

**Substantial Amendments to Pierce County Community Connections
2015 – 2019 Consolidated Plan and 2016 One Year Action Plan
September 30, 2016**



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Notice

Pierce County Community Connections (CC) is making substantial amendments to the 2015-2019 Consolidated Plan and 2016 One Year Action Plan. The substantial amendments are available for public review and comment for 30 days from October 1, 2016 through November 2, 2016.

About the 2015–2019 Consolidated Plan & 2016 One Year Action Plan Substantial Amendments

CC is required by the Department of Housing and Urban Development (HUD) to submit a Consolidated Plan every five years and an annual One Year Action Plan which describes community needs, resources, priorities, and proposed activities to be undertaken in Pierce County under HUD programs (Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and Home Investment Partnerships (HOME)). These funding sources are to assist lower-income people, households, and communities throughout unincorporated areas in Pierce County, as well as the Pierce County Consortium. CC is proposing two amendments to the 2015-2019 Consolidated Plan and two amendments to the 2016 One Year Action Plan.

Amendment #4 to the 2015-2019 Consolidated Plan

Amendment #4 amends the 2015–2019 Consolidated Plan to create a preference for tenants receiving HOME Tenant Based Rental Assistance (TBRA) vouchers. The preferences for tenants receiving HOME TBRA vouchers are listed below:

- Formerly homeless or homeless individuals who are permanently disabled; and
- Currently reside in County funded sponsor based permanent supportive housing units; and
- No longer require supportive services and can live independently as determined by the provider.

The TBRA funds would be used to move tenants currently in sponsor based supportive housing into permanent subsidized housing without supportive services. Based on the most recent point in time count the County had an increase in homelessness of 37% from January 2015 to January 2016. The number of permanent supportive housing units is not sufficient to house the number chronic and unsheltered homeless in the County. The use of TBRA for move on vouchers for individuals residing in sponsor based permanent supportive housing units will free up those permanent supportive units to serve the chronically homeless and unsheltered homeless individuals that do require supportive services.

Amendment #5 to the 2015-2019 Consolidated Plan

Amendment #5 amends the 2015-2019 Consolidated Plan to add the definition of seniors; incorporate the Optional Relocation Assistance Policy; and, the Residential Anti-displacement and Relocation Assistance Plan. These definitions are listed below.



Seniors:

Seniors are defined as persons 55 years or older. Pierce County will accept a different definition of seniors where HUD program rules, requirements, or other regulations, define seniors as a different age.

Optional Relocation Assistance Policy:

The County will allow temporary relocation expenses (less than 12 months) to be paid out using federal funds for homeowner households (families or individuals) assisted with HOME/CDBG Housing RLF funds in specific situations. Those situations include the following:

- Homeowner rehabilitation whereby the work presents a documented danger or health hazard to the owner(s); or
- Homeowner rehabilitation whereby the power, gas, sewer/septic, or water must be turned off for over 24 hours; or
- Homeowner rehabilitation whereby the owners current dwelling unit is demolished to be replaced by another similar dwelling unit.

Temporary relocation in these situations is considered optional relocation assistance under 24 CFR 92.353(d) URA. No other households are eligible for optional relocation assistance under Pierce County HUD programs at this time.

The optional relocation costs must be deemed reasonable, be pre-approved by Pierce County, and be paid out to the homeowner on a reimbursable basis only. Temporary optional replacement housing does not need to meet property standards. Eligible optional relocation expenses include:

- Overnight stays in a Hotel or Motel;
- Rental expenses on a temporary housing unit;
- Storage costs for the owners household belongings that must be moved out of the dwelling unit as a part of the project; or
- Other relocation costs deemed reasonable and necessary by program staff.

The Optional Relocation Assistance Plan that includes the budget, documentation of eligible homeowner rehabilitation situation, and identified expenses to be paid with a maximum cost by category must be approved by the Housing Supervisor, or designee, in advance except for a documented emergency situation such as fire or other catastrophic occurrences

Procedure:

The HOME/CDBG Housing RLF Policies and Procedures detail the specific requirements and approval processes.

