%) were headed by single females. As could be expected, large concentrations of individuals below poverty level exist in the major cities of Tacoma and Lakewood. However, unincorporated areas - particularly in the Key Peninsula and eastern Pierce County - show percentages by block group of 25 - 58% (see map, Attachment _) living below federal poverty levels.

The largest racial group in Pierce County is white (78.4%). The second largest racial group is African American (7.0%), making Pierce the only county in the western United States to have Black or African American as the largest minority group. People identifying themselves as being of two or more races represent 5.1% of the population, more than double the national average; Asian 5.1%; American Indian/Native Alaskan 1.4%; Native Hawaiian or other Pacific Islander 0.8%, and; some other race 2.2%.

There are high concentrations of African American residents in the unincorporated areas surrounding Fort Lewis and in the Spanaway and Parkland areas of the consortium; Hispanic concentration occurs primarily in eastern Pierce County - almost exclusively in unincorporated areas and in the Sumner/Orting area of the consortium.

Because low-income populations are so widespread and scattered throughout the county, investments are allocated to applicants able to demonstrate that proposed projects will benefit low-income residents. This is accomplished by provision of block and census tract information provided by the applicant showing a concentration of low-income residents and proof of the project's direct impact on those residents.

Priorities are established by the Citizens Advisory Board (CAB) in response to multiple needs assessments, public comment, and current socioeconomic conditions within the jurisdiction. Needs assessments are targeted to a variety of populations and entities, including consumers of community social services, consortium cities and towns, elected officials, social service providers, and the community at large. The

information is provided to CAB members for use in establishing funding priorities on an annual basis.

There are multiple barriers to meeting underserved needs, the first of which is the insufficiency of current CDBG funding levels to meet community needs. As the number of available living wage jobs continues to decrease, families and individuals find it increasingly difficult to afford the cost of decent housing. There is a gap of \$4,993 between the average wage in the county and the statewide average, although Pierce County's housing prices continue to climb; median sales prices in March 2005 were up 17% from March 2004. The hourly wage required to afford a two bedroom apartment in Pierce County is \$14.15; just over 44% of county renters are unable to afford that amount. The waitlist for Section 8 certificates county-wide is 1,318 households, and the waitlists have not been open for several years. The number of households utilizing food banks or hot meal sites has increased 76% over the past year, as families struggle to both pay the bills and buy sufficient food. All these statistics highlight the need for continued CDBG, ESG, and HOME support of Pierce County's low-income population.

Additional barriers include the substantial increase in the costs and time associated with physical improvements projects necessitated by increased environmental and other government regulations; diminished local tax revenues due to statewide tax-reduction initiatives that limit the amount of County resources available to invest in infrastructure and other construction or rehabilitation projects, and; Numerous military, penal, and mental health facilities, as well as state and national parks and forests located in the county do not produce the necessary tax revenues to pay for the increased level of general services required to support them.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

1. Pierce County Department of Community Services is the lead agency responsible for development of the Consolidated Plan. Pierce County is the official grantee, receiving CDBG, ESG and HOME funds for allocation throughout the area represented by the consortium. Pierce County is responsible for administration, planning, monitoring, and reporting on the projects and activities supported by these HUD funds. Jurisdictions within the consortium include Bonney Lake, Buckley, Carbonado,

DuPont, Eatonville, Edgewood, Fife, Fircrest, Gig Harbor, Milton, Orting, Puyallup, Roy, Ruston, South Prairie, Steilacoom, Sumner, University Place, and Wilkeson.

2. The plan was developed with input from numerous organizations, agencies, groups, and individuals.

Area profile information was collected with the participation of the Department of Economic Development, Economic Development Board, Housing Programs, Consortium member cities and towns, and the Tacoma Pierce County Coalition for the Homeless which conducted a Point in Time homeless count in January 2005 that collected significant data on the homeless and marginally housed residents of the county.

The assessment of current needs utilized the participation of Pierce County's Community Action Division which conducts an annual needs assessment targeted to clients of their assistance programs; the Pierce County Continuum of Care which has developed a 10 year plan for ending chronic homelessness and is in the midst of developing a similar plan to address overall homelessness in the county; the Citizens Advisory Board (CAB) is responsible for establishing targeted priorities for expenditures and recommending allocation of CDBG and ESG funds for the consortium. As part of the CAB review process, multiple forums for public comment are held throughout the year to gather input into service needs for low-income populations; and consortium cities and towns participated in identifying the housing and non-housing community development needs of their communities through a survey assessment. The Fair Housing Center of South Puget Sound conducted an Analysis of Impediments to Fair Housing Choice, which provided vital information on existing barriers to stable housing for low income populations.

Consortium member cities and towns responded to a survey from Pierce County Community Services requesting prioritization of local needs and estimates of the resources necessary to address them.

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

Long range projections and identification of trends were a collaborative effort of Community Development, Continuum of Care, Homeless Coalition, Economic Development, Housing Programs, Consortium cities and towns, and public comment. Development of goals and objectives for addressing identified needs was a collaborative effort of all the entities listed above as part of the planning process.

3. Pierce County consults with housing service providers through a variety of venues. As convener of the county's Coalition for the Homeless and Continuum of Care, County staff facilitate planning for homeless and at-risk populations. Coalition members include providers of emergency shelter, transitional housing, and permanent supportive housing, service providers, and members of the homeless community. Areas of focus range from chronic homeless with disabilities, families with children, low-income people with disabilities, people exiting institutions (corrections, hospital, mental health facilities), and people living with HIV/AIDS.

As part of the Continuum of Care and the development of a ten year plan to end chronic homelessness (Attachment __), the County convenes a Leadership Team, comprised of law enforcement, health care providers, business, faith community, social services, government, corrections, and mental health providers to envision and direct the community's response to chronic homelessness. The County also facilitates the Core team, a group responsible for implementation of the plan, which is made up of government, mental health, housing providers, corrections, children's mental health services, and social service providers.

The County also consults on housing issues as a member of the Affordable Housing Consortium, which is comprised of housing developers, social service providers, housing authorities and local government officials.

The County, in conjunction with Associated Ministries, administers HB2060 funds (State generated dollars targeted to providers of shelter and affordable housing), consulting with area providers to target areas of greatest need.

Pierce County Aging and Long Term Care (ALTC) works with area senior care providers, senior centers, hospitals, nursing homes, and adult care facilities to develop effective systems of care for the elderly. An ALTC Ombuds program provides consultation to both residents and operators of senior and disabled care facilities on service issues.

All of the collaborative planning vehicles listed above have provided opportunities for collection of needs data, development of community based responses, and partnerships for implementation of response strategies.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

The primary vehicle for citizen participation is the Citizens Advisory Board (CAB). The CAB is charged with assessing community need, setting funding priorities, and allocating CDBG and ESG funds. Collecting data concerning community need is accomplished through a formal needs assessment process as well as by soliciting public comment at semi-annual forums. The CAB meets monthly (at minimum) in open public meetings, legal notice of which are published in the region's largest newspaper as well as the County's newspaper-of-record.

Public participation in the development of the Consolidated Plan is accomplished through a variety of efforts. In addition to the opportunities presented by the CAB, the County conducts a semi-annual needs assessment distributed to consumers of community social services. In Spring 2005, consortium cities and towns provided responses to a survey identifying their jurisdiction's specific current and future needs for both public service and physical improvement assistance. In addition, focus groups targeted to consumers of low-income housing programs were held to identify the housing and service needs of homeless and at-risk populations. In research connected to the development of the county's ten year plan to end chronic homelessness, representatives of area business, faith community, law enforcement, health care, mental health care, corrections, and social services provided input on the primary issues facing the community.

Comments:

The County made efforts to broaden participation in the plan's development by accessing information from existing sources targeted to minorities, people with disabilities and non-English speaking persons. Needs assessment were produced in a variety of languages and distributed to clients of Centro Latino SER, Tacoma Community House, Korean Women's Association, My Service Mind, Refugee Assistance, Southeast Asian Cultural and Service Center, ethnic food specializing food banks, and other programs with services targeting non-English speaking clientele. Efforts were also targeted to organizations serving individuals with disabilities, such as Tacoma Area Coalition of Individuals with Disabilities (TACID), Developmental Disabilities, and senior service agencies.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

1. As detailed in the description of process management above, Pierce County works collaboratively through a variety of venues to plan and implement programs and services outlined in the Consolidated Plan.

Pierce County allocates funding, monitors compliance, and provides general oversight to the majority of services and activities associated with implementation of the Plan. This includes facilitating the disposition of funding from federal, state, and local government and private sources to public institutions and non-profit organizations in a competitive process.

Subsequent to award of funds, infrastructure improvements are generally implemented by private industry through subcontractual relationships with those successfully competing public institutions and non-profit organizations.

Non-profit organizations are the primary vehicle for implementation of service related strategies contained in the plan. Through a variety of funding and collaboration strategies, Pierce County works with non-profits to provide preventive and emergent housing related services to low income county residents experiencing housing issues or crisis.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Pierce County employs experienced monitoring and compliance staff with expertise in both physical/infrastructure improvement and service delivery projects to ensure long term compliance with program requirements and comprehensive planning requirements.

Compliance staff attend training and communicate regularly with local and federal HUD offices to maintain currency on program rules and regulations.

In all areas in which it is involved in the distribution of funds, Pierce County has instituted a program of Outcome Based Evaluation (OBE). Recipients work closely with staff in selecting specific outcomes from a funder-developed catalogue that is consistent with the Consolidated plans of all jurisdictions in the region. Pierce County staff assist agency staff in developing OBE tracking systems and in maintaining compliance with system requirements. All funded agencies provide in-depth semi-annual OBE reporting.

In addition, all planning processes for which the County is responsible on an ongoing basis - (CDBG, CoC, ESG, Chronic Homelessness, Violence Prevention, Tourism Promotion, etc) regardless of their relationship with HUD funding - are monitored to ensure that goals and objectives are consistent with the overarching Consolidated Plan and that any resulting community plans or strategies mesh with the Consolidated Plan.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs.

3-5 Year Strategic Plan Lead-based Paint response:

While lead paint was banned from residential use in 1978 there are still instances where it can be found in units constructed later than that date. According to the national projections, 67 percent of the housing units built before 1940, 51 percent of the units built between 1940 and 1959 and 10 percent of the units built between 1960 and 1977 and 1 percent of the units constructed between 1978 and the current date have the potential to contain lead based paint.

In Pierce County, 7 percent of the housing was constructed prior to 1940, 10 percent between 1940 and 1959, 31 percent between 1960 and 1978 and the balance, 52 percent between 1979 and the present.

The potential exists for up to 14 percent of the housing stock to contain lead paint. That projection has been compared with actual data from lead testing conducted over the last several years as a result of HUD requirements. Actual data shows that in housing constructed prior to 1979, approximately 38 percent of the units contain or have lead based paint. In the majority of the cases the paint that has shown positive for lead content has been applied to exterior areas (soffitt, fascia, trim, doors or porches) that can be addressed in accordance with Environmental Protection Agency requirements. However, the number of units that have actually been tested is small in relation to the total number of units available in the county. Therefore, the chart listed as Attachment H-1 is applicable until further evidence from actual testing of the housing stock determines the assumptions to be incorrect.

In the majority of cases the older housing units are occupied by lower income households in both the rental units and homeowner occupied housing. The potential exists to have a home with lead paint in up to 42 percent of the occupied units or 10,466 units occupied by households with income below 80 percent of area median.

