

Executive Summary

The Pierce County Community Services Department prepares an annual performance report for the public, as well as for the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report, or CAPER, provides a detailed analysis of how funds for housing and community development were expended in program year (PY) 2008, covering the 12 month period from July 1, 2008 to June 30, 2009. This report details the funds available through HUD in PY 2008 and how they were used to meet the priorities, goals and objectives outlined in the Housing and Community Development Consolidated Plan for 2005-2009 (available through the Pierce County Department of Community Services).

The Housing and Community Development Consolidated Plan provides a coordinated approach to planning for and addressing the housing and community development needs of homeless and *low- and moderate-income people and communities within Pierce County, excluding the cities of Tacoma, Lakewood, Auburn and Pacific. Auburn, Tacoma and Lakewood receive community development and housing funds directly from the federal government. Pacific is a member of the King County Consortium. The Consolidated Plan is updated annually by a One-Year Action Plan to reflect changes to the original Consolidated Plan and to document the County's intended use of Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and Home Investment Partnership (HOME) funds received in that year. The three programs provide over \$4 million annually for development of community facilities, infrastructure improvements, human services funding, and affordable housing development.

*HUD defines lower income as making 80% or less of the Area Median Income. See Table of Contents for FY 2008 Income Limit Summary Chart.

Assessment of the One-Year Goals & Objectives (Action Plan 4: 2008)

It should be noted that many activities, particularly public facilities, identified in the 2008 Action Plan will not be completed within a year of the plans publication. This is due to a number of reasons, including environment review requirements and local permitting requirements.

Therefore, many public facilities activities identified in the 2008 One Year Action Plan will not be completed until the 2009 CAPER or later.

Goal One

Provide Decent Housing:

Housing programs provided 28 housing rehabilitation loans utilizing CDBG and HOME, 80 first-time homebuyer/ADDI loans with HOME funding, rehabilitation of multifamily housing utilizing Engrossed Second Substitute House Bill (E2SHB) 2060 resources and new construction of multi-family housing for low-income populations. Community Services Housing Division has undertaken new construction of homeless units utilizing 2060, 2163 and HOME funding, and administered a leasing program for the housing of homeless individuals and families through the Supportive Housing Program (SHP) and Transitional Housing, Operating and Rent Assistance (THORA) federal and state grants. In addition, the Housing Division has completed over 717 emergency repairs of single family homeowner occupied housing units with CDBG funds, and 142 modifications of homes for disabled persons to make the units more accessible with State of Washington funding. Housing has completed over 552 Housing Quality Standard (HQS) inspections of housing units throughout the county that serve homeless and extremely low-income populations.

Goal Two

Provide a Suitable Living Environment:

To achieve this goal, Pierce County has identified the following Community Development Objectives (page 61 of the Consolidated Plan) and has undertaken the described strategies:

Objective 1

Four strategies are employed in order to provide services and facilitate promoting self-sufficiency for low- and moderate-income communities, individuals, and families, they are:

(a) Continue to support emergency food, shelter, transitional living programs, basic needs and family services (please see the Community Development section of this report for explanation of why basic needs and family services are included here).

-Table 1.a describes the activities in support of Goal Two, Objective 1, Strategy (a).

-The total number of people benefiting from this strategy is: 198,779

(b) Continue to preserve existing affordable owner, renter housing stock and homeownership.

-Table 1.b describes the activities undertaken in PY 2008 in support of Goal Two, Objective 1, Strategy (b).

-The total number of Housing Units benefiting from this strategy is: 507

-The total number of L/M Income Households benefiting from this strategy is: 507

(c) Continue to support community infrastructure development and preservation.

-Table 1.c describes the activities undertaken in PY 2008 in support of Goal Two, Objective 1, Strategy (c).

-The total number of people benefiting from this strategy is: 1,375

-Total number of Public Facilities: 9

-Total number of L/M Communities: 5

-Total number of Housing Units: 13

Objective 2

Provide crisis intervention and violence prevention activities for low- and moderate-income individuals and families.

(a) Continue to support activities targeted to mitigation and prevention of youth and family violence.

-Table 2.a describes the activities undertaken in PY 2008 in support of Goal 2, Objective 2, Strategy (a).

-The total number of people benefiting from this strategy is: 22

Objective 3

Promote employment opportunities and training for low- and moderate-income individuals.

(a) Continue to support transportation programs targeted toward low- and moderate-income residents.

-Table 2.b describes the activities undertaken in PY 2008 in support of Goal Two, Objective 3, Strategy (a).

-The total number of people benefiting from this strategy is: 0

The primary reason for not making progress toward this strategy is the manner by which CDBG funds are distributed in Pierce County. The Citizens Advisory Board (CAB) members review data, including a needs assessment survey, and public testimony from providers of services and beneficiaries of services. This information informs the CAB of key needs in the community and allows the CAB to set their funding priorities. In practice, these priorities have been very broad. Members then select from a pool of respondents to a general Notice of Funding Availability (NOFA). If no organization submits an application requesting funds to support transportation activities, the County is unable to make progress toward this strategy.

(b) Continue to support employment opportunities and job readiness training for individuals.

-Table 2.c describes the activities undertaken in PY 2008 in support of Goal Two, Objective 3, Strategy (b).

-The total number of people benefiting from this strategy is: 261

Goal 3

Expand Economic Opportunities:

Objective 4

Promote opportunities for businesses by supporting programs and policies that provide for a jobs-based economy in Pierce County.

(a) Creation of jobs targeted to low- and moderate-income individuals.

Table 2.d describes the activities undertaken in PY 2008 in support of Goal Three, Objective 4, strategy (a).

-Total Number of L/M Income People Benefiting from Strategy: 2

Economic Development did not fund any loans during the 2008 PY (July 1, 2008 – June 30, 2009) with the economic development revolving loan fund. Pet Ponderosa Resorts and Spa and Pet Brigade were disbursed a loan in 2007 and fulfilled their last 2 job requirements during the 2008 PY.

**Pet Ponderosa Resorts and Spa
& Pet Brigade, LLC**

3211 – 204th St. E.
Graham, WA 98338

Funded: December 4, 2007

RLF Loan Disbursement: \$101,109.68

Interest Rate: 6.75%

Purpose: To fund equipment, supplies, inventory and closing costs for 2nd location of existing pet kennel business.

New jobs to be created (5): 1-FTE (General Manager), 1-FTE (Office Manager), 2-FTE (Kennel Staff), and 1-FTE (Bather/Groomers).

Actual jobs created to date: 1-FTE (General Manager), 1-FTE (Office Manager), and 2-FTE (Kennel staff) and 1-FTE (Bather/Groomers).

Business has fulfilled job requirements.

Low-income status: yes (4)

Race: White (4)

Ethnicity: Hispanic (1)

Manner in which Pierce County would Change its Program as a Result of its Experiences:

A few changes to the program as a result of experiences include extending the contract period for appropriate contracts (subgrantees), where this is permissible, and reallocating funds that were recovered from agencies that were unable to move forward with their grant.

Table 1.a Activities in Support of Goal 2, Objective I, Strategy (a)

(a) Continue to support emergency food, shelter, transitional living programs, basic needs & family services.

Year	Agency & Program Name	CDBG Funded	Drawn In PY 2008	Balance	Accomplishment Category	Accomplishment Units
2007	Associated Ministries	10,000	10,000	0.00	01 - PEOPLE (GENERAL)	170
2007	Good Samaritan Community Services	19,999.96	2,758.33	0.00	01 - PEOPLE (GENERAL)	23
2007	Martin Luther King Development Association	1,352.00	150.79	0.00	01 - PEOPLE (GENERAL)	685
2008	Associated Ministries	10,000	10,000	0.00	01 - PEOPLE (GENERAL)	190
2008	Bikers Against Statewide Hunger/BASH Food Bank	23,000	21,200	1,800	01 - PEOPLE (GENERAL)	11,912
2008	City of Buckley/Buckley Sr. Center Mealsite Transportation	8,800	1,593.94	7,206.06	01 - PEOPLE (GENERAL)	79
2008	Eatonville Area Council/Eatonville Family Agency	40,600	35,133.49	5,466.01	01 - PEOPLE (GENERAL)	3,958
2008	Emergency Food Network(EFN)/EFN Distribution Center	55,000	50,415	4,585	01 - PEOPLE (GENERAL)	107,499
2008	FISH Food Banks of Pierce County/Basic Food and Nutrition Assistance	20,000	20,000	0.00	01 - PEOPLE (GENERAL)	66,189
2008	Fair Housing Center of Washington/Fair Housing Outreach, Education & Advocacy	30,000	2,940.98	27,059.02	01 - PEOPLE (GENERAL)	46
2008	Good Samaritan Community Services/Neighborhood Respite Services	20,000.00	18,262.74	1,737.26	01 - PEOPLE (GENERAL)	48
2008	Key Peninsula Community Services/KPCS Food Bank	28,000	23,333.31	4,666.69	01 - PEOPLE (GENERAL)	6,719
2008	Korean Women's Association/Asian Pacific Senior Daycare (CDBG dollars only)	9,680	6,633.65	3,046.35	01 - PEOPLE (GENERAL)	10
2008	Lindquist Dental Clinic for Children/ Dental Services	25,000.00	22,880	2,120	01 - PEOPLE (GENERAL)	243
2008	Mary Bridge Children's Hospital/Center for Grieving Children	10,000	9,285.64	714.36	01 - PEOPLE (GENERAL)	14

Table 1.a Activities in Support of Goal 2, Objective I, Strategy (a)						
(a) Continue to support emergency food, shelter, transitional living programs, basic needs & family services.						
Year	Agency & Program Name	CDBG Funded	Drawn In PY 2008	Balance	Accomplishment Category	Accomplishment Units
2008	Mary Bridge Children's Hospital/Children's Advocacy Center	25,000	22,919.48	2,080.52	01 - PEOPLE (GENERAL)	36
2008	MultiCare Health System/Adult Day Health Center	20,000.00	17,875	2,125	01 - PEOPLE (GENERAL)	5
2008	Parents and Students In Action/Youth and Community Activities	25,000	22,588.48	2,411.52	01 - PEOPLE (GENERAL)	475
2008	Pierce County AIDS Foundation/Housing Options	5,797	0.00	5,797	01 - PEOPLE (GENERAL)	4
2008	Community Action Agency/Childreach	20,590	17,993.92	2,596.08	01 - PEOPLE (GENERAL)	85
2008	Community Action Agency/ECEAP	37,620	26,327.73	11,292.27	01 - PEOPLE (GENERAL)	298

Total Number L/M Individuals Benefiting from this Strategy: 198,779

Table 1.b Activities in Support of Goal 2, Objective I, Strategy (b)
 (b) Continue to preserve existing affordable owner and renter housing stock and continue to support homeownership.

Year	Agency & Program Name	HOME & CDBG Funded	Drawn In PY 2008	Balance	Accomplishment Type	Accomplishment Units
2007	Pierce County Housing Services/Emergency Home Repair	870,000.00	332,618.54	0.00	10-HOUSING UNITS	399
2008		870,000.00	396,995.62	473,004.38		
2007	Pierce County Housing Services/Homeownership Program	1,019,774.03	569,774.03	0.00	04-HOUSEHOLDS	80
2008		445,480.96	264,295.96	181,185.00		
2003	Pierce County Housing Services/Moderate Rehabilitation	1,199,698.79	5,101.22	0.00	04-HOUSEHOLDS	28
2004		1,212,723.28	3,653.45	0.00		
2005		866,326.79	6,570.25	0.00		
2006		957,033.46	45,966.45	9,416.92		
2007		1,175,801.88	825,275.79	132,581.94		
2008		269,096.28	81,821.41	187,274.87		

Total Number of Housing Units as a Result of this Strategy: 507

Total Number of L/M Income Households as a Result of this Strategy: 507

Table 1.c Activities in Support of Goal 2, Objective I, Strategy (c)						
(c) Continue to support community infrastructure development and preservation.						
Year	Agency & Program Name	CDBG Funded	Drawn In PY 2008	Balance	Accomplishment Type	Accomplishment Units
2005	Youth Resources Shelter & Drop-in Center	103,701.45	22,442.61	0.00	11-PUBLIC FACILITIES	1
2006	Town of Eatonville/Eatonville Sidewalks	170,750.00	135,687.20	0.00	01-PEOPLE (GENERAL)	1,275
2006	Citizen's Water/Water System Improvements	74,000.00	5,685.20	1,324.80	01 - PEOPLE (GENERAL)	100
2007	City of Sumner/Cyrus Wood Neighborhood Sidewalks, Phase II	81,185.62	80,000.00	0.00	11 PUBLIC FACILITIES	1
2007	Pierce County Housing Authority/Eagles Watch Window Replacement Phase II	134,802.00	14,929.40	94,657.54	10 HOUSING UNITS	12
2007	Rebuilding Together South Sound/Rebuilding Day 2007	13,005.94	10,388.60	119.23	10 HOUSING UNITS	1
2007	Town of Wilkeson/State Route 165 Sidewalk Project	372,000.00	304,153.20	7,216.99	11 PUBLIC FACILITIES	1
2007	Helping Hand House/Roof-replacement on 3 Units	12,936.69	275.69	0.00	11 PUBLIC FACILITIES	3
2008	City of University Place/70 th Avenue West Street Improvement Project	178,870	32.24	178,837.76	11 PUBLIC FACILITIES	1
2008	Tacoma Goodwill Industries/Work Opportunity Center	154,000	227.10	153,772.90	11 PUBLIC FACILITIES	1
2008	Tacoma Rescue Mission/Adams Square Family Center Project	240,000	31.84	239,968.16	11 PUBLIC FACILITIES	1

