

Substantial Amendment to the 2015 One Year Action Plan and 2015 – 2019 Consolidated Plan – August 20, 2015

Community Connections

Notice

Pierce County Community Connections is making the Substantial Amendment to the 2015 One Year Action Plan and 2015 – 2019 Consolidated Plan available for public review and comment for 30 days from August 21, 2015 through September 23, 2015.

Information about the 2015 One Year Action Plan Substantial Amendment

Community Development Block Grant (CDBG) funds in the amount of \$587,414 will be awarded to the Community Development Corporation to recapitalize the CDBG Housing Revolving Loan Fund (RLF) program in the amount of \$412,414 for housing rehabilitation owned by low-income homeowners and for Rehabilitation Administration in the amount of \$175,000. The amendment would also allow the CDC to be awarded CDBG Administration funds in the amount of \$55,000, which may include a portion of CDBG admin funds generated from CDBG Program Income (loan repayments) from the RLF.

In addition, the County will adopt the following value limits for the HOME program as a result of a local market survey:

- Existing Homes \$227,050; and
- New Construction \$294,405.

The value limits are based on 95% of the median area purchase price for single family housing in Pierce County outside Tacoma, Lakewood, and Bonney Lake city limits.

Information about the 2015 – 2019 Consolidated Plan Substantial Amendment

HUD regulations, 24 CFR 570.208(a)(3), require Community Connections to adopt and make public its standards for determining affordable rents for rental projects occupied by low and moderate income (LMI) households.

The Pierce County CDBG Consortium defines affordable rent for rental projects as follows:

- For households at or below 50% Area Median Income (AMI), rent charged must be at or below the low HOME rent limit inclusive of utilities as established by HUD for the Pierce County, WA HUD Fair Market Rent (FMR) Area.
- For households above 51% AMI, rent charged must be at or below the high HOME rent limit inclusive of utilities as established by HUD for the Pierce County, WA HUD Metro FMR Area.

Pierce County, WA HUD FMRs are available at: <http://www.huduser.org/portal/datasets/fmr.html>. Select the current year, Washington, and Pierce County to view the current fair market rents.



Review and Public Comment Period

The public may provide comments from August 21, 2015 – September 23, 2015 (4:30 PM). Please send comments to: Stephanie Bray, Community Development Supervisor, 1305 Tacoma Ave South, Suite 104, Tacoma, WA 98402.

Public Hearing

The Citizens' Advisory Board (CAB) will hold a public hearing on September 23, 2015 at 6:00 PM in Sound View Conference Room 1 (3602 Pacific Avenue, Tacoma, WA 98418) to review the Substantial Amendment. To request a translator or accommodations for people with disabilities at the hearing, call (253) 798-6917, TDD/Voice (800) 833-6388 before September 16, 2015. Please direct questions to Stephanie Bray at (253) 798-6917 or sbray@co.pierce.wa.us.

Comments Received

Any comments and/or questions received during the 30 day public comment period or at the public hearing held by the CAB will be written here.