In order to address this issue, Pierce County through its HOME and CDBG funded Rehabilitation has adopted a policy that all homes considered for housing rehabilitation are tested for lead both on the interior and exterior of the home. This activity occurs prior to any rehabilitation activity taking place. All testing is

conducted by a licenced, EPA certified contractor. The lead test will establish whether there is a need for abatement, safe work practices or other activities in each housing unit prior to rehabilitation activities taking place.

In addition to the lead testing of each unit, Pierce County requires that in any case where lead is determined to be present, the work can only occur through a licensed contractor who has received EPA training in dealing with lead. In cases where abatement or safe work practices have been utilized in the rehabilitation of a property, a clearance test is required. The clearance test will involve the taking of samples and the testing of the property once again for any lead hazards. Upon completion of the rehabilitation and the achievement of a clearance test the project will then be closed.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

In discussing housing needs it is important to recognize that a continuum of housing exists from those that are homeless (characterized as those with no permanent address) to the acknowledged "American Dream" of single-family residential units.

Housing research indicates that there exist two points on which the majority of Pierce County residents can agree: first, that the single-family home is the most preferred form of housing; and second, that homelessness, at the other end of the spectrum, is the least preferred condition. At each phase along this housing continuum there exist a variety of income groups and subpopulations. Each subpopulation represents a different set of needs based on its members' abilities physically, mentally, and economically to obtain affordable housing.

Housing Needs of the Extremely-Low-Income: Below 30 Percent of Median Income

Incomes within this range represent those living at or below the poverty level for this metropolitan statistical area (MSA). They are six percent of the total population and 11,276 households (29,317 individuals).

Housing Needs:

Of this population, 57 percent are renters and 43 percent are homeowners. Of the renters, 19 percent are elderly, 40 percent are small families, and 7 percent are large families. Of the homeowners, 45 percent are elderly, 30 percent are small families, 6 percent are large families and 19 percent represent all other households including single adults.

This represents an increase in the number of elders and small families who occupy rented housing since the 1990 census which showed 16 percent were elderly, 50 percent were small families. The numbers for large families remained the same when compared to the 1990 census. The shift in the number of occupants of rental housing is also reflected in the reduction of owner occupied housing with the number of extremely low income elderly homeowners dropping by five percent in this category.

Renters in this income range all report having extensive housing problems, and all household types experience severe cost burden situations varying from a low of 65 percent for the elderly households to a high of 85 percent for small families.

A comparison with the 1990 census data shows significant increases in the number of units with housing problems and particularly for those households with a cost burden where they pay more than 50 percent of their incomes toward housing expenses.

The evidence showing an extreme cost burden for those households in the extremely low income range demonstrates that incomes are not keeping pace with the escalating cost of housing in our community.

A household in this income range cannot afford the average apartment in Pierce County. This household requires subsidized housing assistance in order to not be considered cost-burdened.

In addition to the populations noted above, this income category also includes those on fixed incomes from social security, disability payments or General Assistance. This population includes, among others, the "working poor", elderly or disabled living on Social Security, persons with mental illness, the homeless, those living in institutions, and those living in group homes and in congregate care facilities. Households and individuals in this income range will require substantial social services as well as housing assistance.

Existing homeowners also fall within this income group, including many seniors who purchased their homes years ago but are now living on fixed incomes from Social Security or other retirement programs. 45 percent of extremely low income homeowners are elderly. In these circumstances, although the house may be paid off, the maintenance and upkeep (operating costs) of the unit are often deferred because other issues have priority in the allocation of funds. Another example of existing homeowners are small families including single parents who represent 30 percent of the homeowners in this category. The issues of home maintenance described above also apply in these cases where the head of household is on a fixed income such as child support or TANF payments.

Homeowners are also indicating significant housing problems showing a range from 71 percent for single and unrelated households to 93 percent for large families.

Overall, the costs of paying for housing for those in the extremely low income range is becoming more difficult with each passing year. Homeowners are not generating sufficient income to maintain their homes and renters face difficult challenges to pay the rent and utilities for their units. The result of these situations is deferred

maintenance of owner occupied units and increasing inability to obtain affordable housing for renters.

Housing Needs of the Very Low-Income: 31 to 50 Percent of Median Income

Incomes within this range represent those living on 31 to 50 percent of the median income. They represent eight percent of the total population and 14,878 households (38,682 individuals).

Of the very-low-income population, 52 percent are renters and 48 percent are homeowners. This represents an increase in homeownership levels for this economic group with an increase of 6 percent compared to 1990 census data. The experience of the extremely low income category is also demonstrated by the census data for those in the very low income group. Units with housing problems in the range of 49 to 93 percent are reported and cost burdened households vary between 49 to 89 percent of those surveyed.

Of renters in this category, 15 percent are elderly, 48 percent are small families, and 13 percent are large families. These figures are strikingly similar to the census data from 1990 showing that this subgroup has remained stable in terms of its demographic composition during the last 10 years. Renters are reporting that between 78 and 83 percent of the units they occupy have housing problems. The elderly are the predominant group among the homeowners in this population at 52 percent followed by small families at just over 28 percent.

This represents a shift from 1990 where the second largest category of homeowners in this income subgroup were reported to be all other owners at 45% which includes single and unrelated persons. This indicates that small families have taken advantage of opportunities to own their home rather than rent. Among the elderly homeowners, 49 percent now report issues of concern compared to 32 percent in 1990. 84 percent of all small families, 94 percent of large families and 76 percent of all other homeowners are reporting problems with their housing. Across the board these figures represent a significant increase in the number of homeowners who have identified their units as having housing problems. In 1990, 73 percent of all other owners report housing problems. 49 percent of the elderly homeowners are reporting cost burden but the non-elderly homeowners are reporting significantly higher figures up to 82 percent for small families and 89 percent for large families.

Overall, one out of two out of three homeowners in this category report housing problems, and 8 of 10 renters face problems with the condition of their housing. This again reflects the significant changes in the cost of operating a home and the ability to find safe decent and affordable housing for the low income population as a whole.

In the majority of cases, this income group will require subsidized housing assistance in order to obtain affordable rental housing in the market place. For homeowners the need is most acute in the areas of repair and maintenance.

Housing Needs of the Low-Income: 51% to 80% of Median Income

Incomes within this range represent those living on 51 to 80 percent of the median income. They represent 15 percent of the total population, 27,288 households (70,948 individuals).

53 percent of the households in this group are homeowners and 47 percent are renters. This population also shows a shift towards homeownership as has been noted in earlier discussions. In 1990 this subgroup was split equally between owners and renters with each having a 50 percent share. Renters report a range of units with housing problems from a low of 40 percent to a high of 55 percent. The number of cost burdened renters is also lower than that found for the extremely low and very low income groups ranging from 3 to 49 percent.

For renters, this category is dominated by small related families at 43 percent of all units followed by the elderly at 25 percent. 38 percent of homeowners are small families with elderly homeownership at 37 percent. This reflects another demographic shift in the population from 1990 where 41 percent of the total owners were seniors. The needs identified in the above sections regarding maintenance, repair, and rehabilitation of housing all apply to those in this category. Emergency repair assistance, weatherization services, and rental assistance are also needed, as many in this category are cost-burdened.

This population is better equipped than those in the previously discussed income ranges to deal with the costs of obtaining housing and maintaining its condition.

Moderate-Income: 81 to 95 Percent of Median Income

Incomes within this range represent those living on 81 to 95 percent of the median income. They represent 9 percent of the total population and are comprised of approximately 16,740 households and 43,524 individuals. This income group has increased by more than 10,000 households in the last decade.

This income range is dominated by owners of single family home. The 2000 census shows 59 percent homeownership and 41 percent renters. Of homeowners, 33 percent report housing problems, 30 percent are paying more than 30 percent of their income for housing, and 3 percent are paying more than 50 percent of income for housing. For renters, 16 percent report housing problems, 10 percent are paying more than 30 percent of their income for housing, and 1 percent are paying more than 50 percent of income for housing. Homeownership in this category is dominated by "all other owners" at 72 percent, with elderly occupying 28 percent of the units. For renters, 51 percent are small related families, 11 percent are large families, and 7 percent elderly.

General Housing Needs of Low-Income Households

The following sections identify the general needs of homeowners, renters, and others who are considered low-income.

Housing Needs for Existing Homeowners

For existing homeowners, repair and maintenance of their homes continues to be the most pressing need.

As demonstrated in the above sections and identified in Housing Needs Table of this document many have moved into the homeownership bracket and are now faced with the responsibility of maintaining their asset. However, based on the numbers of households who are experiencing housing cost burdens that exceed 50 percent of

their gross income actually keeping the home they have acquired will become increasingly difficult. Operating and maintenance costs of houses are increasing rapidly and far outpacing incomes. This problem will be exacerbated by the parallel aging of the housing stock. The majority of the new homeowners in the lower income ranges have been priced out of the new single family market. As such, many have purchased units though affordable will develop more problems related to the age of the housing. Many of the needed repairs are the result of deferred maintenance, but many others are the result of the failure of major systems such as water, sewage disposal, and roofs. Similarly, the cost of many of the repairs requested by lower-income families is high due to the fact that most of Pierce County is rural and the major systems are often contained on-site. The cost of installing a new well or septic system averages six to 10 times the cost of replacing the piping for sewers or water systems.

The rehabilitation of existing housing that is currently in substandard condition is extremely important to the overall maintenance of an affordable housing stock. There are many units throughout the county, particularly in the rural and older sections of our cities, that were constructed between 1910 and 1960. Many of these units have not received regular maintenance and do not meet existing code requirements. In many cases the owners of these units are seniors or small families who have fixed incomes or lower wage jobs and who do not have the skills or financial ability to hire someone to complete the needed repair or maintenance items. The result of increased housing costs is often deferred maintenance of homes as more of the homeowner's income is used to make mortgage payments, pay taxes, pay utility bills, or simply put food on the table.

Due to the changes in our society, with more children and grandchildren returning to live with their parents, additional strain is placed on the financial resources available within each family unit. Available funds are depleted with the purchase of food and clothing and the payment of necessary utilities and taxes to "keep the roof over their head."

There are also trends that indicate that those of lower income, in particular the elderly and small families, are choosing to move to mobile home/trailer units in an attempt to find affordable housing. While these types of units may be more "affordable" at the time of initial purchase, they often require a significantly larger amount of repair assistance than conventional housing. However, for the young family, single parent, or senior, these types of units do provide a solution to the affordability problem as they can be obtained at a significant savings over the cost of a house or even the charges involved with renting in today's market.

For disabled homeowners, particularly those who are elderly, handicapped accessibility issues are an increasing concern. Financial assistance is needed through loans or grants to achieve these often costly repairs.

Homeowner education programs that address the maintenance of housing for the "non-handyman" need to be created. Programs that provide assistance in the deferral of taxes, payment of utilities, in-home health care, mortgage payment assistance, financial counseling, and other related social services are also needed to maintain the quality of life for this population. In addition, programs that promote energy conservation are extremely important to maintaining long-term affordability.

Needs for First-Time Homeownership

Traditionally, those households in the first-time homeownership market were long-term renters who managed to save enough money for a down payment on their first residence. They were typically young families who moved into the homeownership market in their late 20s or early 30s. However, it is getting harder and harder for first-time homebuyers to purchase their first home.

The chart listed as Attachment H-2 identifies the homeowner versus renter occupied housing units for all cities within the consortium. Overall the ownership rate in unincorporated Pierce County is at 73 percent with rental units and unoccupied units representing the remaining 27 percent.

City's within the area of analysis have extremely fluctuating rates of ownership from a low of 23 percent in Fife to a high of 82 percent in Bonney Lake.