Number of L/M Individuals Benefiting from Strategy: 1,375

Number of Public Facilities: 9

Number of L/M Communities: 5

Number of Housing Units: 13

Table 2.a Activities in Support of Goal Two, Objective II, Strategy (a)						
(a) Provide crisis intervention and violence prevention activities for low- and moderate-income individuals and families.						
Year	Agency & Program Name	CDBG Funded	Drawn In PY 2008	Balance	Accomplishment Type	Accomplishment Units
2008	Korean Women's Association/Southeast Asian Domestic Violence Project (Previously Indochinese Cultural and Service Center)	10,000	2,012.06	7,987.94	01-PEOPLE (GENERAL)	22

Total Number of L/M Income People Benefiting from Strategy: 22

Table 2.b Activities in Support of Goal Two, Objective III, Strategy (a)						
(a) Continue to support transportation programs targeted to low- and moderate-income residents						
Year	Agency & Program Name	CDBG Funded	Drawn In PY 2008	Balance	Accomplishment Type	Accomplishment Units
N/A	No activities in support of this strategy expended funds in PY 2008	N/A	N/A	N/A	N/A	N/A

Total Number of L/M Income People Benefiting from Strategy: 0

Table 2.c Activities in Support of Goal Two, Objective III, Strategy (b)						
(b) Continue to support employment opportunities and job readiness training for individuals.						
Year	Agency & Program Name	CDBG Funded	Drawn In PY 2008	Balance	Accomplishment Type	Accomplishment Units
2008	Community Action Agency/Careers	\$41,895	\$41,895	\$31,379.46	01-PEOPLE (GENERAL)	261

Total Number of L/M Income People Benefiting from Strategy: 261

Table 2.d Activities in Support of Goal Three, Objective IV, Strategy (a)						
(a) Creation of jobs targeted to low- and moderate-income individuals.						
Year	Agency & Program Name	Expected Program Income	Loans Dispersed	Balance of ED RLF	Accomplishment Type	Accomplishment Units
2007	Pierce County/Economic Development Revolving Loan Fund (RLF) (Program Income)	\$147,000	\$148,898.80	\$841,452.00 as of (6/30/08)	13-JOBS	2
2008	Pierce County/Economic Development Revolving Loan Fund (RLF) (Program Income)	\$146,000.00	\$0.00	\$892,679.54 as of (6/30/09)	13-JOBS	0

Total Number of L/M Income People Benefiting from Strategy: 2

Affirmatively Furthering Fair Housing

CDBG grantees are required to certify that they will affirmatively further fair housing (AFFH) by actively promoting wider housing opportunities for all persons while maintaining a nondiscriminatory environment in all aspects of public and private housing markets. Specifically, this entails Pierce County to engage in fair housing planning by conducting an analysis of impediments to fair housing choice within its jurisdiction, take appropriate actions to overcome the effects of identified impediments, and maintaining records to document the analysis and the actions taken.

In order to fulfill the AFFH requirements set by HUD, Pierce County works in partnership with the Fair Housing Center of Washington to carry out the fair housing responsibilities. In January of 2005, the Fair Housing Center prepared an Analysis of Impediments to Fair Housing Choice in Pierce County for the years 1996 – 2004.

On behalf of Pierce County the Fair Housing Center identified the following impediments:

Impediment I:

“Housing discrimination primarily affects persons of color, immigrants, the disabled, and families with children.”

Impediment II:

“Victims of discrimination may be hesitant to file complaints.”

Impediment III:

“Pierce County lending institutions deny more loans to African Americans and Hispanics.”

Impediment IV:

“The public at large has limited knowledge of protected classes under the federal and state housing laws.”

Impediment V:

“The Pierce County Fair Housing Ordinance does not have an adequate enforcement mechanism and can better address protected classes.”

Based upon data collected and compiled for the Analysis of Impediments, one of the recommended fair housing activities to reinforce current fair housing efforts was to expand current education and outreach efforts.

During the 2008 program year, Community Services funded the Fair Housing Center of Washington in the amount of \$30,000 with CDBG dollars to prevent illegal housing discrimination in Pierce County. Of the \$30,000, \$21,000 was designated to fair housing testing and \$9,000 to fair housing training.

For the 2008 program year, the Fair Housing Center provided fair housing training sessions to 219 individuals in Pierce County. This included Pierce County Housing Authority staff, Pierce County CDBG recipients, housing consumers, and the Pierce County Coalition for Developmental Disabilities. The Fair Housing Center will provide audit rental testing identifying 30 properties within the boundaries of unincorporated Pierce County, as well as testing on federal, state, and local protected classes.

A detailed analysis of how the Fair Housing Center of Washington carried out the activity to expand education and outreach efforts includes:

- 1) The Fair Housing Center of Washington provided outreach and education to 150 staff members of the Pierce County Housing Authority who serve extremely, very-low and low-income clients, as well as 6 housing consumers who are extremely low-income that participated in the Housing Authority's Read to Rent Program, and 10 housing consumers who are extremely low-income that participated in the Housing Authority's Self-Sufficiency Class.
- 2) The Fair Housing Center of Washington provided training to one of Pierce County's CDBG recipients, Helping Hand House, for 13 extremely low-income consumers
- 3) The Fair Housing Center of Washington provided training to 9 low-income individuals through the Pierce County Coalition for Developmental Disabilities.

The Fair Housing Center continues to assist Pierce County and carry out the AFFH requirements, as well as arrange training opportunities for local housing providers to educate and encourage outreach to affected populations.

Pierce County continues its outreach program to first-time homeowners through a variety of initiatives including the down payment assistance and ADDI programs (for 2008). In addition, new partnerships are being solicited with the Homeownership Center of Tacoma, Tacoma Housing Authority, and the Pierce County Housing Authority.

In addition, SHB 2060 funded multifamily construction projects that have created new housing opportunities for special needs and homeless populations.

Pierce County is also involved in combating predatory lending practices through its involvement in the local Asset Building Corporation focusing on opportunities to eliminate high interest, short-term loans that seem to affect many low-income in our community.

Obstacles to Meeting Underserved Needs

The most significant obstacle to meeting underserved needs in Pierce County is the identification of those needs. In the fall of 2006, Pierce County conducted the Pierce County Needs Assessment. The needs assessment is designed to allow recipients of public funding, primarily low- and moderate-income individuals, to identify both their single greatest need, and their "top ten" needs in the community. The survey was provided in six languages (English, Spanish, Russian, Chinese, Korean, and Vietnamese). The survey was distributed during a two-week period and was made available to respondents when they received services through participating Pierce County Human Service Providers. For the first time, respondents were provided an opportunity to identify their "single greatest need." Previously, the survey only allowed the community to sort need by frequency of a needs presence as a "top ten" need. In addition to the analysis of need for the entire sample population (respondents), the needs of seniors, households with children, disabled individuals, and persons responding in languages other than English were analyzed discretely. Additional demographic information was also collected, including income, gender, race, source of income, household size, health care insurance status, car ownership, and distance from a bus route.

Members of the Citizens' Advisory Board (CAB) reviewed the needs assessment data as part of a general needs analysis, including a public hearing in November 2007, and then formulated funding priorities for the CDBG and ESG dollars that they would allocate toward activities for the 2008 program year.

2006 Needs Assessment Overview

2,831 returned surveys

Average age of respondent: 41

Average Household size:

Average Monthly Income: \$929; Average annual income: \$11,385

Primary Source of Income:

Working part-time: 382

Working full-time: 535

Social Security: 797

TANF: 456

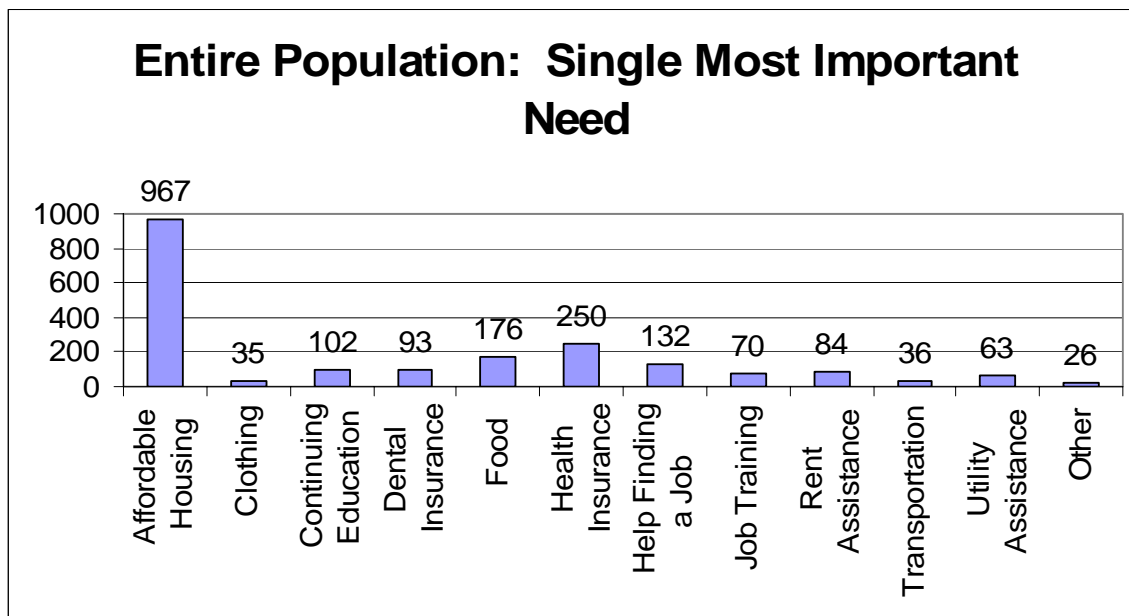
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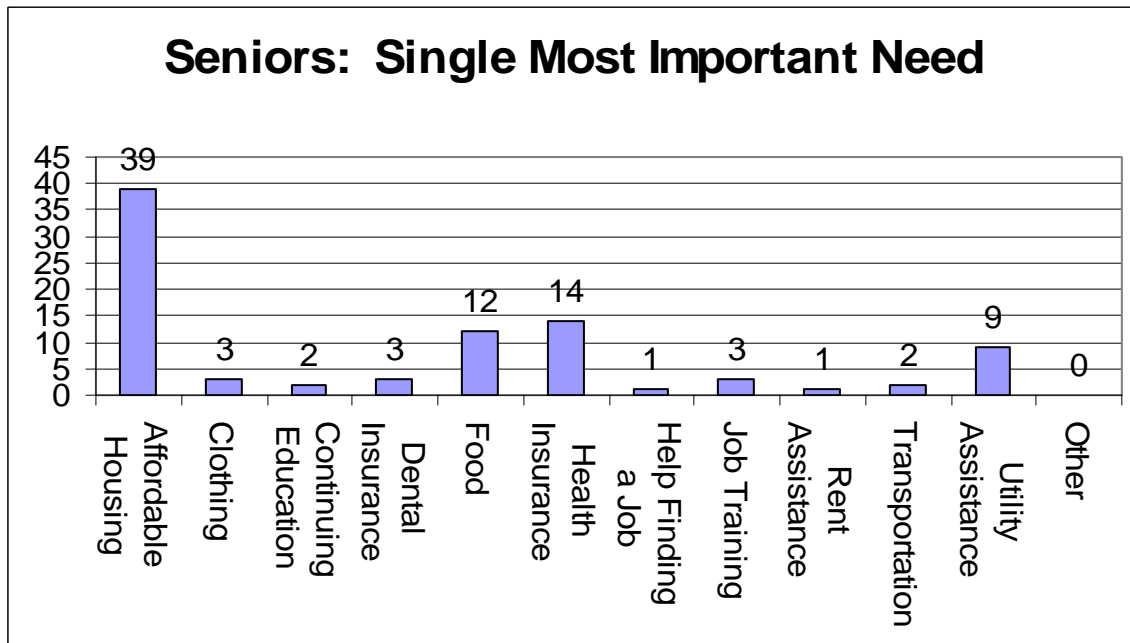
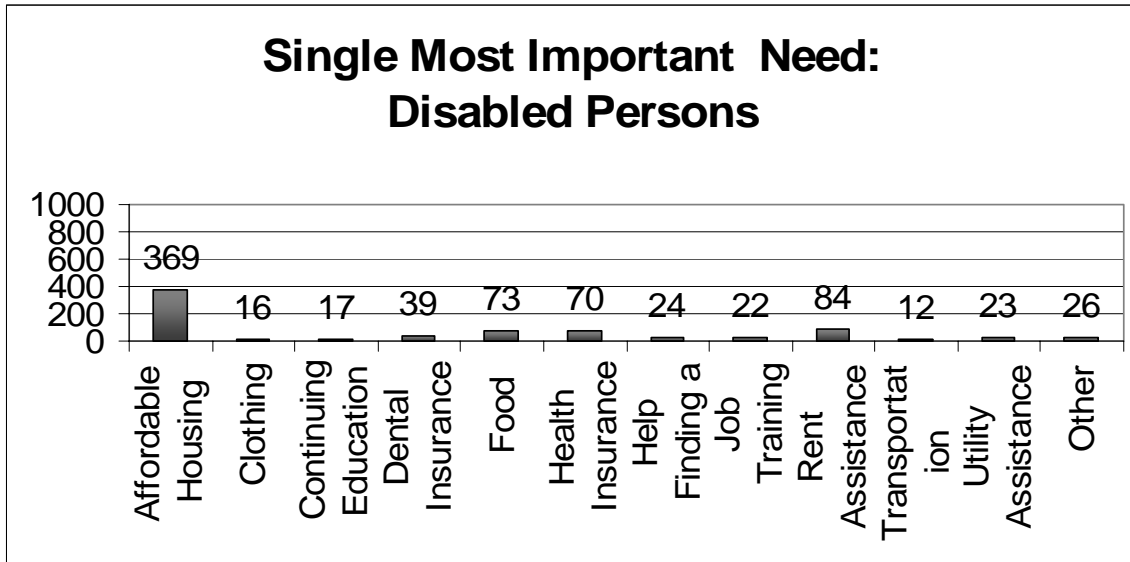
Reporting health insurance: 1,386