Residential Anti-displacement and Relocation Assistance Plan

This Residential Anti-displacement and Relocation Assistance Plan (RARAP) is prepared by Pierce County in accordance with the Housing and Community Development Act of 1974, as



amended; and HUD regulations at CFR 42.325 and is applicable to our CDBG and/or HOME-assisted projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, Pierce County will take the following steps to minimize the direct and indirect displacement of persons from their homes:

Staging rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first whenever feasible.

Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.

Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.

If feasible, demolish or convert only dwelling units that are not occupied or vacant and occupiable dwelling units (especially those which are “lower-income dwelling units” as defined in 24 CFR 42.305).

Target only those properties deemed essential to the need or success of the project.

Pierce County does not acquire tenant occupied properties for the Down Payment Assistance or First Time Home Buyer programs.

Relocation Assistance to Displaced Persons

Pierce County will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG and/or HOME Program(s), move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

Pierce County will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted with funds provided under the CDBG and/or HOME Program(s) in accordance with 24 CFR 42.375.

Before entering into a contract committing Pierce County to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, Pierce County will make public by publication in Pierce County’s legal paper of record and submit to the HUD Field Office the following information in writing:



- A description of the proposed assisted project;
- The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
- A time schedule for the commencement and completion of the demolition or conversion;
- To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms), and location on a map of the replacement lower-income housing that has been or will be provided. *NOTE: See also 24 CFR 42.375(d).*
- The source of funding and a time schedule for the provision of the replacement dwelling units;
- The basis for concluding that each replacement dwelling unit is designated to remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
- Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, Pierce County will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), Pierce County may submit a request to HUD for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts

The Housing and Community Development Division of Pierce County's Community Connections Department is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period.

The Community Development Supervisor and Housing Supervisor or their designee(s) are responsible for providing relocation payments and other relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use by the CDBG or HOME program respectively. Contact information: Stephanie Bray, Community Development Supervisor - (253) 798-6917 or sbray@co.pierce.wa.us and Bryan Schmid, Housing Supervisor - (253) 798-6909 or bschmid@co.pierce.wa.us.



Amendment #1 to the 2016 One Year Action Plan

The 2016 One Year Action Plan was prepared and submitted to HUD absent the proposed project listings for ESG. This substantial amendment includes the proposed project listings and ESG budget for the 2016 program year.

FY 2016 ESG Budget Allocations

Component	Obligated Amount
ESG Administration	\$16,898
HMIS	\$22,531
Rapid Re-housing	\$100,388
Shelter Operations	\$85,500
Total FY 2016 ESG Award	\$225,317

Funding Recommendations

Agency Name	Program Name	ESG Award
Courage 360	Housing Bridges to Success	\$100,388
YWCA of Pierce County	Domestic Violence Shelter	\$85,500
Total		\$185,888

Match

100% of match will be made through use of other federal funding, local and state government funding and private foundations.

Component	Amount	Match Source
ESG Administration	\$16,898	SHB 2163 (Local)
HMIS	\$22,531	SHB 2163 and CHG (Local and State)
Rapid Re-housing	\$100,388	SHB 2163 and CHG (Local and State)
Shelter Operations	\$85,500	SHB 2163 and CHG (Local and State)
TOTAL	\$225,317	

Amendment #2 to the 2016 One Year Action Plan

Amendment #2 amends the 2016 One Year Action Plan to include funding the Fair Housing Center of Washington’s Fair Housing program through expanded education, outreach efforts and fair housing testing to address issues identified in the Analysis of Impediments to Fair Housing Choice in Pierce County. The program will be funded with 2016 CDBG public services funds not to exceed \$50,000.

Review and Public Comment Period

The public may provide comments from October 1, 2016 – November 2, 2016 (4:30 PM). Please send comments to: Stephanie Bray, Community Development Supervisor, Pierce County Community Connections, 1305 Tacoma Ave South, Suite 104, Tacoma, WA 98402. Any comments provided during the comment period will be written here.

Public Hearing

The Citizens' Advisory Board (CAB) will hold a public hearing on these substantial amendments at their November 2, 2016 meeting at 6:00 PM in Sound View Conference Room 1 (3602 Pacific Avenue, Tacoma, WA 98418). To request a translator or accommodations for people with disabilities at the hearing, call (253) 798-6917, TDD/Voice (800) 833-6388 before October 25, 2016. Please direct questions to Stephanie Bray at (253) 798-6917 or sbray@co.pierce.wa.us.