As identified in later sections of this plan the significant increase in single family home costs in Pierce County will create a real barrier to homeownership opportunities in the next five years. Consider that the average existing home in 1993 sold for \$123,190, and the average new home was selling for \$140,457. In today's market, single family prices are at a median of \$219,000 (Feb. 2005, MLS) and the cost is escalating at a rate as high as 18% a month. These increases will most certainly require the first-time homebuyer of an existing home to be in the middle income or higher economic range. Low-income households who wish to purchase housing must have a substantial down payment and be able to afford payments in the \$1,200-per-month range with conventional financing.

The charts listed as attachments H-3 through H-6 provide data that demonstrates home ownership is still an option for the middle income households as they have approximately 130 percent of the income needed to acquire a home but the lower income households has only 76 percent of the needed income to acquire even the home priced at 85 percent of the median in the county.

Current projections are for increased needs in first-time homeownership programs. Substantial subsidies will be required that go beyond down payment assistance. Sweat-equity programs (where homebuyers provide some of the labor to construct the housing), below-market interest rates, and federal and state funding programs that provide interest rate buydowns, or land acquisition costs are examples of subsidies that are needed to make homeownership an option for the lower-income residents of our community.

Housing Needs of Renters

Multiple-family units (apartments) with higher densities are most often a lower-cost alternative to single-family units and duplexes. Traditionally, rental units have served as housing opportunities for low-income families, households on fixed incomes, and those who are not certain about their length of stay in the community. Rental housing has also served as a lower-cost option to homeownership, helping the young family save money for a down payment or the older household save money on housing and avoid the responsibility of maintenance.

The tradition is changing, however, as the cost of buying a home increases, requiring substantially more money for a down payment and higher incomes to qualify for a mortgage. Also, while rental housing is still a lower-cost option, it is still too high for

households with limited earnings and fixed incomes as evidenced by the data in the Housing Needs Table.

According to the 2000 census data, there are 27,228 households that are considered low income who rent housing units in Pierce County. This overall percentage has not changed since 1990.

The majority (46 percent) of renter households needing assistance today are small families (two to four persons). This is lower than the 52 percent indicated in the 1990 census and significantly less than the 74 percent identified in 1980. These families are often headed by a single parent, and seven out of 10 are paying more than 30 percent of their income for housing expenses.

Renters need a variety of assistance to achieve safe, decent, and affordable housing, including rental subsidies to relieve the cost burden, utility payment assistance, landlord-tenant counseling to maintain positive relationships, child care to allow parents to work, energy conservation programs to reduce utility expenses, and, in some cases, education regarding the proper maintenance of their apartment.

Impact of the Military on Local Housing Availability

In the last 5 years both the Army base at Fort Lewis and the Air Force installation located at McChord AFB have instituted programs that directly effect the availability of affordable housing in our community.

The "revitalization" efforts involve the repair and maintenance and in many cases the demolition of housing units on base that have previously been available to lower ranking military personnel. In both cases, the programs sent hundreds of single soldiers and airmen off base to find housing opportunities in the market area surrounding the base. This influx of previously housed individuals into the already tight rental market has reduced the number of affordable units available to the rest of the population.

Lower-Income Single-Parent Families

The needs of single-parent families are well documented. According to national statistics, 6.8 million children under the age of twelve live in single-parent households. More than half of those families with at least two children had incomes below the poverty level.

In the last five years the Welfare to Work initiative has significantly reduced the number of families that receive public assistance through what was known as the Aid to Dependant Children Program. In 1990, 49,024 people received Aid to Dependent Children welfare grants in Pierce County. The current figures are less than one quarter of that number.

The jobs however available to the majority of past welfare recipients are service sector and unskilled positions that do not provide a family housing wage.

Many single parents are unemployed or underemployed. Perhaps the most frustrating problem facing many single parents is the inability to improve their situation due to the lack of resources such as affordable day care, transportation, and stable housing opportunities. Too often the single parent is unable to acquire

skills necessary to obtain a job or improve their employment situation. Often the lack of a coordinated system of support services is a major obstacle to breaking the cycle of poverty that may result from being a single parent.

In order to break this cycle, the basic needs of education, employment, housing, food, transportation, and child care must be met. Programs that provide education about the maintenance of homes are important, as are energy conservation assistance, utility payment assistance, landlord-tenant counseling, emergency repairs, and rehabilitation. Also, financial assistance during transition from government assistance to self-support is needed to stabilize the economic environment of these families.

Racial/Ethnic Groups with Disproportional Need

In examining Pierce County's racial makeup, the 2000 census data shows that the county contains a diverse community. See attachment H-7. In general, those who are in the lower income levels experience a higher degree of housing problems including being cost burdened. While the population as a whole show a rate of 3 percent having more than one occupant per room, the census information demonstrates that the Asian, Native Hawaiian/Pacific Islanders and Hispanic populations have significantly higher incidence of overcrowding than that of the population as a whole. 14 percent of the Asian, 18 percent of the Hispanic and 24 percent of the Native Hawaiian/Pacific Islander populations experience overcrowded situations. See attachment H-8 for further information.

Needs of the Elderly

The elderly population of the county is continuing to grow and is distributed among the owner-occupied and rental units. The census indicates that 12 percent of the population of the county are seniors over the age of 62 with a total population of 85,337 persons. See Attachment H-9. The low-income elderly who own their units do not have the resources to maintain them, and as a result their residences have a high incidence of deferred maintenance. Fifty-two percent of very-low-income homeowners are elderly.

Many seniors have sold their homes and purchased smaller trailers that are set in parks or on private property in the hopes of obtaining a lower operating cost and overall housing expenditure. This effort does not always provide the most cost-effective manner of living as the repair and maintenance of mobile homes can be extremely cost-prohibitive.

Additionally, many seniors are disabled and in need of specialized housing assistance such as handicapped accessibility and barrier removal within their homes. It is assumed that as the "graying of America" continues, these needs will become even greater. All of these situations create a strong need for maintenance services across the board for all of the lower-income elderly in the county.

As with the frail elderly, there is a need to address financial issues including payment of property taxes, insurance, and utilities. The ability of those in this situation to stay in their own home is dependent on providing the wide variety of supportive services.

Frail Elderly

The frail elderly are those who have limitations in performing activities of daily living. These individuals require various levels of assisted living including a variety of services such as "Meals on Wheels," chore services, transportation to and from stores and medical services, light housekeeping, yard work, and pet care.

The primary housing-related needs of this group include maintenance of their homes and apartments, accessibility through barrier removal, emergency home repair assistance, and, in some cases, substantial rehabilitation of their residence due to long-term deferred maintenance.

In cases where it is no longer possible for an individual to live in their own residence, adult family homes, nursing homes, or convalescent centers may be more appropriate in meeting their needs.

Recent programs funded through the State Department of Health and Human Services have begun to provide significant assistance to these populations.

Financial issues include payment of property taxes, insurance, and utilities. The ability of those in this situation to stay in their own home is dependent on providing the wide variety of services.

Severe Mental Illness

Individuals with severe mental illness require some sort of institutionalized care either in a group home, nursing facility, congregate care, or other forms of housing. The census identified 26,278 persons with a mental disability in Pierce County as a whole. See attachment H-9. Extensive services are required in addition to total subsidized housing that includes all support and maintenance systems and, in some instances, 24-hour care.

The State has created a series of Regional Support Networks that have developed housing and service options specifically designed to meet the needs of those with mental health issues. Federal cutbacks in Medicare funding currently being discussed at the federal level may significantly reduce the availability of these important services to the community.

Developmentally Disabled

The developmentally disabled population is estimated to be 2,500 in Pierce County. This population requires safe, affordable, accessible, and adaptable housing with access to transportation and other community services. In some cases, group homes can provide a protected environment in which the necessary case management and family/community support services can be provided.

In the majority of cases, subsidized housing will be required as this population often does not have the ability to obtain gainful employment.

Physically Disabled

The physically disabled population of the county requires, in many instances, substantial barrier removal and modification to their residence in order to achieve a

safe and decent living environment. According to the census data, 35,724 persons are physically disabled in Pierce County.

For those that are confined to wheelchairs the housing units need to be appropriately modified to provide access. The vast majority of the housing units in the county are not accessible for disabled persons.

The physically handicapped also need access to transportation and other community services and, in some cases, subsidized housing assistance for those who are not able to work due to their disability.

Persons with Alcohol and Other Addictions

Individuals with addictions to alcohol and drugs may require supportive housing in the form of group homes, detox centers, and treatment facilities for short periods of time. Individuals in this situation may also be at risk of becoming homeless, or members of the family may be potential victims of domestic violence.

Persons with AIDS and Related Disease

In Pierce County, between 1999 and December of 2004, 276 cases of HIV were reported to the Tacoma Pierce County Health Department. An unknown number of additional persons may have the disease with estimates in the range of an additional 1,500 individuals being identified as HIV positive. See Attachment H-10.

Those with AIDS require a wide variety of housing to meet their needs. Safe, affordable, accessible housing is needed that is integrated into the community and includes transitional, assisted living, permanent, shared housing, and hospice care.

This population requires access to medical assistance, individual case management, counseling, and transportation. Many are dual-diagnosed with mental and/or addiction problems.

For those who are unable to work as a result of the disease, subsidized housing and related services need to be provided.

Persons with Language Barriers

Unique, specific needs exist for those individuals and families for whom English is a second language.

Language barriers create tremendous difficulties in obtaining safe and affordable housing. Initially, translators are needed to be certain that all parties understand their responsibilities. In addition, cultural differences may exist that need to be accommodated in manners of cooking and living circumstances.

Community support networks, transportation, education, tenant-landlord counseling, substance abuse intervention, and other related social services all must be accessible to those with language barriers.

The U.S. census for 1990 generated information on households that are considered "linguistically isolated" and defined this group as "households in which no person

over 14 years of age can speak English." Of the total number of households in the county, 3,443 (1.6 percent) are considered linguistically isolated.

The county is divided into quarters for this information, and the area of "Pierce North" includes Tacoma as well as parts of the county. The number of linguistically isolated in Pierce North is 26 percent of the countywide total.

Of the countywide total of linguistically isolated households, 15 percent are Spanish-speaking, 60 percent are Asian-speaking, and 25 percent speak other languages. Between 1980 and 1990 the county's total population grew by approximately 21 percent. In comparison, the Hispanic and Asian population grew by 60 percent and 99 percent, respectively.

Refer to Attachment H-11 for further information.

Pregnant and Parenting Teens

The population of teenaged parents requires subsidized housing, utility payment assistance, and a safe environment in which to live. This population has often been forced from their parental home and forced to fend for themselves on the streets. Medical care, counseling, emergency/transitional housing, and other supportive services are required for these individuals to maintain themselves during pregnancy and afterward.

No clear estimates of the number of teenaged parents and pregnant individuals in need of supportive housing assistance exist at this time.

Needs of Public and Assisted-Housing Residents

The local Pierce County Housing Authority does not operate the traditional form of public housing, i.e., apartments or "projects." Instead, the public housing available is in single-family houses that are rented to lower-income tenants. These units have at times been turned into homeownership opportunities that allow the tenant to purchase the unit.

Qualified families have the opportunity for homeownership through an extensive homeownership program operated in the county that includes family self-sufficiency training.

Tenants who receive rental assistance or rent from the housing stock of the Pierce County Housing Authority and have maximum rents set at 30 percent of their gross income are in a relatively good situation in comparison to the extremely large numbers of cost burdened households in the county. See the additional sections of this document that address Public Housing programs for further details.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

High Medium Low

All households in the 0 to 50 percent of median (extremely low and very low) income groups who experience a cost burden greater than 50% have been assigned a High priority.