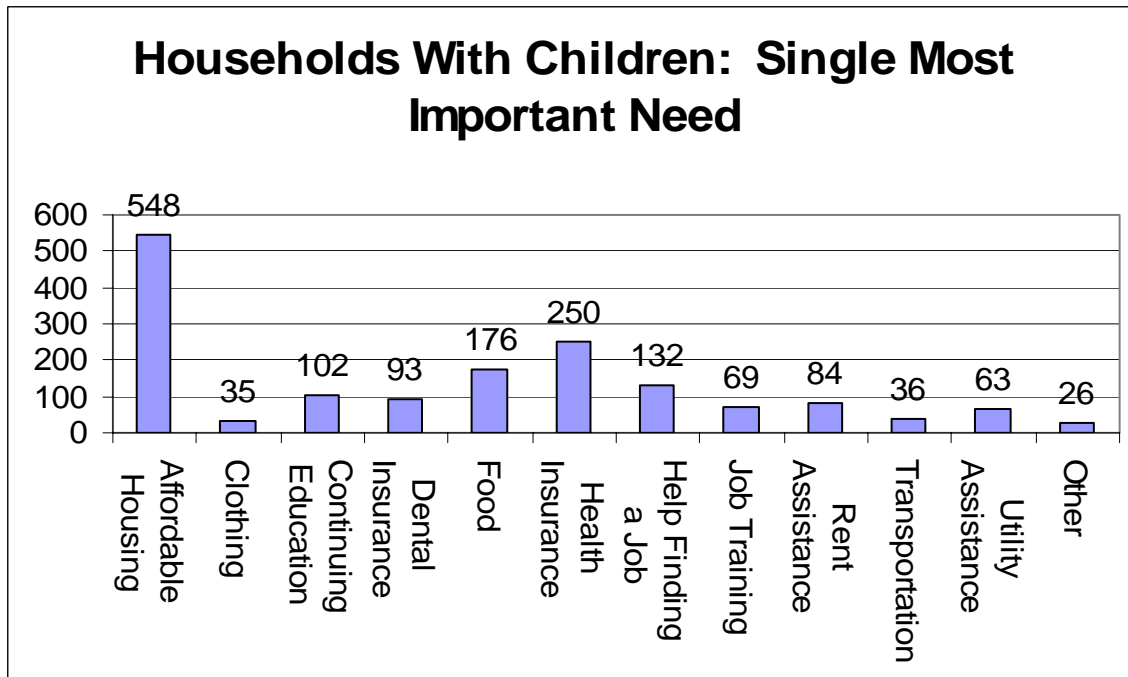
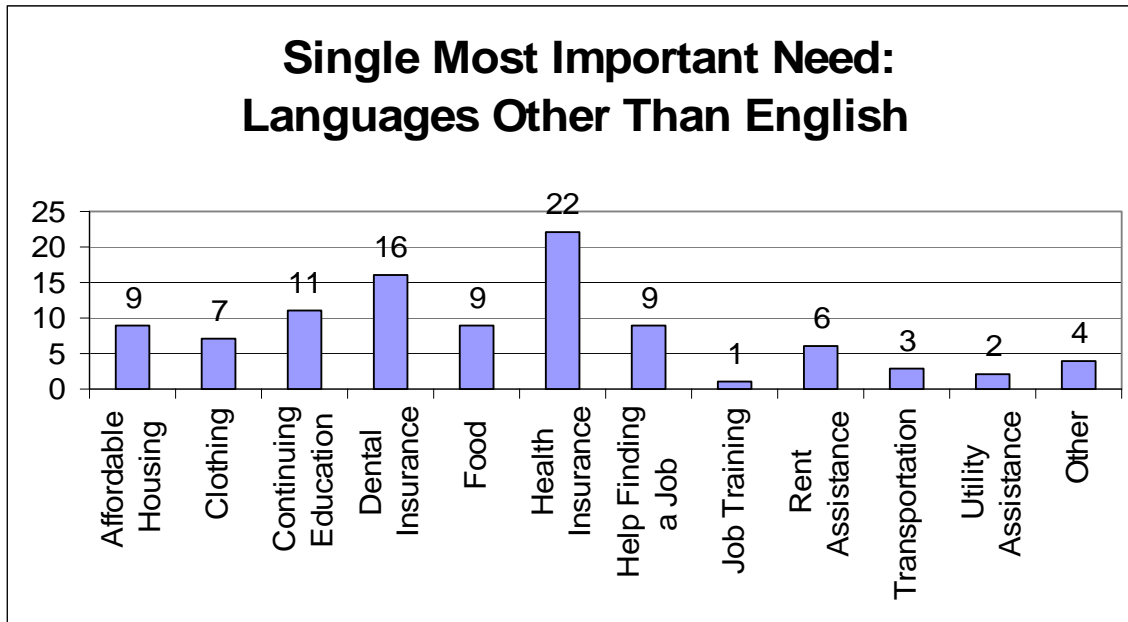
Reporting possession of a car: 1,384

Number reporting they live near a bus route: 1,741

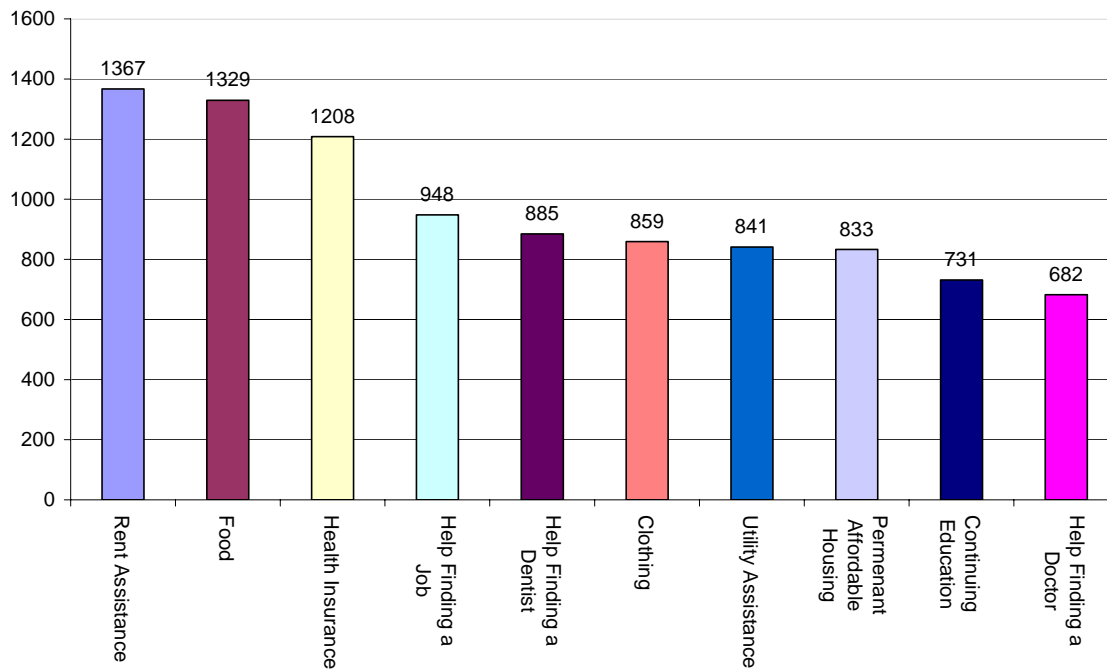
Single Greatest Need: Comparison of Subgroups







Top Ten Needs By Frequency - Population



As mentioned, the largest barrier to addressing underserved needs lies in the ability to identify those needs. Using data from the Needs Assessment, CAB members can better align funding priorities to meet those needs.

Leveraging Resources

Washington State has created two significant sources of funding for housing/homeless needs in Pierce County. Known locally as 2060 and 2163, Pierce County now has access to a more diverse funding base to better support and leverage HUD based funding. In addition, local projects received multifamily capital dollars from the State of Washington Housing Finance Commission and Housing Trust Fund, which provided needed resources for affordable housing development in our community.

The Community Action Division of Community Services has obtained the following leveraging resources:

A: Program Expenditures 7/1/08 – 6/30/09

1. ECEAP: The CDBG award of \$37,620 is 2% of the total budget for this time period. The \$37,620 leveraged an additional \$1,569,200 in federal, state, and local monies toward Early Childhood Education and Assistance.

2. ChildReach: The CDBG award of 20,590 is 11% of the total budget and leveraged an additional \$195,795 in federal, state, and local monies.

4. CAREER: The CDBG monies of \$41,900 were 32% of the program budget and leveraged an additional \$132,814 in other federal sources as well as state and local monies.

Matching Requirements were satisfied for each agency that was allocated grant dollars in 2008 from ESG. The specific information for each agency such as the amounts of new funding used to meet the match as required by 42 USC 11375(a)(1), including cash resources, and grants, can be found under the ESG section of this report.

Managing the Process

In order to ensure compliance with program and comprehensive planning requirements, Pierce County has striven to implement the required planning elements identified by 24 CFR 91.

The Department of Community Services held two public hearings related to the planned use of HUD funding for PY 2008. On April 2, 2008 a public hearing was held by Community Services and the Citizens Advisory Board (CAB) regarding the CAB's 2008 preliminary funding recommendations (this public hearing is not required by HUD; Community Services holds this hearing as it views this hearing as an important part of the planning and citizen participation process). At the April 2, 2008 public hearing, the public was invited to comment upon the preliminary funding recommendations of the CAB. This public hearing allowed citizens to review and comment upon the CDBG and the ESG funding recommendations prior to the County Executive's review and approval.

A final, and required, public hearing was held by Community Services and the CAB on May 7, 2008 regarding the 2008 One Year Action Plan. Notices of the public hearings were published in both the Tacoma News Tribune and the Peninsula Gateway (Pierce County's Official Paper of Record from July 1, 2007 – June 30, 2008).

A public hearing for the 2008 Consolidated Annual Performance and Evaluation Report (CAPER) was held on September 2, 2009. This public hearing gives citizens an opportunity for public comment on the 2008 CAPER. Citizens had 15 days to comment on the CAPER before the report is submitted to HUD (see comments below in the Citizen Participation section).

Citizen Participation

A public hearing regarding the 2008 CAPER was held September 2, 2009. Citizens were invited for public comment regarding the 2008 CAPER. Two public notices were placed in the Tacoma News Tribune on August 19, 2009 and August 30, 2009. The notice was also placed in the County's Official Paper of Record, The Puyallup Herald on August 19, 2009 and August 26, 2009 (The Puyallup Herald is Pierce County's Official Paper of Record effective July 1, 2009-June 30, 2010). Citizens had 15 days to comment on the 2008 CAPER (September 2, 2009 – September 18, 2009). The 2008 CAPER, along with the following IDIS reports, CO4PR03, CO4PR06, CO4PR23, CO4PR26, CO4PR10, and CO4PR20, were posted on the Community Services website from Wednesday, September 2, 2009 – Friday, September 18, 2009. Public comments during the public hearing on September 2, 2009: Comments made during the public hearing on September 2, 2009 include:

- 1) Charlie Gray from the Pierce County Housing Authority thanked the Citizens' Advisory Board and stated that the need for affordable housing, food, and education grows every year.
- 2) Debi LaFleur from the Washington Women's Employment and Education (WWE) commented that the need for housing is still growing. WWE assists with rental, transitional housing, and housing assistance for home owners to keep their homes.

Funds Available to Further 2008 Consolidated Plan Objectives

As mentioned previously in this report, it is common for activities identified in the One Year Action Plan to not be completed in the following year's CAPER. The following table was adapted from the IDIS report Summary of Consolidated Plan Projects for Report Year 2008. The data was filtered to show only activities funded through the 2008 One Year Action Plan. Additional modification includes the inclusion of the projects Census Tract location.