Households in the low income category 0 to 50 percent of area median who experience a cost burden between 30 and 50 percent have been assigned a medium priority.

All other households have been assigned a low priority for investment in this housing plan.

According to the Housing Needs Table small and large related families experience the most significant housing problems and the highest cost burden of any other categories. Small and large families shall be given high priority in the low income groups.

Housing Market and these Priorities:

The housing market through the private sector is not producing new units that are affordable to the low income households in Pierce County. The available resources from the public sector, including the federal tax credit programs, state funding and all local resources are the only sources of funds available to address this issue. All federal, state and local housing programs have more applicants for their funding than can possibly be accommodated.

As a result, the for-profit sector cannot produce housing that can achieve low enough rents so as to not cost burden households and the public sector agencies do not have sufficient funding to address the need.

Existing owners generally do not have the capacity to obtain second mortgages to repair their homes at interest rates that allow them to be cost burdened. In many cases, the owners are already in a cost burden situation and cannot refinance at lower interest rates which would allow sufficient cash to repair housing systems that have failed due to age or other reasons.

Basis for assigning priorities:

HUD has directed that jurisdictions look to serve "worst case" needs as their top priority. In evaluating the data in the Housing Needs ATable it is clear that those with "worst case" need in Pierce County are both renters and owners in the 0 to 50 percent of median categories. Extensive cost burdens as high as 87 percent and reported housing problems in 9 out of 10 households are indications of serious issues that need attention.

Those who experience cost burdens and housing problems in the lower ranges 20 to 40 percent are considered a lower priority for investment under this plan.

Obstacles to meeting needs:

The primary obstacles to meeting the needs of these populations remains resources. The cost burden experienced by those extremely low and very-low families can only be helped by lowering the operating cost or rents of the units in which they live. All available federal, state and local resources shall be directed at solving the problems for those in need and will fall short of addressing the significant issues that challenge the community.

The current federal initiatives to restructure the vital Section 8 Rental Assistance Program, the Community Development Block Grant program and the Community Services Block Grant program jeopardize the capacity of our community to support those worst case housing needs.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

The cost of providing safe, decent, and affordable housing has become increasingly an issue for the majority of Pierce County residents. In the past, it was a common assumption that only the very-low-income households found it difficult to obtain decent housing. This is not the case in Pierce County today.

Pierce County has changed significantly in the last decade as the implementation of the Comprehensive Land Use Plan has taken place. A decade ago, county residents had come to expect large lot sizes of 3/4 to one acre in size. Today it is not uncommon to have lot sizes under 5,000 square feet (approx. 1/7th of an acre).

The expansion of infrastructure in a variety of areas within the county has resulted in an opening of the areas within the urban growth boundary to housing and commercial development. The focused efforts to control sprawl has been met with controversy in some cases from both the developers and the current residents of a variety of communities.

In addition to the Comprehensive Land Use Plan that identifies 14 areas of concentration there are several community plans that focus on unincorporated areas and are developed through an extensive community process. Each of those community plans can include more restrictive covenants that affect the growth of housing and commercial activity. These documents generally operate in the same manner as a neighborhood plan within a city and direct and channel the type of housing and growth that occurs within its borders.

General Market And Inventory

When looking at the housing market in terms of supply, one must be careful not to confuse the total supply of housing units with number of affordable units. As discussed earlier, many thousands of county residents are housed but experience severe cost burden situations. They have housing but retaining it may be difficult as the rising costs of operating the home exceed their ability to pay.

The vast majority of Pierce County households and individuals are housed. In fact, there are more housing units based on 2000 census information than are necessary to house all of Pierce County's households. While there are nearly 2,000 persons homeless there were 16,260 vacant housing units of all categories including single family homes, apartments in a variety of configurations, condominiums and other types of units at the time of the data collection. See Attachment H-2 for housing units and vacancy information by city and Pierce county as a whole.

Supply of Housing

Pierce County contains a total of 277,060 year-round housing units, of which 95 percent are occupied by renters or homeowners. Homeownership dominates, with 64 percent of the occupied units being lived in by the owner. The remaining 36 percent of the occupied units being lived in by renters. As of the 2000 census, just over five percent of all units were vacant or available for rent or sale throughout the county.

The majority of units (52 percent) were constructed between 1970 and the current date and are generally in good to fair condition according to the Assessor records.

Single-Family Home Cost

The cost of single family units continues to increase throughout the county. See attachments H-3 through 6 for home prices in Pierce County.

Incomes are not keeping pace with the rising cost of housing. The median Family Income from the 2000 census for Pierce County shows:

1989	\$31,900
1990	\$32,400
1991	\$35,000
1992	\$35,000
1993	\$38,700
1994	\$40,900
1995	\$41,300
1996	\$43,300
1997	\$44,800
1998	\$47,300
1999	\$48,900
2000	\$49,100
2001	\$51,000
2002	\$52,000
2003	\$60,200
2004	\$62,100
2005	\$62,100

A survey conducted by the Washington State Center for Real Estate Research has determined that there are no affordable unsubsidized units available in Pierce County.

The potential for first time homeownership continues to diminish. The Housing Affordability Index produced by WSCRER indicates that while a middle income family can afford to purchase the median priced home the low income household will have only 76.2 percent of the needed resources to pay for a mortgage, insurance and taxes on a home that is 85 percent of the median home price.

Further, the Affordability Index is at its lowest level in the last 11 quarters showing a continued downward trend indicating that the affordability of single family homeownership is at an all time low.

There is also a corresponding change occurring for the middle income household. The downward trend towards "unaffordability" is also occurring for these households. That rating is also at the lowest level in the last 11 quarters.

Condition of Housing

The Housing Needs Table of this document indicates that substantial numbers of households believe that their housing units have problems. In particular the extremely low income small families reporting 86 percent and large families at 91 percent. Lower income homeowners also report ranges in the 70-90 percent categories. It is important to note that the census asked homeowners and renters if they had any "housing problems." However, the nature of the housing problems was not defined in any way.

These number are significantly higher than those reported in the 1990 census which reported 23 percent of all homeowners and 42 percent of all renters had housing problems.

The most important issue is the determination of how many units are considered to be in substandard condition. Substandard condition is defined as units in which there are major system problems, structural, or health and safety issues that currently affect or may affect the health and/or welfare of the household.

The census information indicates that 57 percent, 32,717 of all housing units occupied by low income households have housing problems. This is a change from the date reported in the 1990 census which reported 38,510 units with housing problems. The Pierce County Assessors office categorizes the vast majority of the housing units in the county as good-fair condition. These determinations however are not based on individual inspections of each unit.

Of this total, according to the data from the County Assessor's office, the county assumes 30 percent of the total units with housing problems are in substandard condition and 70 percent of the units with housing problems have the potential of developing a substandard condition.

In addition, Pierce County contains a more than 17,000 of mobile homes that are of varying ages and styles. In these units, particularly the older homes, a variety of code compliance and other substandard situations exist. Many of the older units are not located in parks but on private property in rural county areas.

Mobile homes, although initially affordable, represent a significantly higher repair cost over the long term. In addition, many older units built in the period from 1950 to 1975, including all single-wide units, are not currently transportable from their existing site due to county code requirements.

HOUSING FOR DISABLED and AIDS

There a number of units throughout Pierce County that are available to the disabled. Both the state and the county have programs that have funded housing projects dedicated to the developmentally disabled and those with other types of disabilities.

In addition, for those who own their homes, the State of Washington through the COPES program has for the last several years provided funding to modify housing units to accommodate a variety of physical and mental disabilities. Each year between 200 and 250 single family homes are modified in a variety of ways to improve the accessibility of the units for the occupants. This program works in conjunction with case managers from Aging and Long Term Care and home caregivers to provide the needed supportive services that helps maintain and stabilize the clients situation.

The range of modifications include grab bars, ramps, doorway modifications and other activities. The Pierce County Housing Program also provides modification programs through a forgiven loan to complete more costly repairs.

There are currently 14 units available and dedicated to serve those with AIDS. In addition a recently funded project under the continuum of care initiative has come on line providing 8 beds for those with AIDS who are homeless.

INVENTORY and how it will be affected by market changes

A survey conducted in 2003 of all affordable housing units funded from a variety of sources throughout Pierce County revealed that there are approximately 8,700 units available in the county within all jurisdictions that target low income households.

The vast majority of these units are funded with tax credit funding and involve public private partnerships. The federal tax credit program allows investors to receive tax benefits from their investment in affordable housing within the community.

The investments made under this initiative are for a number of years (typically 10) and at the end of the period required under law the properties that have been assisted revert to market prices unless they are acquired by another program that preserves the units for affordable housing.

The tax credit program has been funded for a number of years and provides nearly half of the available affordable housing stock in the county.

In addition the Pierce County and Tacoma Housing Authority's have a stock of approximately 3,500 units that are available to low income populations. Units are located in a variety of locations throughout the county.

The section 8 rental assistance program provides approximately 5,000 vouchers which are both tenant based and project based to further provide assistance to those in need.

See attachments H-12 through 14 for lists the known affordable housing units throughout Pierce County available to low income populations.

How funds will be used in relation to market and needs:

Pierce County will continue to implement rental assistance programs as funds are made available from HUD through the Pierce County Housing Authority. As demonstrated in the data from the census, thousands of families are considered cost burdened particularly in the small related families. The cost burden experienced by low income households is a result of a variety of issues prevalent in our community including economic achievement. The continuation of these vital programs allows families to maintain their housing and not become homeless,

The production of new housing units throughout the county is needed to enhance the existing affordable housing stock. The majority of housing units in multifamily housing complexes are currently occupied with our local housing authority showing less than 1 percent vacancy rates. New housing units are needed on land that is properly zoned and is located near services appropriate to the populations to be served.

The rehabilitation of single family homes will continue to be necessary as the housing stock ages and those in the lower income populations are unable to generate sufficient income to maintain their units. The rehabilitation of multifamily units is also of significant concern and will be needed as the operating costs of those units continues to rise.

The acquisition of units in a variety of configurations is needed to add additional units to the housing inventory. Typical acquisition of existing housing is a less expensive approach to developing new units in the county. The additional expenses

required to relocate non-low income households in a market where the vast majority of housing is currently occupied however can bring the cost of acquisition to nearly the levels of new construction depending on the number and type of families relocated.

Non-profit development activity targeted toward the production of new units for the disabled, homeless and low income affordable rentals will continue to be necessary as these populations experience the worst case needs of all within our community.

Finally, the above activities need to be targeted to all areas within the consortium. Affordable housing needs exist throughout all of Pierce County and the assistance available needs to be provided in all of our communities. This lack of concentration of resources will enhance the diversity and economic vitality of our county.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:
Five-Year Strategy

The goal of this Five-Year Strategy for Pierce County is to enhance the affordable housing climate through the use of all available resources. The priorities identified are consistent with the Pierce County Comprehensive Land Use Plan policies. The main obstacle in addressing priorities is that there is only a limited amount of resources to serve a large number of needs.

It is not possible to determine the level of state, local, and private assistance to be made available during the next five years. Available programs may be revised, new programs created, or existing programs phased out. HUD is currently considering the restructure or portntial elimination of the extremely important Community Development Block Grant Program which provides assistance for rehabilitation of both single family and multifamily housing units in addition to supporting a wide variety of infrastructure improvements and social services that benefit Pierce County's low income populations.

Current efforts are also underway to restructure the HUD administered section 8 program which again, provides significant resources to the low income populations throughout our community's. Pierce County will pursue all available resources during the five-year period of this plan to assist in the development of affordable and supportive housing opportunities.

There are five guiding principles that are the basis for the priorities, activities, and programs in this strategy. These principles have been developed in response to the needs of the community as identified by the citizens, advisory groups, and planning committees. They represent the coordinated approach to the challenges of making safe, decent, and affordable housing a reality within Pierce County.

The five principles are outlined below.

1. Emergency Intervention

A variety of situations exist in which emergency intervention is required to allow some households to remain in their current housing. In addition, unforeseen circumstances can place the lower-income, cost-burdened households at risk of becoming homeless, or in fact can make them homeless because they lack the financial resources to be able to make mortgage/rent payments or achieve required repairs or alterations to allow a home or apartment to remain in a safe, decent, accessible or affordable condition.

To meet the needs for emergency intervention, the following activities have been identified: health and safety repair assistance, barrier removal for handicapped accessibility, homeless emergency shelters, counseling for those threatened with homelessness as a result of job loss or other reasons, and rental assistance to help households make mortgage or rent payments when economic situations cause extreme hardship.

2. Prevention of Problems

Crisis intervention is the least-preferred alternative when attempting to solve the variety of housing and related problems that exist in Pierce County.

The key to maintaining safe, decent, and affordable housing and improving the quality of life for Pierce County residents is to prevent housing and related problems before they deteriorate into crisis situations. In developing an overall prevention strategy, Pierce County will continue to implement a community network of services and programs to provide a comprehensive package of assistance. In addition, a wide variety of supportive services is required to assist the elderly, disabled, and other special-needs populations to not only maintain their existing housing but to also be able to continue meeting their daily living needs. The county will continue to provide programs that provide an array of support for those in need.

Programs and initiatives include counseling, housing rehabilitation for existing homeowners and renters, long-term rental assistance, weatherization services, energy payment assistance, emergency, transitional and permanent supportive housing for the homeless, case management services, and other supportive housing services.

3. Expand the Supply of Affordable Housing

There is strong need currently to increase the available supply of affordable housing units for all populations. While current figures indicate that more than 99 percent of the population is currently housed, a further analysis shows that there are thousands of low-income households that are living in units with housing problems or are cost-burdened. As a result, though there may be enough dwelling units, a large percentage of the available units may not be safe, decent, or affordable. Further, projections for population growth in coming years indicate additional burdens will be placed on existing programs to effectively deal with the aging of our population, the needs of families, and the needs of the disabled.

The development of affordable housing for lower-income Pierce County residents will require creative efforts and combinations of funding sources in order to bring on-line new or rehabilitated dwellings. Programs include new construction, acquisition and rehabilitation, homeownership programs, technical assistance to non-profits to create housing opportunities, and funding to organizations and agencies to create affordable and supportive housing opportunities.

4. Create Capacity in the Community

Pierce County, like many urban-rural communities, does not have an active non-profit sector of community-based housing organizations. Here and nationwide the majority of non-profits are based in urban cities and are focused on a single issue such as homeownership. The primary developers of housing are the private-sector developers and builders. Local government provides resources through federal funds to address the needs of those who are lower-income. The federal government is also requiring that funding programs such as the HOME Investments Partnership Act (HOME) have substantial non-profit participation. In fact, the vast majority of federal programs are awarded on a competitive grant basis to non-profit organizations.

In order to make the best use of the available limited resources, the county shall continue its focus on developing capacity in the non-profit sector, creating active community-based agencies to respond to community needs.

In addition, partnerships must be built between private-sector lending agencies, private-sector developers, non-profits, and local government to provide a comprehensive approach to creating affordable and supportive housing.

Efforts must include technical assistance to community-based housing groups to assist in non-profit formation, outreach to private-sector developers and others about programs and resources available, and the development of pilot projects that emphasize successful working partnerships to achieve affordable housing.

5. Educate the Community

The largest barrier to the development of affordable and supportive housing opportunities is the lack of knowledge about why such programs are needed. Often, the lack of knowledge about those in need in Pierce County results in a "not-in-my-backyard" (NIMBY) response when residents are confronted with efforts to develop affordable housing in their neighborhoods.

The Pierce County community has continually demonstrated through their response to surveys, public meeting comments, hearings, and in other forums that affordable housing is a strong issue of concern to them. Yet, when confronted with a possible affordable housing project in their neighborhood, a strong resistance develops. The idea of "low-income housing" brings to mind a variety of stereotypes that citizens reject, often without full knowledge of the nature of the project.

When citizens become involved in their community and learn the needs of their neighbors and the community at large, they begin to focus on taking steps to solve problems. This is clearly evident through programs to reduce neighborhood crime, such as the "Safe Streets" campaign. Pierce County residents of all income levels need to be made aware of the need for affordable and supportive housing, including

an awareness of who is low-income, the needs of those populations, and available programs to meet the needs.

This outreach to citizens is not likely to provide immediate benefit but will in the long term create a climate in which economic and social discrimination is less tolerated and affordable housing opportunities are encouraged.

The priorities and investments outlined in this section represent the efforts to be implemented by the county to meet the wide variety of needs that exist. Unforeseen significant changes in economic conditions and other elements may cause revision of the priorities to address any new and pressing needs that may develop during the next five-year period. The programs operate in unincorporated Pierce County and the cities and towns in the Urban Block Grant and HOME Investments Partnership Act (HOME) Consortium and include all cities except Tacoma and Lakewood. In some instances, programs designed to serve special-needs and homeless populations are conducted jointly with the city of Tacoma and Lakewood.

In all cases, those individuals with a clearly definable "worst-case" housing situation shall be given priority over those who are in less need.

Priority Number 1: Maintain and enhance and expand the existing stock of owner- and renter-occupied housing.

The overall condition of the housing stock occupied by the lower-income households in Pierce County shows a correlation between the condition of the housing and household income. The lower the income, the greater the housing problems. This situation is true for both homeowners and renters. The most pressing needs for individuals and households in this situation include housing (single family and multi-family) rehabilitation, emergency repair and maintenance programs for existing homeowners, weatherization assistance to defray utility bills, financial counseling to cope with the effects of being cost-burdened, rental subsidies to maintain their housing, and rehabilitation of rental units to maintain safe and decent housing. In addition, programs and services that provide deferral of taxes, in-home health care, and supportive services are needed for the disabled and elderly.

The county will continue to implement existing programs and develop new repair programs that address the need for replacing major housing unit systems, such as heating, electrical, sewage disposal, and water supply. The following programs will be continued: Housing rehabilitation, Residential architectural barrier removal, emergency home repair. The county shall use funding through the Community Development Block Grant (CDBG) and HOME Investments Partnership Act (HOME) programs.

Weatherization assistance to lower-income residents, including insulation, windows, and other energy-saving help through technical assistance to homeowners and renters is necessary to lower the operating costs of housing unit and relieve the cost burden. Funding for weatherization activities is provided through federal, state and local funding including the Low Income Housing Energy Assistance program and other sources including Bonneville Power, Tacoma City Light, and Puget Power.

Priority Number 2: Provide subsidies in a variety of formats to assist low-income, cost-burdened renters and homeowners.

For the very-low- and low-income households in the renter market, finding an affordable apartment is becoming increasingly difficult. With a high percentage of renters being cost-burdened, the need for subsidies in a variety of formats will be required over the next five-year period in order to maintain affordability for low-income households.

The Pierce County Housing Authority shall continue to provide rental assistance to low-income residents in accordance with federal guidelines through the Section 8 rental assistance program.

Pierce County, through its Community Action Agency, will provide energy and utility payment subsidies to very-low-income renters and homeowners to relieve some of the cost burden experienced by these households.

Priority Number 3: Maintain, enhance, and expand the supply of special-needs housing.

There is a need for subsidized housing for rental units and a variety of assistance for existing homeowners, including providing handicap accessibility or barrier removal within the homes, weatherization services, and financial counseling to allow cost-burdened special-needs households to maintain affordability.

In the coming five-year period, the special-needs population will grow specifically relating to the age of the baby boomers. As the baby boomers move into their sixties and older, they will experience a stronger need for supportive housing programs and services.

According to the census 8 percent of Pierce County's population reports they are disabled in some manner. There is need shown to develop capacity in the community through non-profit developers to acquire or develop housing for this population.

Assistance and programs shall focus on the following areas: Construction of new special-needs housing, Rehabilitation of existing owner-occupied units and rental units to accommodate special-needs populations and Acquisition and rehabilitation of existing housing to accommodate special-needs populations.

The majority of activities undertaken in the county to provide assistance to the variety of special-needs populations are conducted by non-profit organizations with funding from a variety of sources, including state, federal, and local. The county will continue to provide technical assistance to local non-profits but will also take an active role in the creation of new non-profit agencies that can address this need.

The County will support and provide technical assistance to non-profit developers and funding assistance to non-profit developers to acquire, rehabilitate, and build supportive housing. In addition, the county shall continue existing barrier-removal programs and develop alternatives that address the need in a more effective manner, improve marketing of existing programs targeting organizations serving the disabled community; support educational programs that enhance the awareness of the general public of the needs of the disabled population; provide funding assistance for development costs shall be made available to projects that are owned, sponsored, or developed by non-profit organizations.

The County shall use Community Development Block Grant (CDBG) and HOME Investments Partnership Act (HOME) funding through the Community Housing Development Organizations (CHDO), set aside to meet this need.

Priority Number 4: Maintain, enhance, and expand the supply of facilities for the homeless.

The county will continue to implement the Continuum of Care Homeless initiative and support the expansion of housing and services into all areas where the homeless can be located. Homelessness is a regional issue and programs need to be provided where the populations exist.

Maintenance of existing facilities and services also should be considered as a priority issue in order to maintain the current level of assistance being provided to this population. Existing shelters may need to expand their capacity, or new shelters need to be created to meet the increasing demand. New facilities and services need to be developed in a variety of geographic areas outside of the urban core.

The current plan entitled "The Road Home", detailed in other sections of this document, identifies strategies to be employed in dealing with this difficult situation.

The county shall administer federal and state funding and provide technical assistance to non-profit organizations seeking to develop emergency, transitional facilities and services and permanent supportive housing. Funding shall include the State Transitional Housing Operating and Rent program; Community Development Block Grant Program (CDBG); Emergency Shelter Grant Program; and the Continuum of Care series of funding provided competitively by HUD.

Priority Number 5: Support and create first-time homeownership opportunities for low-income Pierce County residents.

Homeownership for the low-income populations may soon not be an option due to the high cost of maintenance, taxes, and other expenses required for upkeep of the residence. Households with incomes at or below 70 percent of median income face a much larger risk of not being able to create a replacement reserve of funds to accommodate emergency needs.

Homeownership for populations between 70 and 80 percent of median is, however, a reasonable choice if affordable financing is available. The financial package can take the form of subsidized lot-cost buydowns, sweat equity programs, or other subsidies that reduce the overall purchase cost to an amount considered affordable for those at the ceiling of the low-income range. Additional incentives required to make this an affordable option include low down payments and quiet-second deferred mortgages. These types of programs are not available through the private sector and must be initiated by the county.

To encourage this type of affordable financing, a combination of federal and state funding should be used in conjunction with local private-sector lenders to create new opportunities. The county shall invest Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME Program) funds to provide affordable homeownership opportunities.

Priority Number 6: Provide technical assistance and information to citizens, non-profit developers, and service providers about housing-related programs and assistance available to them.

Educating the community about the programs, helping to create non-profit developers, and providing forums for sharing information about programs and funding available will be significant to future development of affordable housing in Pierce County.