Funds Available to Further 2008 Consolidated Plan Objectives							
Program Year/Project ID Number	Organization/Program Name	Fund	Committed	Drawn Through June 30, 2009	Drawn In PY 2008 (7/1/08-6/30/09)	Available	Census Tract
2008-1	Bikers Against Statewide Hunger (BASH)/ BASH Food Bank	CDBG	23,000.00	21,200.00	21,200.00	1,800.00	717.05
2008-2	Catholic Community Services/Phoenix Housing Network	ESG	25,000.00	23,168.33	23,168.33	1,831.67	632
2008-3	City of Buckley/Buckley Sr. Center Mealsite Transportation	CDBG	8,800.00	1,593.94	1,593.94	7,206.06	702.07
2008-4	Eatonville Area Council/Eatonville Family Agency	CDBG	40,600.00	35,133.99	35,133.99	5,466.01	732
2008-5	Emergency Food Network (EFN)/Emergency Food Network Distribution Center	CDBG	55,000.00	50,415.00	50,415.00	4,585.00	718.04
2008-42	Fair Housing Center of Washington/Fair Housing Outreach, Education & Advocacy	CDBG	30,000.00	2,940.98	2,940.98	27,059.02	616.02
2008-6	FISH Food Banks of Pierce County/Basic Food and Nutrition Assistance	CDBG	20,000.00	20,000.00	20,000.00	0.00	614
2008-7	Good Samaritan Community Services/Neighborhood Emergency Respite Services	CDBG	20,000.00	18,262.74	18,262.74	1,737.26	734.03
2008-8	Helping Hand House/Emergency Housing Program	ESG	22,835.00	14,971.65	14,971.65	7,863.35	Multiple Locations
2008-9	Korean Women's Association/D.V. Project	CDBG	10,000.00	2,012.06	2,012.06	7,987.94	620
2008-10	Key Peninsula Community Services/KPCS Food Bank	CDBG	28,000.00	23,333.31	23,333.31	4,666.69	726.03
2008-11	Korean Women's Association/Asian Pacific Senior Day Care	CDBG	9,680.00	6,633.65	6,633.65	3,046.35	634

Funds Available to Further 2008 Consolidated Plan Objectives (Continued)							
Program Year/Project ID Number	Organization/Program Name	Fund	Committed	Drawn Through June 30, 2009	Drawn In PY 2008 (7/1/08-6/30/09)	Available	Census Tract
2008-11	Korean Women's Association/We Are Family	CDBG	10,320.00	1,450.00	1,450.00	8,870.00	634
2008-12	Lindquist Dental Clinic for Children/Dental Services	CDBG	25,000.00	22,800.00	22,800.00	2,120.00	715.04
2008-13	Mary Bridge Children's Hospital/Center for Grieving Children	CDBG	10,000.00	9,285.64	9,285.64	714.36	615
2008-14	Mary Bridge Children's Hospital/Children's Advocacy Center	CDBG	25,000.00	22,919.48	22,919.48	2,080.52	615
2008-15	MultiCare Health System/Adult Day Health Center	CDBG	20,000.00	17,875.00	17,875.00	2,125.00	631
2008-16	New Phoebe House Association/Emergency Shelter and Transitional Housing	ESG	12,000.00	12,000.00	12,000.00	0.00	614
2008-17	Parents and Students In Action/Youth and Community Activities	CDBG	25,000.00	22,588.48	22,588.48	2,411.52	732
2008-18	Pierce County AIDS Foundation/Housing Options	ESG	5,797.00	0.00	0.00	5,797.00	615
2008-19	TACID/HELP	ESG	19,228.50	6,336.90	6,336.90	12,891.60	610
2008-20	Tacoma Rescue Mission/Family Shelter	ESG	10,000.00	9,175.00	9,175.00	825.00	614
2008-21	Washington Women's Employment & Education	ESG	12.000	11,467.75	11,467.75	532.25	629
2008-22	YWCA Pierce County/Women's Support Shelter	ESG	31,437.42	22,820.13	22,820.13	8,617.29	615
2008-23	Community Action Agency/Careers	CDBG	41,895.00	31,379.46	31,379.46	10,515.54	*619

Funds Available to Further 2008 Consolidated Plan Objectives (Continued)							
Program Year/Project ID Number	Organization/Program Name	Fund	Committed	Drawn Through June 30, 2009	Drawn In PY 2008 (7/1/08-6/30/09)	Available	Census Tract
2008-24	Community Action Agency/Childreach	CDBG	20,590.00	17,993.92	17,993.92	2,596.08	*619
2008-25	Community Action Agency/ECEAP	CDBG	37,620.00	26,327.73	26,327.73	11,292.27	*619
2008-26	City of University Place/70 th Avenue West Street Improvement Project	CDBG	178,870.00	32.24	32.24	178,837.76	723.06
2008-27	Lakewood Area Shelter Association (LASA) /LASA Client Services Center	CDBG	27,500.00	0.00	0.00	27,500.00	718.04
2008-28	Pierce County Housing Authority/Garden Court Roof Replacement	CDBG	172,736.00	0.00	0.00	172,736.00	723.07
2008-29	Prairie Ridge Maintenance Company/Prairie Ridge Community Shelter	CDBG	81,883.00	0.00	0.00	81,883.00	702.03
2008-30	Tacoma Goodwill Industries/Work Opportunity Center	CDBG	154,000.00	227.10	227.10	154,000.00	617
2008-31	Tacoma Rescue Mission/Adams Square Family Center Project	CDBG	240,000.00	31.84	31.84	239,968.16	628.01
2008-32	Community Development Corporation/Housing Revolving Loan Fund, Program Income	CDBG	355,000.00	0.00	0.00	0.00	619
2008-33	Pierce County Housing Services/Emergency Home Repair	CDBG	870,000.00	396,995.62	396,995.62	473,004.38	*619
2008-34	Community Development Corporation/Community Housing Development Organization (CHDO)	CDBG	0.00	0.00	0.00	0.00	*616.01

Funds Available to Further 2008 Consolidated Plan Objectives (Continued)							
Program Year/Project ID Number	Organization/Program Name	Fund	Committed	Drawn Through June 30, 2009	Drawn In PY 2008 (7/1/08-6/30/09)	Available	Census Tract
2008-35	Community Development Corporation/Moderate Rehabilitation	CDBG	269,096.28	81,821.41	81,821.41	187,274.87	*619
2008-36	Community Development Corporation/ Home Ownership Program	HOME	445,480.96	264,295.96	264,295.96	181,185	*619
2008-37	Community Development Corporation/Economic Development Revolving Loan Fund	CDBG	0.00	0.00	0.00	0.00	*616.01
2008-38	Pierce County Community Services/CDBG Administration	CDBG	589,740.00	455,901.84	455,901.84	133,838.16	619
2008-39	Pierce County Community Services/ESG Administration	ESG	6,550.00	5,152.51	5,152.51	1,397.49	619
2008-40	Pierce County/HOME Administration	HOME	136,532.80	66,567.79	66,567.79	69,965.01	619
2008-41	Associated Ministries	CDBG	10,000.00	10,000.00	10,000.00	0.00	614
2008-42	Fair Housing Center of Washington	CDBG	30,000	2,940.98	2,940.98	27,059.02	616.02

*Funds Available throughout Pierce County excluding City of Lakewood and City of Tacoma.

Institutional Structure

Pierce County works collaboratively through a variety of venues to plan and implement programs and services outlined in the Consolidated Plan. Pierce County facilitates, is an active member, and/or participates in the following community initiatives/collaborations:

- ✓ Pierce County Affordable Housing Consortium
- ✓ Pierce County Human Services Coalition
- ✓ Pierce County Homeless Coalition
- ✓ Pierce County Funders Group
- ✓ Pierce County Asset Building Coalition
- ✓ Pierce County Cities & Towns Association

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.

Another avenue to enhance coordination and overcome gaps in institutional structures is the Pierce County Community Development Consortium which represents 19 cities and towns within the County, as well as the unincorporated areas of Pierce County. CDBG & ESG funds that are allocated by the CAB directly benefit the low- and moderate-income individuals and families within Unincorporated Pierce County and the 19 Consortium Cities and Towns. The Association of Pierce County Cities & Towns Association (PCCTA) represent the Pierce County Consortium. The leaders and members of the PCCTA, which many are elected officials of the 19 Consortium Cities and Towns, provide a major institutional link in overcoming gaps in institutional structures and enhancing coordination between communities. A few members of the PCCTA are on the CAB. In addition, Pierce County Community Development staff members are active members of the PCCTA.

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 (Public Facilities & Public Service Projects)

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

The contract compliance specialist for Public facilities focuses on the completion of several projects and monitors each project through stages of development and construction. Through sub-recipient agreement, environmental review, design, permitting, procurement, construction and closeout, organizational partners are monitored for standard rules and procedures associated with municipal public works or non-profit acquisition or construction. Monitoring of physical or capital improvement projects is continuous.

The contract compliance specialist for public service projects performs desk audits and on-site monitoring at agency facilities. Desk audits are performed through quarterly reports. This provides the opportunity for the contract compliance specialist to be able to monitor each agency for accuracy and timeliness.

The contract compliance specialists' (for public facilities projects) process of monitoring show the need for regular, benchmark monitoring along with monitoring that comes with the capital improvement process. The annual checklists of sub-recipient agency activities borne of federal, state, and local statutes plays a significant role in monitoring, as it assures that the municipalities and agencies receiving public funds are meeting public expectations.

A difficulty in the monitoring process for public facilities is the lack of knowledge various sub-recipient and contractors have of grant funding regulations (i.e. federal and state prevailing wage, importance of showing public processes are being followed, etc.).

For public service projects the contract compliance specialists' monitoring results are important in order to determine whether the agency is in- or out-of-compliance with their contract and/or HUD regulations. When the agency is found to be out-of-compliance the contract compliance specialist works with the agency to move them back to being in-compliance. From working with agencies over many years, it appears that agencies that are out-of-compliance are out-of-compliance unintentionally and need to be informed in order to get them back in-compliance with their contract and/or HUD regulations.

Every year the CAB sets funding priorities in order to address and help solve neighborhood and community problems. For 2008 the public facilities funding priorities were 1) Shelter and Housing Needs and 2) Infrastructure Improvements. Physical improvement projects typically serve basic needs for low-income residents. The County invests nearly all available grant funding in projects and programs that directly benefit homeless, low-income individuals and families and low- to moderate area income neighborhoods.

The public facilities projects that were funded in 2008 helped (or if yet to be completed, will help) low-income neighborhoods improve their infrastructure by completing street improvement projects (City of University Place), rehab a shelter to help the homeless (Lakewood Area Shelter Association), replace roofing on public housing (Pierce County Housing Authority), construct a parking lot for a non-profit's work opportunity center for low-income individuals (Tacoma Goodwill), and new construction for emergency shelter and transitional housing (Tacoma Rescue Mission).

All public service activities serve homeless and low-income residents. In PY 2008, many of the activities helped solve neighborhood and community problems by housing the homeless (shelter and transitional), feeding the homeless and low-income residents of Pierce County, providing childcare, providing fair housing outreach, education and advocacy, and providing legal advocacy to low-income individuals who are escaping domestic violence. This is only a snapshot of some of the activities that are helping solve neighborhood and community problems in Pierce County. With the availability and accessibility of these programs individuals and families are able to become self-sufficient.

Progress has been made in 2008 for meeting Pierce County's local community development objective 1.c. This objective is to provide services and facilities promoting self-sufficiency for moderate and low-income communities, individuals, and families. One of the strategies to reaching this objective is to continue to support community facility and infrastructure development and preservation with CDBG funds.

In 2008, the following public facilities projects were granted that helped Pierce County Community Services meet visions of the future based on local community development objective 1.c. (CDBG funds only). The 2008 projects combined accomplishment units include 3 public facilities. *(The projects listed below were funded in 2008. However, there are other projects from prior program years that drew funds in 2008 that help the Department reach this same objective; see table 1.c).*

- 1) City of University Place/70th Ave West Street Improvement Project;
- 2) Tacoma Goodwill Industries/Work Opportunity Center; and
- 3) Tacoma Rescue Mission/Adams Square Family Center project.

In 2008, progress has also been made for meeting Pierce County's local community development objective 1.a. This objective is to provide services and facilities promoting self-sufficiency for moderate and low-income communities, individuals, and families. The strategy to carry out this objective is to continue to support emergency food, shelter, transitional housing programs, basic needs & family services.

The following public service projects were granted and drew funds in 2008 that helped Pierce County Community Services meet visions of the future based on local community development objective 1.a. (CDBG funds only). The 2008 projects combined accomplishment units includes 198,779 low- and moderate-income people benefiting from this strategy. *(The projects listed below were funded in 2008. However, there are other projects from prior program years that drew funds in 2008 that help the Department reach this same objective; see table 1.a).*

- 1) Bikers Against Statewide Hunger (BASH)/BASH Food Bank
- 2) City of Buckley/Buckley Sr. Center Mealsite Transportation
- 3) Eatonville Area Council/Eatonville Family Agency
- 4) Emergency Food Network(EFN)/EFN Distribution Center
- 5) FISH Food Banks of Pierce County/Basic Food and Nutrition Assistance
- 6) Fair Housing Center of Washington/Fair Housing Outreach, Education & Advocacy
- 7) Good Samaritan Community Services/Neighborhood Respite Services
- 8) Key Peninsula Community Services(KPCS)/KPCS Food Bank
- 9) Korean Women's Association/Asian Pacific Senior Daycare
- 10) Lindquist Dental Clinic for Children/Dental Services
- 11) Mary Bridge Children's Hospital/Center for Grieving Children
- 12) Mary Bridge Children's Hospital/Children's Advocacy Center
- 13) MultiCare Health System/Adult Day Health
- 14) Parents and Students In Action/Youth and Community Activities
- 15) Community Action Agency/Childreach
- 16) Community Action Agency/ECEAP

The remaining projects that have helped carry out needs and specific objectives to help make the County's community a vision of the future a reality are listed under the General Questions of this report (see Tables 1.a, 1.b, 1.c, 1.d, 2.a, 2.b, 2.c, 2.d).

The primary outcome of many non-housing public facilities projects is a suitable living environment. In 2008, one project provided a low-income neighborhood with a street improvement and another project involved the rehab of a client services center for an agency that provides shelter to the homeless. In the provision of decent housing, steady contributions of grant funds helped the Pierce County Housing Authority replace roofing on public housing apartment buildings, and funds provided the opportunity for the Tacoma Rescue Mission to construct new shelter and transitional housing for homeless families and individuals. In the provision of creating economic opportunities, an allocation was awarded to the Tacoma Goodwill to construct a parking lot for low-income clients who come to their Work Opportunity Center.

Self-Evaluation:

Pierce County has completed a 10-Year Plan to End Homelessness as required by SHB 2163 and is now in the process of working with the Gates Foundation and Building Changes to complete a specific plan to address family homelessness. This effort will examine the systems that deliver the services to family populations with the hope of increased coordination and alignment.

Suitable Living Environment:

Toward the goal of providing a suitable living environment Community Services has:

- Provided assistance to 198,779 low- and moderate-income individuals
- Completed (or in construction) 3 public facilities

Decent Housing Efforts:

Toward the goal of providing decent housing Community Services has:

- Made homeownership a reality for 80 families through down payment assistance and first time homebuyer initiatives;
- Met the emergency housing repair and home barrier/removal and modification needs for 399 households, allowing individuals and families to remain safely housed and have homes that are accessible to them and;
- Provided funding to a non-profit community housing development organization to develop, acquire and new construct affordable homeownership housing to very low-income households.

Economic Opportunity:

The Economic Development Department did not create any new loans during the 2008 PY with the use of the economic development revolving loan funds. But one loan provided during the 2007 PY did fulfill their job requirements during the 2008 PY.