The majority of non-profits in the Puget Sound region are centered in the urban cities, with a focus on one or two issues of special interest to each of them. Traditionally, counties that have an urban and rural mix have not generated a significant interest in the community to create housing-focused organizations. Increasingly, as Pierce County loses more of its rural character and the boundaries between unincorporated and incorporated cities continue to blur, the need for an active non-profit community involved in solving housing problems will be necessary.

Many community groups are active in housing without formalizing the relationship of a 501(3)(c) tax-exempt status. Organizations that are actively involved in providing resources, services, and assistance need to be encouraged to develop into full-fledged community housing development organizations.

In addition, the community needs to be educated to raise the level of awareness about all issues surrounding affordable and supportive housing needs. Community Development Block Grant (CDBG) funding will be used to address this need.

Priority Number 7: Promote fair housing and seek ways to prevent discrimination based on race, economic status, and/or disability in the development, acquisition, and maintenance of affordable housing.

Pierce County shall continue to encourage the involvement of minorities in all programs. Statistically, a higher percentage of minority populations are low-income and as such can be predicted to have a higher percentage of housing problems. These populations need to be made aware of the availability of assistance and encouraged to participate in the available programs.

Increase the effectiveness of housing programs by reviewing marketing procedures of existing programs, developing appropriate strategies to meet the needs of minority populations, and establishing contacts with organizations that represent racial minority populations. Community Development Block Grant (CDBG) and other sources as available shall be used to address this need.

The following section outlines the resources known to the county at this time to address housing needs as identified in this document. Some of the resources are awarded on a competitive basis from non-county organizations. It is not possible to predict the amount of funding that will be made available or if the programs identified below will be in operation during the next five year period.

Pierce County will use primarily Home Investment Partnership Act (HOME) and Community Development Block Grant (CDBG) and Emergency Shelter Grant Program (ESGP) to accomplish the goals noted above.

Federal Programs

Section 202 Program

This program is designed for all elderly aged 62 or older and disabled or handicapped within Section 8 income guideline limits. In this case the renter pays the established rent for program housing. Eligible applicants: Private, non-profit, and consumer cooperative. Funds can be used for: Acquisition, rehabilitation, new construction, rental assistance, support services.

Federal Housing Administration (FHA)

The federal government's premier program for assisting moderate-income homebuyers since 1934, the Federal Housing Administration (FHA), a division of the Housing and Urban Development Administration (HUD), provides funding to purchase housing at very low rates of downpayment and competitive interest rates. Mortgage limits cannot exceed HUD mandated limits. Eligible applicants: homebuyers, those wishing to refinance existing housing.

Farmers Home Administration (FmHA)

The U.S. Department of Agriculture administers a small homebuyer assistance program through the Farmers Home Administration. Eligible applicants: Low-income homeowners in rural areas; non-profit housing developers. Funds can be used for: Acquisition, rehabilitation, new construction, rental assistance, home buyer assistance.

Community Development Block Grant

Grant program for urban communities choosing to do neighborhood revitalization, economic development, improvement of community facilities, prevention and elimination of slums, and other activities aiding low- and moderate-income families. This program is administered by the Pierce County Department of Community Services. Eligible sub recipients: Non-profit organizations providing housing and services that meet local and national objectives. Funds can be used for: Neighborhood revitalization, economic development, improvement of community facilities, prevention and elimination of slums, activities aiding low- and moderate-income families. The CDBG program is the most flexible federal tool for addressing the needs of low-income residents in both housing and basic infrastructure.

Community Development Block Grant (Section 108 Loan Guarantee)

Allows Community Development Block Grant (CDBG) communities to use their CDBG funds to guarantee loans/notes for development projects. Eligible activities include real property acquisition; rehabilitation of publicly owned real property; housing rehabilitation; relocation, clearance, and site improvements; interest payments on guaranteed loan and issuance costs of public offering; and debt service reserves. Eligible applicants: Metropolitan cities and urban counties that receive entitlement grants; non-entitlement communities in states administering CDBG. Funds can be used for: Real property acquisition; rehabilitation of publicly owned real property; housing rehabilitation; relocation, clearance, and site improvements; interest payments on guaranteed loan and issuance costs of public offerings; debt service reserves.

McKinney-Vento Homeless Program Funds

Grants for housing production, acquisition and rehabilitation and services to homeless persons and families. Funds are awarded through a national competitive process to a variety of local "selectees" (sub-recipients) to create new programs and services in the community targeting the homeless. Eligible applicants: Non-profit housing and service agencies. These funds are administered by the Pierce County Department of Community Services.

Home Partnerships Investment Act (HOME)

A flexible housing production program with grants provided to Pierce County. Funds are available for housing production of new units, rehabilitation loans, and ownership programs for first time homebuyers.

Emergency Shelter Grants Program (ESGP)

Federal grants provided to Pierce County to improve the quality of existing emergency shelters and to increase the number of developing shelters for the homeless. Funds can be used for renovation, conversion of buildings, rehabilitation, essential social services, and operating costs, but not for staff payroll.

Supportive Housing for Persons with Disabilities (Section 811)

Funding to expand housing with supportive services, such as group homes, independent living facilities, and intermediate-care facilities. Eligible applicants: Private, non-profit organizations. Funds can be used for: Expanding housing with supportive services, such as group homes, independent living facilities, and intermediate-care facilities.

Housing Opportunities for Persons with AIDS Program (HOPWA)

Two types of grants, entitlement and competitive, for housing assistance and supportive services for low-income persons with AIDS or related diseases and their families. Funds can be used for acquisition, rehabilitation, conversion, lease, and repair of facilities; new construction; project-based or tenant-based rental assistance; planning; support services; operating costs; short-term rent, mortgage, and utility payment; administrative expenses; and other proposed activities (for competitive grants only). Eligible applicants: Entitlement grants: Eligible states and qualifying cities for eligible metropolitan statistical areas (MSAs) with the largest number of cases of AIDS. Pierce County has not received HOPWA funding.

Section 8 Rental Voucher Program

This program provides tenant based and project based rental assistance payments to private owners or non-profit agencies who lease their units to assisted families. Eligible applicants: Public housing authorities (PHAs) administer the program. Eligible applicants to the program must comply with Housing Authority Approved plans.

LIHTC

The Low Income Housing Tax Credit Program is administered in the state of Washington by the Housing Finance Commission. A valuable tool for the creation of housing units it provides opportunities for public/private partnerships to acquire or build new affordable housing.

Washington State Housing Finance Commission

The establishment of the Washington State Housing Finance Commission in 1983 marked Washington's first intervention into the homeownership market. Since then, the commission's single-family programs--operating under federal tax laws recently reauthorized--have assisted thousands of Washington State residents. Programs are generally targeted to first-time homebuyers with incomes between 50 and 115 percent of the area median family income.

SHB 2060-Affordable Housing Program

Made available through legislation from the State of Washington, this fund generates resources based on documents recorded by the county auditor. A \$10 surcharge is placed on certain documents when recorded. 60 percent of the funding from the surcharge is provided to non-profit and for-profit agencies and city and county governments to develop and rehabilitate housing units affordable to those at 50 percent of HUD median income or less throughout Pierce County. A certain amount of the annual funding from this surcharge is also provided to all of Pierce county's non-profit owned emergency shelters for operating and maintenance monies.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

The Pierce County Housing Authority (PCHA) offers safe, affordable housing to low-income county residents, serving more than 5,100 households annually. PCHA owns and manages 1097 units of housing in thirteen multifamily complexes located throughout the county. PCHA provides onsite management, maintenance, budget preparation, contracting, compliance, and financial reporting for all properties. PCHA also administers approximately 2300 Section 8 vouchers and manages a Section 8 Homeownership Program designed to move low-income tenants into homeownership using housing assistance payments.

The agency owns 144 public housing units; single family homes scattered throughout the county outside the cities of Tacoma and Lakewood. All homes are in good to excellent condition and meet Housing Quality Standards (HQS). The restoration and

revitalization needs of this public housing are minor; rehabilitation work is conducted on an as-needed, case by case basis. The agency budget for annual repairs currently includes \$300,000 in grant awards and \$180,000 in agency funds for necessary maintenance and repair.

Public housing and tenant based waiting lists currently contain 107 households, representing approximately 589 individuals.

The most recent Section 504 needs assessment showed that seven of the 144 public housing units require modification to meet Section 504/Americans with Disabilities Act standards.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:
waiting for information from PCHA

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that

assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Impediments and Opportunities Created by the Market

In Pierce County, there are several significant issues that affect the affordability of housing, including land use policies, local lender practices, and community expectations.

Land-Use Regulations

In general, land use regulations are meant to provide protection of public health and safety, protection against nuisances from neighbors, development and maintenance of community infrastructure at reasonable costs, and protection against inappropriate land use.

Pierce County has instituted a Comprehensive Land Use Plan that contains 10 distinct areas that focus on zoning, building codes, fees and charges for services, growth boundaries, community plans and economic environment to name some of the included items.

In the last decade the county has seen extensive growth within its urban growth boundary adding thousands of units to the housing stock. Citizens and housing developers have had numerous opportunities over the course of time to have input into the decision making process regarding the final shape of the community in all areas.

The result of the activity and implementation of these plans has been unprecedented growth rivaling the period from 1980 to 1990 in which single family housing construction was at its peak in the county.

Prior to the "new" growth management regulations a survey taken with local housing developers identified four major areas of concern regarding the regulatory environment. They suggested the following issues that if addressed would increase the availability of affordable housing because it would reduce the overall production costs of single-family and multi-family dwellings.

1. Establish minimum density: The county needs to establish a minimum density for all areas. Higher densities will allow for a sharing of the cost burden of producing housing. This is particularly important in areas where appropriate infrastructure exists or is soon to be installed.

2. Streamline regulatory process: Decisions made at the administrative level are inconsistent and contradictory. Place more authority in the hands of the administrative staff and provide them with clear guidelines. Delays cost developers money, which is in turn passed on to the end user of the housing.

3. Develop cost-effective infrastructure: Allow alternative designs to be used, including "community septic systems" and other alternative cost-saving approaches. The savings would then be passed on to the consumer.

4. Create flexible development standards: Requiring all developments to meet the same standard regardless of area (urban or rural) escalates housing costs in all ways.

A decade after the Comprehensive Plan development and inclusion of all related regulations which included elements to address the issues identified above, developers still have nearly the same concerns.

Local developers acknowledge that more than 99 percent of all regulatory requirements and issues are developed initially at the state and federal government levels and are then passed on as requirements to the county. They contend that the state and federal regulations serve as baselines on which the county must act. The concern expressed by the building community is that the interpretations applied by the county regulatory process are overly restrictive and do not allow for cost-saving alternatives. This, in turn, creates more expensive housing for all economic levels.

A survey conducted in 1993 by the Pierce County Department of Community and Economic Development of housing development costs revealed that permits and fees represented only one percent of the total final sales price of a single-family home in the county. A 2005 survey of current costs show they are in the 5-7 percent range. The issue of the rising cost of housing production and the general lack of affordable housing in our community has been identified locally by many interest groups most notably the Master Builders Association of Pierce County and others interested in the production of affordable housing opportunities for Pierce County's lower income populations.

Regionally, the rising cost of land in all areas of the county including all cities and towns has increased the cost of housing significantly. The current supply of land and plats in the pipeline is higher than in previous years but apparent in-migration of household from neighboring communities (particularly King County) has increased the demand for Pierce County homes to an all time high. A short drive to Seattle (1/2 hour to 45 minutes from Pierce County places you in the heart of the highest price real estate market in the State of Washington. Homes in that area are 100 thousand dollars more for the same product in Pierce. This situation places extensive pressure on the overall market and is not related to regulation.

A recent study completed by the Washington State University, as the result of the implementation of SHB 2060, evaluated all counties in the State of Washington and determined that only three had any available affordable housing at market rate for those at or below 50 percent of median income. In Pierce County, according to the study, there are no (0) units of unsubsidized, market-rate housing available for this income group. The population of Pierce County at or below 50 percent of median represents 140,637 individuals (county wide). Fifty-one percent of those are located in unincorporated Pierce County and its cities and towns outside of Tacoma and Lakewood.

In response to community concerns over the lack of affordable housing the Pierce County Comprehensive Land Use Plan update completed in the fall of 2004, {Chapter 19} Housing Element, authorized:

The "Create(ion of) an Affordable Housing Task Force to examine the costs of housing development and recommend specific measures to address the affordable

housing needs for all economic segments of the population with particular interest for low income populations.

The Task Force shall consider inclusionary zoning, density bonus programs, fee waivers and other funding incentives that will encourage the development of affordable housing for low income populations.

The Task Force shall be comprised of members from the private sector, government, non-profit community and other interested parties.

The Task Force shall be charged with the task of analysis and examination of all available opportunities to lower the cost of housing development particularly related to low income needs and shall further recommend a series of pilot programs to be implemented.

(Page 37 of 66, Ordinance No. 2004-87s)

And further stated:

Develop a series of benchmarks to measure the development of affordable housing units for low income populations.

(PC Ordinance No. 2004-87s)

While the Task Force's area of concentration will be on the unincorporated areas of Pierce County, the affordable housing burden is shared amongst all jurisdictions and is a county and regional dilemma. The Task Force is charged to examine all elements related to the production of housing. It is anticipated that several items, such as inclusionary zoning and density bonus programs, may trigger strong reactions from the private sector groups. Conversely, fee waivers and fee reductions may generate concern from other sectors including school districts and other government entities.

The focus of the amendment is on the production of low income housing.

It is our projection, based on an examination of the cost of housing, that the median income household in Pierce County will not be able to afford the median priced single-family home in Pierce County by early summer of 2005. It is anticipated that as the cost of housing continues to out pace the ability of those in our community to affordably pay for their shelter, that the issue will become more significant to local interest groups. That said, the opportunity to examine, through this Affordable Housing Task Force, the costs and benefits to our community of the affordable production of homes and apartments may place us in a position of being ahead of the demand.

The task force will include executive appointments, council appointments, the Master Builders Association of Pierce County, the Association of Realtors, banks and/or lending institutions, P.C. Advance Planning, P.C. Current Planning, non-profit housing developers, the Homeless Coalition and community representatives.

The task force shall have a timeline of 6-9 months to create a series of recommendations including pilot programs and benchmarks to be forwarded to the Executive for consideration. The task force shall provide a cost benefit analysis of

various proposals and a summary of presumed impacts to the housing production environment.

The task force shall be provided clear direction that the focus of the initial effort is on the provision of affordable housing for low income populations. The recommendations can be further applied to “all economic segments” as appropriate.

There are other issues that affect the production of affordable housing as follows.

"NIMBYs": Social/Economic Discrimination Issues

The regulatory atmosphere is but one of the barriers believed to prevent the development of affordable housing. Social, economic, and racial discrimination often lead community groups to fight the development of affordable housing based on a belief that it will create unsafe neighborhoods and decrease property values.

A survey of housing needs recently conducted in Pierce County illustrates some of the common community reactions when presented with the option of developing affordable housing in their neighborhoods. Nearly 50 percent of the respondents said they would not be willing to have low-income "affordable" housing in their neighborhood. Forty-five percent of the respondents disapproved of having a mobile home park in their neighborhood. Community fears are often a difficult obstacle to overcome, yet an awareness that the need for affordable housing is not restricted to any single social or economic category will continue to break down the community barriers.

Community Standards/Expectations

Another issue that has increasingly become an obstacle to affordable housing is a growing belief that the bigger the house, the better it must be. Today, "adequate" housing has come to mean larger lot sizes, extra rooms, and more amenities for entertainment. The housing survey reported some of the attitudes and preferences of the Pierce County community. The survey found Pierce County residents to be overwhelmingly oriented toward single-family dwellings. Given a choice of housing options, 66.2 percent of Pierce County residents preferred single-family, site-built homes. Respondents largely prefer large lot sizes and are very unwilling to sacrifice private yard space, high-quality building materials, super insulation, or an extra bedroom in order to make their housing more affordable.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

During a 24 hour period on January 27 and 28, 2005 the Tacoma Pierce County Coalition for the Homeless/Continuum of Care facilitated a count of sheltered and unsheltered homeless throughout the county. The count included individuals and families living in emergency shelters and transitional housing programs, people living on the streets, in cars, in abandoned buildings, in encampments, and in other places not meant for human habitation. These individuals are identified as 'homeless'.

In addition, persons living temporarily with family and/or friends were identified as 'at-risk' in accordance with federal definitions. These individuals were captured in the count primarily through their use of food banks, hot meal sites, and other community resources.

The count showed 1924 individuals homeless in Pierce County, an increase of nearly 800 from a similar count in 2003. Of these, 654 were adult females; 595 adult males; 675 children. Homeless individuals who were in emergency shelters totalled____; in transitional housing _____, and unsheltered_____. Families with children in emergency shelter totalled 128; in transitional housing 437, and unsheltered 80.

The majority of homeless, both individuals and families, in Pierce County are White (54%); 20% are African American; 4% Native American; 2% Asian or Pacific Islander; 1% are of two or more races, and; 19% did not report race. People of Hispanic ethnicity represent 5% of the total.

The primary causes cited for homelessness by adults counted were substance addiction (664), mental illness (431), felony status (336) domestic violence (280), physical disability (249), and HIV/AIDS (57).

Unaccompanied youth (those 11-21, homeless without a parent or guardian) totalled 167; 107 females; 55 males; 5 gender not reported. 25 youth reported issues with drugs or alcohol; 17 with mental illness; 16 domestic violence.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

1. The homeless and homeless prevention priorities identified through Pierce County's Continuum of Care process are:
 - 1) Develop low-barrier permanent supportive housing for chronically homeless individuals
 - 2) Support and maintain existing transitional housing for families with children
 - 3) Develop housing linked case management programs that incorporated aftercare services to ensure successful transitions to permanent housing

These goals were established based on Point In Time (PIT) counts in 2003 and 2005, on local housing inventories conducted in conjunction with the PIT count, and in consultation with local housing and homeless services providers, homeless persons, and other concerned citizens who are members of Pierce County's Coalition for the Homeless and Continuum of Care. Information gathered indicated the largest gap in the community's homeless system of care to be in response to long term individual homelessness.

That being said, the number of homeless families also continues to grow and will likely increase over the next five years in response to changes in the Section 8 program and other federally funded safety nets. For that reason, the maintenance and support of existing emergency and transitional housing stock for this population is the second highest priority for the county.

The third priority was identified in response to an analysis of resident outcomes associated with programs funded through federal and State homeless assistance funds. Eight years of collected data provided evidence that many families were tending to recycle through emergency and transitional housing programs, without achieving stable permanent housing. Although this is certainly due, in part, to an inadequate supply of low-income affordable housing in the community, it is also thought to be a result of losing the support systems provided by case management at the end of participation in transitional programs.

Gaps in services and housing for the sheltered and unsheltered chronic homeless have been identified throughout the development of the county's 10 year plan to end chronic homelessness, which is provided here as Attachment ____.

2. Addressing the needs of the chronically homeless has been Pierce County's first priority since 2003. The community was awarded Continuum of Care funding for permanent supportive housing projects for this population in 2003 and 2004 competitions, increasing the limited stock available. As a component of the county's Ten Year Plan to End Chronic Homelessness, local homeless housing and service providers have partnered to develop a fifteen unit model project for the chronically homeless. This 'housing first' model offers permanent housing and the opportunity to engage in case management that includes treatment for mental illness, substance addiction, general health issues, and HIV/AIDS while providing links to training, education, and employment.

The 2005 homeless count identified 286 individuals who meet the definition of chronically homeless; 73 are female, 208 male. Unsheltered chronically homeless number 169; sheltered 95, and; 22 individuals did not respond to the question of where they stayed the previous night. Of those counted, 15 report that they are employed; 99 have felony convictions; 61 are veterans of military service. There are currently 155 emergency shelter beds available to single men; 29 for single women. There are currently 179 units of permanent supportive housing targeted to homeless individuals; however, these units carry a mandate for pre-entrance sobriety and/or participation in case management services with non-compliance resulting in eviction. The 15 units of the model project are the only currently operating 'housing first' units, where eviction is a last resort. Thirty-six additional units are expected to be ready for occupancy in 2005.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Fundamental Components in CoC System -- Service Activity Chart

Component: Prevention

Services in place: Life skills: Pierce County Regional Support Network, Catholic Community Services Phoenix Housing, CHOICES, Faith Homes, LASA, Exodus Housing, YWCA Pierce County, Helping Hand House, Network Tacoma; Landlord Tenant Counseling: Pierce County Housing Programs, Tacoma Human Rights and Human Services, Fair Housing Center. Mediation/Advocacy: Pierce County Housing Programs, Fair Housing Center, Center for Dispute Resolution, CLEAR, Northwest Legal Services, Pierce County Aging and Long Term Care Ombudsman Program. Foreclosure counseling: Pierce County Housing Programs, Consumer Credit Counseling. Protective Payee: Martin Luther King Housing Development Association, Choice, Pierce County Regional Support Network, Metropolitan Development Council,

ProPay. Emergency Home Repair: Pierce County Housing Programs, City of Tacoma. Emergency Rental Assistance: MLKHDA, Helping Hand House, LASA, Faith Homes, Pierce County AIDS Foundation, Pierce County Housing Programs,, Pierce County Housing Authority, Tacoma Housing Authority, DSHS, Veterans Administration, MDC. Triage Services/Crisis Beds: Pierce County Regional Support Network, Sexual Assault Center, Alcohol Drug Help Line, Commission Against Domestic Violence. Referral Services: United Way of Pierce County, PC RSN, PC Community Action, Community Connections, TACID, Tacoma Pierce County Health Department. Housing Search and Placement: TACID, PC RSN, MDC. Case Management and Treatment Services: PC RSN, COPEs, Pierce County AIDS Foundation, Stonewall Recovery Services, UW PCAP, Greater Lakes Mental Health, Comprehensive Mental Health. Mental Health Counseling: Comprehensive Mental Health, Good Samaritan Behavioral Health, PC Behavioral Health, Greater Lakes Mental Health, TACID, Mental Health Chaplaincy, Sea Mar, PC AIDS. Credit Counseling: Consumer Credit Counseling. Food Banks: Emergency Food Network, FISH Food banks, Food Connection, New Jerusalem, Allen AME, Indochinese Cultural and Service Center. Meal Sites: Hospitality Kitchen, Nativity House, Tacoma Rescue Mission, Korean Women's Association, Senior Centers, Churches. Subsidized Child Care; MDC, Salvation Army, First place for Children. Domestic Violence Outreach/Safe Houses: Pierce County Commission Against Domestic Violence, Exodus Housing, YWCA, God's Ranch, Family Renewal Shelter, IMPACT Safe House, KWA, LASA, The Caring Place. Community Health Clinics/Family Support Centers: Prevention Partnership for Children, TPC Health Department, Community Health Care, Sea Mar, Puyallup Tribal Clinic, Lindquist Dental Services. Hospital/Jail/Corrections Liaison Services: PC RSN, New Connections, Irma Gary House, DOC, PC AIDS Foundation. Safety/Block Watch/Family Intervention: Safe Streets, Hilltop Action Coalition, Prevention Partnership for Children. , Please arrange by category (e.g., rental/mortgage assistance), being sure to identify the service provider.