- During 2008 PY Pet Ponderosa Resorts and Spa and Pet Brigade fulfilled the last two job requirements that were required from the economic development revolving loan fund that they received in 2007 PY. Four of the five jobs created were of low- and moderate-income.

The following 2008 CDBG public facilities projects have proven to be unfeasible and have been unable to move forward:

- 1) Prairie Ridge Maintenance Company/Prairie Ridge Community Shelter;
- 2) Lakewood Area Shelter Association (LASA)/LASA Client Services Center; and
- 3) Pierce County Housing Authority (PCHA)/Garden Court Roof Replacement.

As stated earlier many of the public facilities projects and public service projects make an impact on Pierce County Community Services identified need of providing a suitable living environment. Public facilities grants that fund infrastructure projects, such as sidewalks and street-lights, contribute yearly to substantial, permanent improvements in low-income areas of the County. Facilities built a decade or more ago with grant funds are facing larger maintenance issues now, and funded activities help smaller community and senior centers with additions, roofing, flooring and other upgrades. A few examples of projects that are meeting the need of providing a suitable living environment are the same projects listed above under Monitoring Question 3.b.

Many of the identified needs (needs assessment survey) stated earlier in this report reflect the public service projects that were funded in PY 2008 to address these needs (see Table 1.a). Some of the top needs included food and housing. Again, please see table 1.a. which lists which projects were funded in order to carry out needs in Pierce County.

Public facilities projects have the unique present-time quality of delivering immediately tangible results. For example, the Tacoma Goodwill – G Street Parking Lot project will allow approximately 320 clients and 300 hourly wage workers (typically people with disabilities or other disadvantages) to use and work at the agency's Work Opportunity Center. And when completed, the Tacoma Rescue Mission's Adam Square Family Center project will allow the agency to serve more women and children in emergency and transitional housing by providing 20 emergency shelter rooms and 16 units of transitional housing. Most of the physical improvement projects funded in 2008 allow low-income neighborhoods or individuals/families the ability to live in a safe and suitable environment.

Public Service activity indicators that best describe the results of these programs are that individuals/families are receiving food, housing, dental services, and legal services. All of these programs are essential for homeless and low-income people in order to live.

Aside of staff turnover endemic to all agencies and the resulting loss of institutional knowledge and a slowing of progress in general, the declining value of CDBG dollars measured against inflation and the declining value of CDBG dollars from population growth and new entitlement communities within the County allow less to be done, year-after-year. Projects of significant scope and vision require compound agencies and funders to complete tasks that might have been affordable to fewer players in an earlier day.

HUD's statutory goals as identified in 24 CFR 91.1 are carried out through Pierce County Community Services objectives that are listed in Pierce County's 2008 One Year Action Plan. These goals and objectives are being achieved through various agencies and organizations in Pierce County. Please see tables 1.a.-1.d., and tables 2.a.-2.d. The tables show individual agencies and projects that have expended funds in PY 2008 which help Community Services meet the goals and objectives set forth in the Consolidated Plan and 2008 One Year Action Plan.

It is important to note that since the CAB sets yearly funding priorities and recommends the allocation of funds to the County Executive, Community Services has limitations on how to directly target major goals and objectives. For example, Goal 2, Objective Three, Strategy a (see table 2.b), was not realized in 2008 as there were no projects in support of the transportation strategy. As stated earlier, the primary reason for failure to make progress toward this strategy is the manner by which funds are distributed in Pierce County. The CAB members review data, including a needs assessment survey, and public testimony from providers of services and beneficiaries of services. This information informs the CAB of key needs in the community, and allows the CAB to set their funding priorities. In practice, these priorities have been very broad. Members then select from a pool of respondents to a general Notice of Funding Availability (NOFA). If no organization responds to this NOFA, the County is unable to make progress toward this strategy.

Pierce County grant dollars are awarded to those who make a compelling case for service to a low- and moderate-income population. The geographical County is large and varied in terrain, natural resources, lifestyles and incomes. As mentioned earlier in this section, funds are generally directed to the basic needs of homeless and low- and moderate-income individuals and households.

In many 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 assists agency staff in developing OBE tracking systems and in maintaining compliance with system requirements. All funded agencies provide an in-depth semi-annual OBE reporting.

Pierce County has created a monitoring guidebook for all homeless and housing related activities that includes all known required elements. This guidebook is also shared with local funded agencies who receive funding so that they are knowledgeable of the program specific requirements.

In addition, all planning processes for which the County is responsible on an ongoing basis – (CDBG, CoC, ESG, Affordable Housing (2060), Homelessness (2163), 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.

Lead-based Paint

Twelve units of housing were tested for lead paint during the reporting period as part of housing rehabilitation loan program activities. The majority of the units required safe work practice activities and in some cases abatement of certain elements of the housing unit (door casings, doors/window frames, soffits, fascia or siding) for example.

Very few instances of homes with extremely significant contamination have been found in the County service delivery area. As noted above, the areas most often identified are high friction or exterior housing components that can be dealt with utilizing alternate methods other than abatement.

Pierce County, through its rehabilitation program will continue to test all units subject to the program guidelines to determine if there are any lead hazards present and mitigate or abate as required by federal regulations.

Housing Needs

Pierce County focused on a wide range of activities including rehabilitation, home ownership, the removal of barriers in disabled persons housing units, emergency repair programs, and the development of new housing units for low-income populations with all funding sources.

Sound progress has been made in the area of home ownership and the County's housing rehabilitation activities meet the majority of their goals. Community Housing Development Organizations continue to provide opportunities to families with children as well as other special needs populations.

Efforts to streamline the current regulatory environment are underway through the Housing Affordability Task Force created by Pierce County to examine its internal regulatory environment and enhance the creation of new affordable housing opportunities.

The task force has completed its initial task of developing a series of recommendations to streamline the regulatory environment and has now sent to the County Council a package of developer incentives that will enhance the climate for both for profit and non-profit guided housing development. The county Council has also extended the task force work for an additional year to explore new opportunities to create affordable housing.

Specific Housing Objectives

Housing program activities made strong progress in the areas of homeownership, single-family rehabilitation and special needs housing during the last year. Eighty families moved into homeownership through the down-payment assistance program and first time homebuyer initiatives as compared to last year's effort of 53 homeowners. This reverses a two-year trend showing lower numbers of homeowners. This may be the result of new outreach efforts to local partners about the availability of programs.

Three hundred and ninety-nine households were provided emergency repair services with a strong emphasis on addressing the needs of the disabled by providing barrier removal in homes and through cooperative efforts with Pierce County's Division of Aging and Long Term Care and Family Caregiver Support Program. Community Housing Development Organization (CHDO) projects continue to provide affordable housing opportunities for special needs populations providing permanent rental housing for this extremely vulnerable population. During the reporting period one CHDO sponsored rental housing project that has received funding commitments totaling \$304,789 for a total of 10 units (10 HOME funded) is in development. The MDC/Greater Lakes Spanaway Commons Project was completed and is in lease up. The MSC Hawthorne project is scheduled to start construction in September. The following list identifies the demographic and income status of those assisted with housing funding during the reporting period.

Minor Home Repair – 270 Households Served – 311 Jobs Performed**Race/Ethnicity Breakdown**

White	247
Black or African American	7
American Indian or Alaska Native	4
Asian	2
Native Hawaiian or Other Pacific Islander	4
American Indian or Alaska Native and White	0
Asian and White	1
Black or African American and White	1
American Indian or Alaska Native and Black or African American	0
Other Multi-Racial	4
No Race Code	0
Hispanic	7

Income Category Breakdown (Households):

Moderate Income	Low Income	Very Low Income	Extremely Low Income	Poverty Level	Income Not Reported
0	30	104	136	0	0

Household Types Breakdown:

Single Non – Elderly	Elderly	Related/ Single Parent	Related/ Parent	Female Head of Household	Household with Children	Non-Elderly
19	179	1	0	16	105	191

Special Needs:

Developmentally Disabled	Physically Disabled	Severe Mental Illness	Frail and Elderly	HIV/AIDS
6	79	7	14	1

Copes Projects – 126 Households Served – 131 Jobs Performed**Race/Ethnicity Breakdown**

White	102
Black or African American	20
American Indian or Alaska Native	2
Asian	0
Native Hawaiian or Other Pacific Islander	2
American Indian or Alaska Native and White	0
Asian and White	0
Black or African American and White	0
American Indian or Alaska Native and Black or African American	0
Other Multi-Racial	0
No Race Code	0
Hispanic	5

Income Category Breakdown (Households):

Moderate Income	Low Income	Very Low Income	Extremely Low Income	Poverty Level	Income Not Reported
0	4	13	105	4	0

Household Types Breakdown:

Single Non – Elderly	Elderly	Related/ Single Parent	Related/ Parent	Female Head of Household	Household with Children	Non-Elderly
11	65	0	0	3	4	62

Special Needs:

Developmentally Disabled	Physically Disabled	Severe Mental Illness	Frail and Elderly
0	114	1	5

Family Caregiver Support Projects – 3 Households Served – 3 Jobs Performed

Race/Ethnicity Breakdown

White	3
Black or African American	0
American Indian or Alaska Native	0
Asian	0
Native Hawaiian or Other Pacific Islander	0
American Indian or Alaska Native and White	0
Asian and White	0
Black or African American and White	0
American Indian or Alaska Native and Black or African American	0
Other Multi-Racial	0
No Race Code	0
Hispanic	0

Income Category Breakdown (Households):

Moderate Income	Low Income	Very Low Income	Extremely Low Income	Poverty Level	Income Not Reported
0	1	1	1	0	0

Household Types Breakdown:

Single Non – Elderly	Elderly	Related/ Single Parent	Related/ Parent	Female Head of Household	Household with Children
0	3	0	0	0	0

Special Needs:

Developmentally Disabled	Physically Disabled	Severe Mental Illness	Frail and Elderly
0	3	0	0

First Time Homebuyer/Downpayment Assistance: Total \$1,052,598

Total Number of Loans: 80

Race/Ethnicity Breakdown

White	71
Black or African American	0
American Indian or Alaska Native	7
Asian	0
Native Hawaiian or Other Pacific Islander	2
American Indian or Alaska Native and White	0
Asian and White	0
Black or African American and White	0
American Indian or Alaska Native and Black or African American	0
Other Multi-Racial	0
No Race Code	0
Hispanic	5
Non Hispanic	75

Income Category Breakdown (Households):

Low Income	Very Low Income	Extremely Low Income
75	2	3

HOME Rehabilitation 24 Households Served \$842,900

Race and Ethnicity Breakdown

White	22
Black or African American	2
American Indian or Alaska Native	0
Asian	0
Native Hawaiian or Other Pacific Islander	0
American Indian or Alaska Native and White	0
Asian and White	0
Black or African American and White	0
American Indian or Alaska Native and Black or African American	0
Other Multi-Racial	0
No Race Code	0
Hispanic	0
Non-Hispanic	24

Income Category Breakdown (Households):

Low Income (80%)	Very Low Income (50%)	Extremely Low Income (30%)
9	7	6

CDBG Rehabilitation – 4 Households Served \$35,000

Race/Ethnicity Breakdown

White	1
Black or African American	1
American Indian or Alaska Native	0
Asian	2
Native Hawaiian or Other Pacific Islander	0
American Indian or Alaska Native and White	0
Asian and White	0
Black or African American and White	0
American Indian or Alaska Native and Black or African American	0
Other Multi-Racial	0
No Race Code	0
Hispanic	0
Non-Hispanic	4

Income Category Breakdown (Households):

Low Income (80%)	Very Low Income (50%)	Extremely Low Income (30%)
2	2	0

Rental Rehabilitation – 0 Projects Completed (0 Units Completed) Served \$0

Race/Ethnicity Breakdown

White	0
Black or African American	0
American Indian or Alaska Native	0
Asian	0
Native Hawaiian or Other Pacific Islander	0
American Indian or Alaska Native and White	0
Asian and White	0
Black or African American and White	0
American Indian or Alaska Native and Black or African American	0
Other Multi-Racial	0
No Race Code	0
Hispanic	0
Non-Hispanic	0

Income Category Breakdown (Households):

Low Income (80%)	Very Low Income (50%)	Extremely Low Income (30%)
0	0	0

The targeted goal in housing rehabilitation for the year was 40. Twenty-eight units were undertaken including four CDBG funded projects.

Pierce County completed 108 units through the rehabilitation program and homeownership initiatives that comply with the section 215 requirements. In addition, nearly 16 units are currently in construction phases funded through multiple years that will be completed in the next six months that will comply with section 215.

The Pierce County Housing Authority continues to administer the Section 8 voucher/certificate program for Pierce County and houses approximately 2,600 households with this much-needed resource. The vast majority of households assisted through the Housing Authority Section 8 program serve those with a “worst case housing need” (renters paying more than 20 or 50 percent of their gross income for housing costs). The current federal funding however leaves a large number of household underserved throughout our service area and places them at risk of homelessness due to the high cost of housing and their limited income.

Public Housing Strategy

Pierce County Housing Authority endeavors to promote adequate and affordable housing, economic opportunity, and a suitable living environment- free from discrimination. Toward this end, the Pierce County Housing Authority serves more than 8,000 individual Pierce County residents annually. PCHA operates 1,100 units of affordable housing (bond financed), 130 units of Public Housing funded through the U.S. Department of Housing and Urban Development (HUD), and issues more than 2,500 Housing Choice Vouchers (formerly HUD Section 8 Certificates) - subsidizing housing for low and moderate income residents.

Public Housing represents approximately 6% of the housing provided by PCHA. While a relatively small percentage of the housing inventory operated by the Housing Authority, the 130 units of single family housing are home to 130 low income families that might otherwise be housed in unsafe conditions, or even be homeless. The Department of Community Services has not provided funding for PCHA’s Public Housing programs during the current report period. However the Department of Community Services assists residents of Public Housing to become homeowners through Pierce County’s First Time Homebuyer Assistance Program. In the current report period two low income families have purchased their formerly public housing home.

Barriers to Affordable Housing

The County, through ordinance, created the Affordable Housing Task Force to examine the current regulatory structure under which the County has issued permits for construction, determines zoning of property and a variety of other related activities. Of particular note is the provision of housing for those who are considered very low-income by HUD guidelines. The task force has representation from public and private sector individuals and businesses.

The lack of funding is the overall barrier to the development of affordable housing in our community. With new construction of apartment units now reaching \$250,000 each it is a real challenge to create new housing with the limited resources and leverage opportunities that exist.

HOME/American Dream Downpayment Initiative (ADDI)

HOME dollars were distributed based on current need and historical reference. Housing rehabilitation remains a top priority with a large number of referrals coming from local compliance officials including the Tacoma Pierce County Health Department and Pierce County Planning and Land Services.

Two additional areas of focus for HOME funding are homeownership programs and CHDO set-aside dollars. The County has created strong partnerships with local funders and has been able to provide many families with first-time homebuyer opportunities this year. The mandatory set-aside of 15% of HOME funding for CHDO activity has been increased to provide more development capital and opportunity for local housing developers.

The County does not provide direct operational support for CHDO agencies and provides zero percent financing and flexible balloon payments to make projects affordable to operate.

HOME dollars assisted 80 families with down payment assistance ADDI loans and first-time homebuyer loans. The acquisition of housing that is affordable to low-income households is extremely difficult in the current fiscal climate. HUD has not increased income guidelines and single-family home prices have escalated in the high double-digit figures for the last several years. The current year ownership activities show a significant increase over last years efforts and are attributed to increased outreach and new partnerships throughout the community.

Strong progress was made in providing rehabilitation loans to 28 households this reporting period. The repair activities are often including substantial amounts of replacement of structural components of the housing including electrical, septic, and roof systems.

A strong area of focus for the HOME program was the provision of funding for the construction of low-income multi-family housing units throughout the CHDO program. One project requiring additional funding were provided capital and a new multifamily project totaling 10 units of homeownership housing was provided funding. Multifamily construction costs are now reaching the \$250,000 to \$300,000 per unit level in many areas of the County which will make it increasingly difficult to maintain production levels given funding availability.

Five hundred and fifty-two units of housing (80 HOME DPA, 331 CoC, 37 HOME CHDO, 104 SHB 2163) received HQS inspections by staff and only minor issues were identified in need or correction. The non-profit housing provider or private sector landlords addressed all identified deficiencies within 48 hours.

Affirmative marketing is an ongoing effort of all program areas encouraging participation from all of our diverse communities. Outreach to private sector business is conducted twice a year through print ads directed specifically to general and specialty contractors. Special emphasis is given to requesting participation from MBE and WBE enterprises.

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

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

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

The HOME Match Report and HOME MBE/WBE report follows as an attachment. Please see Table of Contents.

Homeless Needs

In response to the State of Washington's legislation, 2163, Pierce County is in the process of developing a countywide plan to reduce homelessness by 50% over the next ten years. The plan will include the participation of all jurisdictions and represent the key issues identified by the local Continuum of Care Agencies.

The projects on the following page have been funded with the initial round of 2163 money available in the community to address the needs of the homeless. Programs include activities that prevent homelessness and those who fall in the categories of "housing first" models:

Pierce County Homeless Housing Assistance 2163 AWARDS		
Capital		
None		
Pierce County Homeless Housing Assistance 2163 AWARDS		
O & M		
None		
Pierce County Homeless Housing Assistance 2163 AWARDS		
Services		
Catholic Community Services SW	\$7,065	1 Year Award
FOCUS Transitional Housing Program assists 15 homeless families who are involved with the Division of Children and Family Services in the process of reuniting with their children. Eligible applicants will receive rental assistance and case management services. The goal of this project is to assist homeless families in achieving stability and reunification with their children through the provision of affordable, supportive transitional housing and supportive services.		
Catholic Community Services SW	\$60,132	1 Year Award
Healthy Kids, Healthy Lives is a preventative component of the Phoenix Housing Network support services that focus on the mental health and emotional needs of the homeless parents and children (pre-school through age eighteen) the program serves. By addressing these needs, this program sets out to achieve its purpose of breaking generational cycles of poverty, abuse and addiction thus preventing future homelessness.		
Comprehensive Mental Health	\$23,893	1 Year Award
Match - HUD 3 & 4 will increase access to and retention of permanent housing by providing permanent supported housing to individuals that are homeless and in need of specialized mental health treatment. This funding will be a HUD supplement to continue to house residents with a mental illness who have been homeless.		
Exodus Housing	\$7,065	1 Year Award
FOCUS Transitional Housing Program assists 15 homeless families who are involved with the Division of Children and Family Services in the process of reuniting with their children. Eligible applicants will receive rental assistance and case management services. The goal of this project is to assist homeless families in achieving stability and reunification with their children through the provision of affordable, supportive transitional housing and supportive services.		
Helping Hand House	\$27,930	1 Year Award
Bright Futures Transitional Housing provides service enriched transitional housing for homeless families with children that will enable them to become economically self sufficient and maintain permanent housing in Sumner and Puyallup. The goal for families is to improve education/training, find work that will support budgets, change behaviors that led homelessness, improve the health of every individual in the family. 2.35 households will be served with this funding.		
Helping Hand House	\$91,800	1 Year Award
The Front Door Project provides permanent housing and supportive services to 30 homeless and at risk families. The project provides a rental subsidy, administered by Tacoma Housing Authority; assistance is not time limited but decreases as clients/ move toward independence. Housing is located in the enrollment areas of targeted schools.		

Helping Hand House and Low Income Housing Institute	\$27,500	1 Year Award	Sunset Meadows provides a mixed income housing model, aimed to integrate housing for homeless families within a larger community of other low income working families with incomes up to 60% of area median income. Integrating economically diverse populations provides role modeling for residents and creates a positive stable community for families with children.
Good Samaritan Behavioral Health	\$55,394	1 Year Award	Match - HUD 1, 3, & 4 will increase access to and retention of permanent housing by providing permanent supported housing to individuals that are homeless and in need of specialized mental health treatment. This funding will be a HUD supplement to continue to house residents with a mental illness who have been homeless.
Good Samaritan Behavioral Health	\$36,403	1 Year Award	PACT will provide 15 units of permanent housing, using a Housing First approach, to individuals who are homeless and in need of specialized mental health treatment.
Greater Lakes Mental Healthcare	\$143,000	1 Year Award	Housing First III will increase access to and retention of permanent housing for 10 adults who are chronically homeless and who are disabled with chronic substance abuse, mental illness, or may have a dual diagnosis of both disorders. This project is in response to City of Tacoma's plan to close encampments and the need to house those displaced by this plan. The City of Tacoma has opened up the requirements of this housing to include people that are homeless on the streets within the city limits.
Greater Lakes Mental Healthcare	\$36,403	1 Year Award	Match - HUD 1, 2, 3, 4 & 6 will increase access to and retention of permanent housing by providing permanent supported housing to individuals that are homeless and in need of specialized mental health treatment. This funding will be a HUD supplement to continue to house residents with a mental illness who have been homeless.
Metropolitan Development Council	\$7,065	1 Year Award	FOCUS Transitional Housing Program assists 15 homeless families who are involved with the Division of Children and Family Services in the process of reuniting with their children. Eligible applicants will receive rental assistance and case management services. The goal of this project is to assist homeless families in achieving stability and reunification with their children through the provision of affordable, supportive transitional housing and supportive services.
Metropolitan Development Council	\$10,000	1 Year Award	Hope & Recovery and Collaborative Housing Match provides permanent service enriched housing to homeless individuals with special needs. MDC provides leasing and services to 10 homeless individuals in scattered site rentals. This request will be used as match to the HUD SHP projects to continue to house residents with who have been homeless.
Metropolitan Development Council	\$182,000	1 Year Award	Housing First III will increase access to and retention of permanent housing for 10 adults who are chronically homeless and who are disabled with chronic substance abuse, mental illness, or may have a dual diagnosis of both disorders. This project is in response to City of Tacoma's plan to close encampments and the need to house those displaced by this plan. The City of Tacoma has opened up the requirements of this housing to include people that are homeless on the streets within the city limits.

New Phoebe House	\$7,800	1 Year Award
Eviction Prevention request will be used to cover rental costs of residents when benefits and income is not enough to cover rent. Residents are required to pay \$325 towards their rent or they may be evicted.		
New Phoebe House	\$21,975	1 Year Award
The New Phoebe House Association is providing transitional housing to homeless women and children who lives have been affected by substance abuse. The ultimate goal is to give women the skills necessary to move from dependency to self-sufficiency in a permanent sustainable, safe environment. Request will be used to provide case management and operating subsidies		
Pierce County Housing Authority	\$20,000	1 Year Award
Ready to Rent provides renter education to recipients of Section 8 vouchers through Pierce County Housing Authority. Prevents homelessness by educating renters to successfully navigate the rental and tenancy processes and to maintain their housing through increased access to safe, decent, affordable housing for low-income Pierce County residents.		
Tacoma Rescue Mission	\$195,000	1 Year Award
Comprehensive long term case management is provided to homeless persons or families accessing the emergency shelters of Tacoma Rescue Mission who agree and commit to ending their plight of homelessness. Requested funds would provide services for 425 households, including 75 new households.		
Washington Women’s Employment & Education	\$63,657	1 Year Award
Housing Bridges to Self Sufficiency program provides rental assistance and case management to low income women who are homeless or at risk of homelessness. This grant will focus on women who are leaving a domestic violence situation but are no longer eligible to stay in a shelter and lack the resources to gain stable housing.		
		TOTAL \$1,024,082

Housing Grant Assistance Program (HGAP) AWARDS		
Catholic Community Services SW	\$278,643	1st Year of 3 Year Award
FOCUS Transitional Housing Program assists 15 homeless families who are involved with the Division of Children and Family Services in the process of reuniting with their children. Eligible applicants will receive rental assistance and case management services. The goal of this project is to assist homeless families in achieving stability and reunification with their children through the provision of affordable, supportive transitional housing and supportive services.		
Exodus Housing	\$276,656	1st Year of 3 Year Award
FOCUS Transitional Housing Program assists 15 homeless families who are involved with the Division of Children and Family Services in the process of reuniting with their children. Eligible applicants will receive rental assistance and case management services. The goal of this project is to assist homeless families in achieving stability and reunification with their children through the provision of affordable, supportive transitional housing and supportive services.		
Helping Hand House	\$459,121	2nd Year of 3 Year Award
The Front Door Project provides permanent housing and supportive services to 30 homeless and at risk families. The project provides a rental subsidy, administered by Tacoma Housing Authority; assistance is not time limited but decreases as clients/ move toward independence. Housing is located in the enrollment areas of targeted schools.		

Metropolitan Development Council	\$330,273	1st Year of 3 Year Award
<p>FOCUS Transitional Housing Program assists 15 homeless families who are involved with the Division of Children and Family Services in the process of reuniting with their children. Eligible applicants will receive rental assistance and case management services. The goal of this project is to assist homeless families in achieving stability and reunification with their children through the provision of affordable, supportive transitional housing and supportive services.</p>		
		TOTAL \$1,344.693

Continuum of Care		
<p>The Application under the SuperNOFA has been submitted to HUD for review in the FY 2008 Continuum of Care funding round.</p> <p>The Continuum of Care Committee is currently reviewing applications for FY 2008 Continuum of Care funding. FY 2007 Continuum of Care funding has been awarded in the following manner:</p>		
Pierce County RSN	\$167,339	1 Year Award
<p>Hope and Recovery Project provides 22 units of permanent supportive housing to homeless persons with chronic mental health, dual diagnosis, or chronic substance abuse issues. The housing is linked to supportive services that assist the participants in living as independently as possible. Funding is provided for real-property leasing, operations of permanent supportive housing and supportive service activities.</p>		
Pierce County RSN	\$259,034	1 Year Award
<p>Collaborative Housing/40 Project provides 38 units of permanent supportive housing to homeless persons with chronic mental health, dual diagnosis, or chronic substance abuse issues. The housing is linked to supportive services that assist the participants in living as independently as possible. Funding is provided for real-property leasing, operations of permanent supportive housing and supportive service activities.</p>		
Pierce County RSN	\$89,568	1 Year Award
<p>Collaborative Housing/19 Project provides 19 units of permanent supportive housing to homeless persons with chronic mental health, dual diagnosis, or chronic substance abuse issues. The housing is linked to supportive services that assist the participants in living as independently as possible. Funding is provided for real- property leasing.</p>		
Tacoma Rescue Mission	\$34,106	1 Year Award
<p>Tyler Square I provides 12 units of transitional housing to homeless families with children in City o Tacoma. The housing is linked to supportive services that assist families with transitioning from homelessness to self-sufficiency. Funding is provided for operations of transitional housing and supportive service activities.</p>		
AIDS Housing Association of Tacoma	\$143,477	1 Year Award
<p>Project Open Door provides 8 units of permanent supportive housing for chronic homeless persons with HIV/AIDS in City of Tacoma and Fircrest. Funding is provided for operations of permanent supportive housing and supportive services.</p>		
Metropolitan Development Council	\$340,986	1 Year Award
<p>Housing First I Project provides 30 units of permanent supportive housing to chronic homeless persons in Tacoma and Lakewood. Funding is provided for real property leasing, operating and supportive services.</p>		