Services planned: No new services planned at this time. Service provision is available with adequate funding.

How persons access/receive assistance: Services are accessed through a variety of entry points including, multi-service centers, United Way HelpLine; Community Action, Family Support Centers, and individual service providers.

Component: Outreach

Outreach in place: (1) Please describe the outreach activities for homeless persons who are living on the streets in your CoC area and how they are connected to services and housing. Seriously Mentally ill, Chronic Substance Abusers and Co-Occurring Disorders: Street outreach and engagement services provided by Comprehensive Mental Health and Metropolitan Development Council target chronic homeless by canvassing under bridges, in parks, in secluded wooded areas, on the streets, and , wherever possible, engage individuals in services and connect them with housing through immediate assessment and intake. Veterans: Street outreach, shelters, drop-in centers, and annual Stand Down event (sponsored by VIEW and PC Veterans Bureau) connect veterans to housing and services by provision of information and referral. Youth: Street and school outreach conducted by Camp Fire Boys and Girls, 56th Street Drop-in Center, Bethel School District, Alliance Against Domestic Violence, Faith Homes, Friday Night Feed, and Youth Resources identifies homeless youth and provides information and referral to safe shelter. HIV/AIDS: Pierce County AIDS Foundation conducts street outreach, visits local hospitals, jails, and health clinics to offer assistance to people living with HIV/AIDS. Information regarding housing and services is immediate, with appointments made for in-house services and follow-up. Domestic Violence: Operation Nightwatch, Keep Tacoma

Warm, Associated Ministries, United Way, Brother to Brother, and Ministry Alliance conduct street outreach to homeless victims of domestic violence. The groups work with local DV shelters and emergency hotlines to move victims into immediate shelter.

(2) Describe the outreach activities that occur for other homeless persons. Outreach services for other homeless persons are conducted primarily through information and referral sources, Family Support Centers, and media campaigns. United Way Help Line and Associated Ministries provide a full time Homeless Services Information Specialist staff person housed at United Way.

Outreach planned: (1) planned outreach activities for persons living on the streets will utilize existing resources, including Nativity House and 56th Street Center, drop-in centers for street homeless, CMH, food banks, and hot meal sites to connect them to shelter and services. The COC will conduct outreach to determine the need for a local tent city before winter 2004; and (2) Pierce County's current system for other homeless is easily accessed and responsive to the needs of consumers, resource guides are readily available, local entities, such as DSHS, libraries, schools, and family resource centers are well informed and provide referrals consistently. There is no plan to conduct additional outreach.

Component: Supportive Services

Services in place: Please describe how each of the following services are provided in your community (as applicable): Case management: program participants are assigned a case manager at program entrance who assist clients in developing individual service plans to assist them in meeting the goals of increased self-sufficiency or independent living. This model is used by all providers of emergency and transitional housing programs and programs participate in a system of outcome based evaluation with approved outcomes and indicators for service. Life skills: All emergency and transitional housing providers provide life skills training, or contract with other service providers to address the individual life skill straining needs of clients. Phoenix Housing Network offers free life skills training classes to anyone with a case manager. Alcohol and drug abuse treatment: Clients are assessed at program entry and throughout the case management process for substance abuse issues and referred to programs at Pierce County Alliance, MOMS Recovery program, Women's Recovery Resources, Stonewall, and TPC Health Department. Mental health treatment: clients are assessed at program intake and referred to Comprehensive Mental Health, Greater Lakes Mental Health, Good Samaritan Behavioral Health TACID, Sea Mar, Pierce County AIDS Foundation for professional assistance. AIDS-related treatment: Pierce County AIDS Foundation and TPC Health Department provide a variety of services to clients impacted by HIV/AIDS after program assessment and referral. Education: Clients are assessed at intake and referred to a programs at Tacoma Community College, WorkSource, MDC, Bates Technical College, Pierce College, and/or Tacoma Rescue Mission for help with GED preparation and technical certificate programs. Where appropriate, clients are assisted in accessing DSHS funding for education. Employment assistance: After assessment by service providers, homeless clients can access employment services from CAREER, MDC, Employment Security, DSHS, Vocational Rehabilitation, Tacoma Goodwill Industries, Pacific Mountain Workforce, YWCA, Salvation Army, and Catholic Community Services. Clients can receive prevocational counseling, education assessment testing, and employment assistance training. Child care: MDC, Salvation Army, DSHS provide child care services. MDC operates the Homeless Child Care program that provides vouchers for child care to homeless families with verification from a service provider of need, Salvation Army also provides vouchers. Transportation: some transitional housing programs provide clients with automobiles

upon program entry, other agencies provide transportation services to resident clients, others provide bus and gas tokens. Pierce County operates the Van Project, which is available at no charge to low income county residents living outside normal bus routes who need a ride to work, school, or medical appointments.

Services planned: The COC will establish case management standards in 2004 for service providers as part of the overall ten year plan and the plan to end chronic homelessness. There is currently in use a Peer Review Tool that measures program services against a baseline established by the Continuum. Agencies that meet minimums are awarded a certificate. How homeless persons access/receive assistance: Most access to services is achieved at program entry, after an assessment of individual/family need and functional skill level.

EMERGENCY SHELTER Fundamental Components in CoC System - Housing Inventory Chart

Provider	Facility	HMIS	Geo	Target Population		2004 Year-Round	
Units/Beds	2004	All Beds	A	B	Family Units	Family Beds	Individual
Name	Name	Code	Seasonal	Overflow/Voucher			
TRM	Family Shelter		C	531554	FC		88
	x						
MLK	Men's Shelter	C	531554	SM			93
	x						
MLK	Women's Shelter		C	531554	SW		24
	x						
GH	Shelter	P 12/04		531554	SI		7
	x						
LASA	scattered site	C	539053	530785	FC		17
	x						
CCS	scattered site	C	531554	FC		20	x
	x						
Salvation Army	Fam./ Women's Shelter		C	531554		SW/FC	
64	5	x					
Tacoma Rescue Mission	New Life Square		C	531554		SM/SW	
	62	x					
YWCA	Women's Support Shelter	P 10/04		531554	WC	DV	
	39	5	x				
Helping Hand House	scattered site	C		539053	WC		38
	x						
				SUBTOTAL	266	196	

Under Development

SUBTOTAL 0 0 0

TRANSITIONAL HOUSING

Provider	Facility	HMIS	Geo	Target Population		2004 Year-Round	
Units/Beds	2004	All Beds	A	B	Family Units	Family Beds	Individual
Name	Name	Code	Seasonal	Overflow/Voucher			
CCS	THOR	C	531554			45	45
CCS	Phoenix	C	531554			36	36

Jurisdiction

Faith Homes 24	Single Women Project 3 27		C	531554			
Network Tacoma 22	Network		C	539053			22
Faith Homes 18	Homes C	531554			9		9
Faith Homes 10	Orchard		C	531554		18	
New Phoebe 10	New Phoebe	P 10/04		531554			10
Exodus	homes C	539053			45		45
Helping Hand House 29	Bright Futures	C		539053			29
Helping Hand House 29	Rural Bright Futures	C		539053			
LASA	CHOICE I & II C	539785			73		73
TRM	New Life	C		531554		40	40
Youth with a Mission 6	New Beginnings		P 12/04	531554			
VIEW 24	scattered site	P 12/04		530785			24
Tacoma Rescue Mission 52	Tyler Square		C	531554			
Shared Housing 14	scattered site		C	531554			14
LASA	THOR C	530785			15		15
MDC 12	Campbell Court		C	531554			12
Helping Hand House 8	HARP		C	539053		8	
CCS 36	Sound Families		C	539053			36
YWCA 40	Sound Families		P 10/04	539053			40
Exodus 30	Sound Families		C	539053			30
LASA 20	Sound Families		C	539053			20

SUBTOTAL 561 79 640 640

Under Development

SUBTOTAL 0

PERMANENT SUPPORTIVE HOUSING

Provider	Facility	HMIS	Geo	Target Population	2004 Year-Round		
Units/ Beds	2004 All Beds				Family Units	Family Beds	Individual
Name	Name	Code	A	B			
Beds	Total Beds	Seasonal		Overflow/Voucher			
Current Inventory							

Jurisdiction

Good Samaritan 28 28	Scattered site C	539053	SMF		6
Greater Lakes Park Court 43 43	Scattered site C	531554	SMF		
Comprehensive Mental Health 21 21	Scattered site C	531554	SMF		
MDC Scattered site C	531554	SMF		13	13
AIDS Housing Three Cedars 3 3	P 10/04	531554	SMF	AIDS	
MDC Campbell Court 10	C	531554	SMF		10
MDC 621 SRO	C	531554	SMF		20 20
MLKHDA 5 5	Challenging Instability 1	C	531554	SMF	
MLKHDA 10 10	Challenging Instability 2	C	531554	SMF	
TACID Scattered site C	531554	SMF		26	26
	SUBTOTAL			179	179
Under Development AIDS Housing Open Door 8 8		531554	SMF	AIDS/HIV	
	SUBTOTAL			8	8

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

- 4) Carrying out Pierce County's homelessness strategy is a true community effort. Collaboration and information sharing primarily through the Coalition for the Homeless; needs assessment, coordination of planning, research, and project development occurs through the Continuum of Care.
- 5) The Washington State Department of Corrections (DOC) currently supervises approximately 12,000 felons in Pierce County. Of these 76% are released through the Pierce County Jail - the other 24% from the state prison system.

DOC and Pierce County jail officials met throughout 2003-04 and have established a process for addressing the pre-release needs of inmates in order to increase successful transitions to community life and reduce homelessness.

Prior to release, inmates now receive an evaluation that includes mental health and chemical dependency assessments. Evaluators coordinate with the courts to apply this information to sentencing that includes release to therapeutic communities and half way houses.

Within the prison system, inmates begin to work with counselors four to six months prior to their expected release date to develop an Offender Accountability Plan that includes a transition plan. Certain classes of offenders must have an approved plan in place in order to qualify for an Earned Release Date based on 'good time', which is accumulated through participation in education and/or work and by committing a minimum of infractions during incarceration.

All inmates must have a verified residence prior to release. Where inmates will not exit to halfway houses or treatment facilities, Community Corrections Officers verify the address to which s/he will be released.

Within the prison system, DOC facilities include mental health units where acute care services are provided to inmates. Prior to release, the majority of those considered to be Dangerously Mentally Ill are automatically entered into the Regional Support Network (RSN), a system of contracted mental health provision organizations, which

provides case management services that include access to supportive housing. Those determined to be a danger to themselves or others are civilly committed to a mental hospital on release.

Eighty percent of inmates in Pierce County are currently exiting with a discharge plan in place. The remaining twenty percent are those who have no obligation for supervision upon release and over whom the DOC has authority.

The DOC maintains an active presence in the county's Coalition for the Homeless and works collaboratively with city and county systems to develop and implement discharge policy that has minimum impact on the homeless services system. Adrian Johnson of the DOC is currently co-chair of the coalition.

Discharge of homeless patients, particularly those who still require a low level of care to remain healthy, from local hospitals is a concern to the primary health systems in Pierce County. Those organizations have entered into discussion with Pierce County government to find alternatives to extending hospital care past the normal point of release, at a cost of approximately \$800 per day. These discussions are expected to result in development of a discharge policy that protects the interests of homeless patients and establishes a process for moving patients identified as homeless into permanent supportive housing.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable

living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to

permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:
Pierce County does not receive HOPWA funding.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:
Pierce County does not receive HOPWA funding

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.