Tacoma Rescue Mission	\$59,885	1 Year Award
Tyler Square II provides 14 units of transitional housing to homeless families with children in City of Tacoma. The housing is linked to supportive services that assist families with transitioning from homelessness to self-sufficiency. Funding is provided for supportive service activities.		
Exodus Housing	\$136,799	1 Year Award
East Pierce County DV Recovery and Housing Project provides 10 units of transitional housing to homeless families with children who are survivors of domestic violence in the City of Sumner. The housing is linked to supportive services designed to assist families in transitioning from homelessness to self-sufficiency. Funding is provided for real property leasing and operations of transitional housing and supportive service activities.		
Lakewood Area Shelter Association	\$29,512	1 Year Award
CHOICES Project provides 4 units of transitional housing to homeless families with children in Lakewood and Pierce County. The housing is linked to supportive services that assist families with transitioning from homelessness to self-sufficiency. Funding is provided for operating and supportive service activities.		
Step by Step Family Support Center	\$94,036	1 Year Award
Jump Start I Project provides 11 units of transitional housing to homeless families with children in City of Tacoma and Puyallup. The housing is linked to supportive services that assist families with transitioning from homelessness to self-sufficiency. Funding is provided for real-property leasing, operations of transitional housing and supportive service activities.		
Metropolitan Development Council	\$89,527	1 Year Award
Pacific Courtyard Project provides 18 units of transitional housing to homeless families with children in City of Tacoma. The housing is linked to supportive services that assist families with transitioning from homelessness to self-sufficiency. Funding is provided for supportive service activities.		
Helping Hand House	\$66,540	1 Year Award
Rural Bright Futures Project provides 8 units of transitional housing to homeless families with children in East Pierce County. The housing is linked to supportive services designed to assist families with transitioning from homelessness to self-sufficiency. Funding is provided for supportive service activities.		
Network Services	\$24,324	1 Year Award
One Family AT A Time Housing Project provides 8 units of transitional housing to homeless families with children in City of Tacoma. The housing is linked to supportive services designed to assist families in transitioning from homelessness to self-sufficiency. Funding is provided for operations of transitional housing and supportive service activities.		
Helping Hand House	\$164,453	1 Year Award
Bright Futures Project provides 13 units of transitional housing to homeless families with children in East Pierce County. The housing is linked to supportive services designed to assist families with transitioning from homelessness to self-sufficiency. Funding is provided to for real property leasing, operations, and supportive service activities.		
Tacoma Area Coalition of Individuals with Disabilities	\$166,840	1 Year Award
One Family At A Time provides 13 units of permanent supportive housing to 20 homeless persons and three homeless families with children. All units are for persons with disabilities. The housing is linked to supportive services designed to assist single persons and families to live as independently as possible. Funding is provided for leasing, operating and supportive services.		

Catholic Community Services	\$55,005	1 Year Award
Apine Vista Project provides 4 units of transitional housing to homeless families with children in City of University Place. The housing is linked to supportive services that assist the participants with transitioning from homelessness to self-sufficiency. Funding is provided for real-property leasing and supportive service activities.		
Catholic Community Services	\$78,273	1 Year Award
Narrows Ridge Project provides 4 units of transitional housing to homeless families with children in City of University Place. The housing is linked to supportive services that assist the participants with transitioning from homelessness to self-sufficiency. Funding is provided for real-property leasing and supportive service activities.		
Metropolitan Development Council	\$111,377	1 Year Award
Avenue Apartments Project provides 15 units of transitional housing to homeless single persons with chronic substance abuse issues in City of Tacoma. The housing is linked to supportive services that assist the participants in transitioning from homelessness to self-sufficiency. Funding is provided for acquisition and operations of transitional housing and supportive service activities.		
Lakewood Area Shelter Association	\$29,512	1 Year Award
CHOICES Project provides 4 units of transitional housing to homeless families with children. The housing is linked to supportive services that assist the participants in living as independently as possible. Funding is provided for operations of housing and supportive service activities.		
Metropolitan Development Council	\$205,076	1 Year Award
Housing First II Project provides 12 units of permanent supportive housing to chronic homeless persons with disabilities. The housing is linked to supportive services that assist the participants in living as independently as possible. Funding is provided for real-property leasing, operations of permanent supportive housing, and supportive service activities.		
Lakewood Area Shelter Association	\$24,741	1 Year Award
Jump Start IV Project provides 3 units of transitional housing to homeless families with children in City of Tacoma. The housing is linked to supportive services that assist families with transitioning from homelessness to self-sufficiency. Funding is provided for operations of transitional housing and supportive service activities.		
Pierce County Affordable Housing Association	\$36,902	1 Year Award
Manresa Apartments Project provides 4 units of transitional housing to homeless families with children. The housing is linked to supportive services that assist the participants in living as independently as possible. Funding is provided for operations of housing and supportive service activities.		
Pierce County Community Services	\$45,150	1 Year Award
HMIS Project is funding to manage and administer the Pierce County Homeless Management Information System (HMIS).		
Greater Lakes Mental Healthcare	\$147,252	1 Year Award
Sponsor Based Rental Assistance Shelter Plus Care Project provides 21 units of permanent supportive housing to homeless persons with chronic mental health or dual diagnosis. The housing is linked to supportive services that assist the participants in living as independently as possible. Funding is provided for real-property leasing.		

Tacoma Housing Authority	\$64,920	1 Year Award
Campbell Court Shelter Plus Care project provides 10 units of permanent supportive housing to homeless persons with chronic mental health or dual diagnosis. The housing is linked to supportive services that assist the participants in living as independently as possible. Funding is provided for real-property leasing.		
		TOTAL \$2,663,634

**2060 Funded Projects
July 1, 2008 – June 30, 2009**

American Baptist Homes of the West – Salishan Senior	\$200,000
Group Action for Peninsula People – GAPP Homes II	\$175,000
Joseph Foundation – Transitional Homes	\$9,000
Network Tacoma – Decontamination Project	\$7,600
Tacoma Rescue Mission	\$160,848
Associated Ministries Emergency Shelter O&M	\$93,152
Intercommunity Housing – New Tacoma	\$200,000
LIHI – Rainier View	\$246,913
Associated Ministries Emergency Shelter O&M	\$51,317
TOTAL	\$1,143,830

Specific Homeless Prevention Elements

Pierce County has provided funding for shelter operating and maintenance funding through SHB 2060 to 12 emergency shelters throughout all areas of the community. In addition, ESHB 2163 has funded several prevention programs for several agencies including those identified in the previous section.

Emergency Shelter Grants (ESG)

The Department of Community Services identified certain programs (that were recommended for funding for FY 2008 by the CAB) that would address emergency shelter and transitional needs of homeless individuals and families. These programs were then designated to receive ESG funds (understanding the limitation/restriction on the use of ESG funds, ESG categories, ESG cap, etc.) in order to carry out actions to address the needs of homeless individuals and families.

In Pierce County's 2005-2009 Consolidated Plan (pg. 47), Pierce County identified the following as one of three priorities to address homeless and homeless prevention: "support and maintain existing transitional housing for families with children." As the number of homeless families continues to grow, the maintenance and support of existing shelters and transitional housing stock for homeless individuals and households was deemed the second highest priority for Pierce County in terms of homeless needs in Pierce County's 2005-2009 Consolidated Plan.

In addition, Specific Housing Objectives Priority Number 4 in Pierce County's 2005-2009 Consolidated Plan (pg. 36) is to: "Maintain, enhance, and expand the supply of facilities for the homeless." This includes: supporting the expansion of housing and services into all areas where the homeless can be located; maintaining existing facilities and services to maintain current level being provided to homeless; expanding existing shelters or creating new shelters to meet increasing demand; creating new facilities and services needed in a variety of geographic areas outside of the urban core.

Progress was made in PY 2008 to address homeless and homeless prevention needs with the use of ESG funds. The agencies that were allocated ESG funds in 2008 were allocated the specified ESG funding amounts (see ESG Table) in order to carry out specific activities that would:

- 1) Provide safe shelter to homeless families with children while promoting stability and self-sufficiency by helping families build skills to prevent future homelessness (Catholic Community Services/Phoenix Housing Network);
- 2) Provides homeless families with minor children with up to 90 days of emergency housing. Housing is linked with case management services so families can obtain and uphold permanent housing after their stay (Helping Hand House/Emergency Housing Program);
- 3) Provides shelter for domestic violence victims that serves Asian Pacific Islander immigrant/refugee women who need culturally relevant services that will create a safe environment for them (Korean Women's Association/We Are Family Home);
- 4) Provides shelter, food, and clothing to homeless women with children, whose lives have been impacted by substance abuse (New Phoebe House Association/Emergency Shelter & Transitional Housing);
- 5) Provides services to assist people with disabilities in Pierce County acquire and retain affordable housing (TACID/HELP).
- 6) Addresses basic needs of homeless women and families with children in Pierce County (Tacoma Rescue Mission/Family Shelter);
- 7) Prevent homelessness and housing insecurity by providing up to 3 months of rental assistance, case management, and job training (Washington Women's Employment & Education/Housing Bridge to Self-Sufficiency); and
- 8) Provides shelter for women and children fleeing an imminently dangerous domestic violence situation for up to 90 days (YWCA/Women's Support Shelter).

From these activities in 2008, and activities in 2006 & 2007, Pierce County has made gains toward addressing the needs of homeless individuals as 2,278 individuals in PY 2008 have benefited from ESG dollars that were allocated to agencies that provide services such as shelter, transitional, homeless prevention, etc.

Agencies Granted Funds in 2008

Specifically for 2008, 8 out of the 9 agencies that were allocated ESG funds (in 2008) have drawn funds in PY 2008 to address the needs of emergency shelter and transitional needs of homeless individuals and families. The amount of ESG funds that has been allocated to these 9 agencies in 2008 is \$161,945.92 and the amount of ESG funds that were drawn in PY 2008 by these 9 agencies is \$108,761.79. Currently, there is still a combined ESG amount of \$53,184.13 that is available for these agencies (that were allocated funds in 2008) to address the needs of homeless individuals and families. The ESG Table provides a summary of all ESG activities that expended funds in PY 2008 (July 1, 2008 – June 30, 2009). This includes activities that were funded in 2006 & 2007. (Note: Agencies have approximately 24 months to expend the entire ESG grant that they receive from Pierce County)

ESG Table

Year	Agency & Program Name	Fund	Committed	Drawn in PY 2008	Available	Accomplishment Units
2008	Catholic Community Services/Phoenix Housing Network	ESG	\$25,000.00 (Homeless Prevention)	\$23,168.33	\$1,831.67	20
2008	Helping Hand House/Emergency Housing Program	ESG	\$10,839.50/\$11,995.50 (Essential Services/Maintenance & Operations)	\$14,971.65	\$7,863.35	15
2008	Korean Women's Association/We Are Family	ESG	\$10,320 (Maintenance & Operations - also received CDBG funds)	\$8,822.03	\$14,825.97	23
2008	New Phoebe House Association/Emergency Shelter and Transitional Housing	ESG	\$12,000 (Essential Services)	\$12,000	\$0.00	6
2008	Pierce County AIDS Foundation/Housing Options	ESG	\$4,478/\$1,319 (Essential Services/Homeless Prevention)	\$0.00	\$5,797	4
2008	TACID/HELP	ESG	\$11,995.50/3,004.50 (Essential Services/Homeless Prevention)	\$6,336.90	\$12,891.60	40
2008	Tacoma Rescue Mission/Family Shelter	ESG	\$10,000 (Homeless Prevention)	\$9,175.00	\$825.00	15
2008	Washington Women's Employment & Education	ESG	\$12,000 (Homeless Prevention)	\$11,467.75	\$532.25	4
2008	YWCA of Pierce County/Women's Support Shelter	ESG	\$31,437.42 (operations)	\$22,820.13	\$8,617.29	4
2007	Catholic Community Services/Phoenix Housing Network	ESG	\$20,000.00 (Homeless Prevention)	\$463.80	\$0.00	16
2007	Helping Hand House/Emergency Housing Program	ESG	\$18,314/\$9,086 (Essential Services & Homeless Prevention)	\$8,754	\$0.00	112
2007	MLK Housing Development Assoc./Shelter	ESG	\$12,982.58	\$4,160.55	\$0.00	685
2007	Shared Housing Services/Shared Housing of Pierce County	ESG	\$15,000.00 (Essential Services)	\$1,254.94	\$0.00	1,074

ESG Table (Continued)

Year	Agency & Program Name	Fund	Committed	Drawn in PY 2008	Available	Accomplishment Units
2007	YWCA of Pierce County/Women's Support Shelter	ESG	\$25,000.00 (Maintenance & Operations)	\$1,753.90	\$0.00	157
2006	Youth Resources/Graham Youth House	ESG	\$27,862.73 (Maintenance & Operations)	\$1,576.70	\$0.00	7
2006	Pierce County Aids Foundation/Housing Options Program	ESG	\$20,535.00 (Essential Services)	\$10,000.00	\$0.00	96
Total Number of Individuals Benefiting from ESG						2,278

Matching Resources for Agencies Allocated ESG Funds in 2008

Grantees must match ESG grant fund dollar-for-dollar with their own locally generated amounts. (The matching resources are monitored by the Department's Contract Compliance Specialist).

<u>Year</u>	<u>Agency</u>	<u>Amount of 2008 ESG</u>	<u>Amount of Local Funding</u>	<u>Source(s)</u>
2008	Catholic Community Services/Phoenix Housing Network	\$25,000	\$25,000	Stewardship Foundation & William Kilworth Foundation
2008	Helping Hand House/Emergency Housing Program	\$22,835	\$23,616	South Hill Rotary
2008	Korean Women's Association/We Are Family HOME	\$10,320	\$121,982	United Way, Milgard Foundation, OSPI
2008	New Phoebe House Association/Emergency Shelter and Transitional Housing	\$12,000	\$12,000	Pierce County Youth Violence Prevention Grant
2008	Pierce County AIDS Foundation/Housing Options	\$5,797	\$55,000	Individual Donations
2008	TACID/HELP	\$15,000	\$350,271	Continuum of Care, United, Way,
2008	Tacoma Rescue Mission/Family Shelter	\$10,000	\$10,000	Individuals
2008	Washington Women's Employment & Education	\$12,000	\$12,000	Foundations & Individuals
2008	YWCA/Women's Support Shelter	\$31,437.42	\$31,437.42	Individual Contributors; United Way

Homeless Discharge Coordination

Washington State passed Legislation in 2007 to address the needs of youth aging out of foster care and providing an increase of affordable housing units for offenders.

The goal of the state is to ensure that all youth aging out of the state dependency system have access to a decent, appropriate, and affordable home in a healthy safe environment to prevent these youth from experiencing homelessness.

Offender Recidivism Legislation in 2007, the Washington State Department of Commerce has been authorized to develop supportive re-entry housing pilot programs serving offenders that are considered high-risk, high-need, or without a viable release plan. Key components of the legislation direct that pilot programs must work closely with the Department of Corrections (DOC) staff and that funding needs to be optimized by utilizing cost-effective community-based shared housing arrangements or other non-institutional living arrangements.

These goals along with other goals based on local needs will be incorporated as strategies and action steps in an update to Pierce County's 10 Year Housing and Homeless Assistance Plan.

The following page contains the Continuum of Care (CoC) Discharge Planning Policy Chart.

Continuum of Care (CoC) Discharge Planning Policy Chart

The chart below provides information on the publicly funded institution or system of care in Pierce County’s CoC. Each box that is marked indicates the level of development of a discharge planning policy. The space provided below the marked boxes describes the discharge planning policy for each category, or the status of development.

Publicly Funded Institution(s) or System(s) of Care in CoC Geographic Area	None	Initial Discussion	Protocol in Development	Formal Protocol Finalized	Formal Protocol Implemented
Foster Care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Health Care	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Corrections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Foster Care: This protocol has been developed with the Washington State Department of Community Trade and Economic Development and regional youth service providers, including one in Pierce County. Six months prior to a child 'aging out' shared multi-disciplinary meetings occur. Social workers bring providers and supportive adults from the community to help youth prepare for emancipation from the State's care.

Health Care: Each private health care system has its own policies and procedures in place regarding the safe discharge of individuals that are experiencing homelessness. There is not a formal coordinated response at this time. Hospital social workers work with local shelters.

Mental Health: The State Mental Health Hospital located in Pierce County, Western State Hospital has discharge policies in place which require verified placement in transitional or permanent housing prior to release.

Corrections: *Persons will not release to homelessness from Department of Corrections on Earned Release Date. If appropriate housing is not identified at Release Date, persons will stay until the Maximum Expiration of their commitment, then discharge to homelessness. Every effort is made to locate appropriate housing with the service providers in the community where the offense was committed. In the absence of appropriate housing, homeless offenders are required to report face to face with a Community Corrections Officer (CCO) at least once weekly. The CCO will continue to work with the individual to find appropriate housing.

*Please note that “corrections” category refers to local jails and state or federal prisons.

Community Development

As stated earlier Pierce County Community Services three goals, as listed in the 2005-2009 Consolidated Plan are: 1) Provide Decent Housing; 2) Provide a Suitable Living Environment and; 3) Expand Economic Opportunities. These goals are in-line with HUD’s statutory goals as identified in 24 CFR 91.1.

Specific Community Development Objectives as listed in Pierce County’s 2005-2009 Consolidated Plan include:

Objective #1: Provide services and facilities promoting self-sufficiency for low/moderate income communities, individuals, and families;

Objective #2 Provide crisis intervention and violence prevention activities targeted to mitigation and prevention of youth and family violence and;

Objective #3: Promote employment opportunities and training for homeless, low-income, and moderate-income individuals.

Objective #4: Promote opportunities for businesses by supporting programs and policies that provide for a job-based economy in Pierce County.

Underneath these four objectives Pierce County put several strategies in place in order to carry out the objectives; these are also listed in the County's 2005-2009 Consolidated Plan. Tables 1.a - 1.d and tables 2.a - 2.d of this report details how each of these objectives and strategies were carried out in PY 2007 through agencies in Pierce County that received CDBG funds from Pierce County. In addition, these tables also provide how many people benefited from each specific objective and strategy.

For example: Objective 1, strategy (a) Continue to support emergency food, shelter, transitional living programs, basic needs & family services. The total number of people benefiting from this strategy in PY 2008 is 198,498.

As stated previously the CAB set funding priorities for PY 2008 for CDBG funding. For public services the priorities included: basic needs, family services, and transportation. Public facilities funding priorities included shelter and housing needs, and infrastructure improvements. The CAB's funding priorities and the CAB's funding recommendations have a direct impact on the activities that are funded with CDBG dollars, as well as how Community Services is able to meet their goals, objectives and strategies. Since many of the activities that the CAB recommended for funding in 2008 fall under the funding priorities of basic needs and family services, Community Services has grouped these activities under Objective 1, strategy (a) in order to represent all the activities that were allocated funds and expended funds, which in turn helped Community Services meet their goals and objectives.

From looking at tables 1.a - 1.d and 2.a - 2.d in this report, Community Services has made progress in carrying out their goals and objectives for PY 2008 with the exception of transportation. As indicated earlier the primary reason for failure to make progress toward this strategy is the manner by which funds are distributed in Pierce County. The CAB members review data, including a needs assessment survey, and public testimony from providers of services and beneficiaries of services. This information informs the CAB of key needs in the community and allows the CAB to set their funding priorities. In practice, these priorities have been very broad. Members then select from a pool of applicants that responded to the NOFA. If no organization responds to this NOFA, the County is unable to make progress toward this strategy.

Overall, Tables 1.a - 1.d and 2.a - 2.d summarize the CDBG expenditures in PY 2008 toward the goals and objectives stated in the Consolidated Plan. Many of the activities approved in the 2008 One Year Action Plan (PY July 1, 2008 - June 30, 2009), particularly public facilities activities subject to environmental review and permitting, will not be complete by the end of the program year.

Given the prohibition against new housing construction using CDBG funds, Pierce County's approach to proving affordable housing with CDBG has been historically limited to minor home repair (\$396,995.62 drawn in PY 2008), which preserves affordable housing stock, and funds to

improve and preserve the housing stock operated by the Pierce County Housing Authority (\$172,736 allocated in 2008).

There were no changes in program objectives during PY 2008. All funds that were expended during PY 2008 did meet one of the three national objectives. Once applications for funding are received, as well as when staff prepares the One Year Action Plan, staff ensures that all projects meet at least one of the three national objectives. During PY 2008 Pierce County did not expend any CDBG funds toward the elimination of slums and blight nor toward an urgent need. Every activity undertaken in PY 2008 with CDBG funds was in support of the National Objective of serving low- and moderate-income individuals, families, and communities.

There were no changes in program objectives during PY 2008. As stated in last year's 2007 CAPER one of the strategies in support of Goal 1 Provide Decent Housing was eliminated. In the 2005- 2009 Consolidated Plan, 2006 Action Plan and 2007 Action Plan, Goal 1 Strategy D was to "Continue to Support Housing Counseling and Homeownership". Housing Counseling is no longer being administered by the Housing Division. Homeownership is still being supported by the Housing Division and has been added to Strategy B of Goal 1. You will find this change reflected in the tables listed at the beginning of this report. (Housing counseling program has been eliminated due to change in HUD program requirements that each client must provide income documentation in order to be eligible to receive funds. Community Services found that clients were not willing to provide this documentation. Therefore, the housing counseling program could not be carried out successfully by the Community Services housing division).

When certifications of consistency for HUD programs were requested, Pierce County ensured the process was done in a fair and impartial manner by checking each letter of consistency with the Consolidated and 2008 One Year Action Plan to confirm the information stated in the letter of consistency was correct. If any information was incorrect, Pierce County would recommend edits before supporting the documentation. This process applied to all that requested certifications of consistency for HUD programs.

In 2008, Pierce County carried out planned actions (goals, objectives & strategies) in the Consolidated Plan in order to address the needs in the community. Pierce County did not stop implementation of the Consolidated Plan by action or willful action. As stated earlier in this report, the primary reason for failure to make progress toward supporting transportation programs targeted to low- and moderate-income individuals is the manner by which funds are distributed in Pierce County.

Pierce County strongly encourages the purchase or lease of unoccupied buildings; meanwhile strongly discourages projects that will result in displacement and subsequent relocation. Pierce County complies with Pierce County's displacement and relocation policies which are combined in a separate Displacement and Relocation Plan (which is part of the County's 2005-2009 Consolidated Plan). In 2008, there were no displacements/relocations related to CDBG funding.

The program income received for Housing and CDBG for PY 2008 (managed by the Community Development Corporation) is listed on the CDC Program Income Table that is attached to this report. During PY 2008 no float activities were conducted. On the excel spreadsheet for program income received, only business and substantial rehabilitation are CDBG activities, meanwhile no parcels were sold during the 2008 PY nor were there any disallowed activities or prior period adjustments or lump sum agreements.

In PY 2008 there were four CDBG loans (installment & deferred); of that amount, four are deferred CDBG loans. The total outstanding CDBG Principle Loan Balance (installment & deferred) is \$1,639,091.40; of that amount, the Deferred CDBG Total Outstanding Principle Loan Balance is \$1,512,010.64.

Housing Rehabilitation reporting information can be found under the Specific Housing Objectives section of this report which details the type of program and number of projects/units completed for each program. The amount of \$35,000 (CDBG dollars) was used in housing rehabilitation, and CDBG leverages a variety of funding including HOME, SHB 2060 and SHB 2163.

Pierce County collects demographic information, including income, from all CDBG funded activities not qualifying under area benefit. Pierce County has no neighborhood revitalization activities; Pierce County is not an EC or EZ.

Of the jobs expected to be created, consideration is given to the types of positions to be created; we will only give “credit” to those types of jobs that are expected to be available to L/M individuals by nature of the job title, job duties and/or the amount of pre-employment training to be provided. Employers are encouraged to utilize agencies and organizations that provide job opportunities for L/M individuals whenever possible. Due to employment regulations and laws, however, household income cannot always be legally obtained prior to hire. Economic Development did not fund any loans during the 2008 PY (July 1, 2008 – June 30, 2009) with the economic development revolving loan fund. Pet Ponderosa Resorts and Spa and Pet Brigade fulfilled their job requirements during the 2008 PY that was required from the loan they took in 2007.

**Pet Ponderosa Resorts and Spa
& Pet Brigade, LLC**

3211 – 204th St. E.
Graham, WA 98338

Funded: December 4, 2007

RLF Loan Disbursement: \$101,109.68

Interest Rate: 6.75%

Purpose: To fund equipment, supplies, inventory and closing costs for 2nd location of existing pet kennel business.

New jobs to be created (5): 1-FTE (General Manager), 1-FTE (Office Manager), 2-FTE (Kennel Staff), and 1-FTE (Bather/Groomers).

Actual jobs created to date: 1-FTE (General Manager), 1-FTE (Office Manager), and 2-FTE (Kennel staff) and 1-FTE (Bather/Groomers).

Business has fulfilled job requirements.

Low-income status: yes (4)

Race: White (4)

Ethnicity: Hispanic (1)

Antipoverty Strategy

The purpose of all Pierce County activities undertaken in the current program year is directed toward mitigating the impacts of poverty. Tracking the number of individuals or households that have moved above the poverty level as a result of the programs administered by Pierce County is nearly impossible. However, the goals and objectives identified in the County's 2005-2009 Consolidated Plan are intended to reduce the number of people in poverty.

See tables 1.a – 2.d in this report which list activities supported by Pierce County that are intended to reduce the number of persons living below the poverty line by supporting emergency food, shelter, transitional living programs, basic needs and family services; preserving existing affordable owner and renter housing stock; support community infrastructure development and preservation; support homeownership; support activities targeted to mitigation and prevention of youth and family violence; support employment opportunities and job readiness training for individuals and; creation of jobs targeted to low- and moderate-income individuals.

Non-homeless Special Needs

Funding has been provided to disabled individuals to own their homes, provide barrier removal or modification to housing to make units more accessible, create new units of affordable housing and other activities from several funding sources for single and multifamily rental housing with services.

Note: Although the CO4PR06 report (Summary of Consolidated Plan Projects) shows that the agencies listed below withdrew funds in 2008 (July 1, 2008- June 30, 2009) the agencies listed below did not actually have activity in 2008. These agencies were being reimbursed for activity that occurred in the 2007 year (July 1, 2007 – June 30, 2008). These activities show up on the CO4PR06 report for 2008 because the agencies are able to submit for reimbursement after June 30, 2008. (All of the IDIS reports are drawn down on June 30, 2008, with the exception of the PR03).

2007 – Public Facilities

Rebuilding Together South Sound

2007 – Public Services

Associated Ministries

Good Samaritan

MLK Housing Development Association

FY 2008 Income Limits Summary

Pierce County, WA

FY 2008 Income Limit Area	Median Income	FY 2008 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Pierce County	\$66,200	Extremely Low (30%)	\$13,900	\$15,900	\$17,850	\$19,850	\$21,450	\$23,050	\$24,600	\$26,200
		Very Low (50%)	\$23,150	\$26,500	\$29,800	\$33,100	\$35,750	\$38,400	\$41,050	\$43,700
		Low (80%)	\$37,050	\$42,350	\$47,650	\$52,950	\$57,200	\$61,400	\$65,650	\$69,900

Income Limit areas are based on FY 2008 Fair Market Rent areas. For more information please visit to read more about the Income Limits Documentation System used by HUD. The figures used in this table are from this website.

Attachment A
HOME Match Report
See Next Page

Attachment B
Annual Performance Report – HOME Program
See Next Page

Attachment C
Community Development Corporation, Program Income
See Next Page

Attachment D
Annual Affordable Housing Completion Goals
See Next Page

Attachment E
Priority Housing Needs/Investment Plan Table
See Next Page

Attachment F
Priority Community Development Activities
See Next Page

Attachment G
Results of On-Site Inspections of Rental Housing
See Next Page