



August 21, 2020

Notice of 30-Day Public Comment Period, Public Hearing and Availability of Substantial Amendment to the 2020 One Year Action Plan

Notice

Pierce County Human Services is making available a Substantial Amendment to the Human Services 2020 One Year Action Plan for public review and comment for 30-days from August 21 through September 23, 2020.

Substantial Amendment #2 to the 2020 One Year Action Plan

The substantial amendment to the 2020 One Year Action Plan is for the following:

- Pierce County Human Services Community Action Agency’s Home Repair Program was originally allocated \$830,000 of CDBG funds. This amendment includes an additional \$157,945.93 of CDBG funds to the Home Repair Program for a total project award of \$987,945.93. (The total amount includes \$5,000 for activity delivery for Human Services Community Development staff).
 - Of the additional \$157,945.93 - \$78,427.39 is from the Home Repair Program’s 2019 CDBG contract that they are rolling over into their 2020 CDBG contract. The remaining \$79,518.54 is from the 2014 CDBG program year. Project #5 is amended to reflect this revision.

2020 Project #5	Project Name	Pierce County Community Action Agency/Home Repair Program
	Target Area	Pierce County Consortium
	Goals Supported	Neighborhood and Community Development
	Needs Addressed	Neighborhood & Community Development
	Funding	CDBG: \$987,945.93
	Description	Provides home repairs to income qualified low- and moderate-income households. The total amount funded includes \$5,000 for activity delivery for Human Services Community Development staff.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Estimated 100 households will benefit from this activity.
	Location Description	Clients may request home repair services at 3602 Pacific Ave, Suite 200, Tacoma, WA 98418.

	Planned Activities	Provides home repairs to income qualified low- and moderate-income households. The total amount funded includes \$5,000 for activity delivery for Human Services Community Development staff.
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- The Pierce County Community Development Corporation (CDC) did not spend out their entire 2019 CDBG award for their Owner Rehabilitation Revolving Loan fund (RLF) contract, so \$385,919.05 of 2019 CDBG funds will carry over into the CDC’s 2020 CDBG contract for the RLF, for a total contract amount of \$1,129,592.33. Project #7 is amended to reflect this revision.

2020 Project #7	Project Name	Pierce County Community Development Corporation/ CDBG Owner Rehabilitation Revolving Loan Fund
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: \$1,129,592.33
	Description	The Pierce County Community Development Corporation provides Housing rehabilitation loans for eligible low-income homeowners within the Pierce County Consortium. This includes the rehab admin costs to administer the program. Individual homeowners apply for loans throughout the program year. The funding amount is based on an estimate of CDBG program income received by the County generated from the NSP transfer \$400,000 (\$500k less 20% admin), and on an estimate of CDBG program income generated from existing CDBG owner rehab RLF loans \$130,000. Additional funding includes \$200,000 of 2020 CDBG entitlement funds and \$8,673.28 in CDBG funds carried over from the 2018 program year owner rehab RLF contract, and \$385,919.05 left over from the 2019 program year owner rehab RLF. Funding amount includes \$5,000 for activity delivery for Human Services Community Development staff from the CDBG grant. If the amount of CDBG program income received in PY 2020 (as described above) is less than estimated, then funding for this project will be reduced to the actual amount of program income received. If the amount of CDBG program income received in PY 2020 (as described above) is higher, then funding for this project will be increased to the actual amount of program income received.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	16 low-income families will benefit.

	Location Description	The program is administered from 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402. Individual project locations will be determined based on eligible homeowner applications for homes in the Consortium.
	Planned Activities	Provide homeowner housing rehabilitation loans.

On April 10, 2020 the US Department of Housing and Urban Development’s Office of Community Planning and Development issued a memorandum entitled Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID - 19 Pandemic. The memo outlined several statutory and regulatory waivers for program year 2020 HOME funds. The County submitted a letter to HUD indicating its intent to utilize some of the waivers. The 2020 program year HOME Amendments below reflect the requested waivers:

- HOME Admin: The County will retain up to 25% of the HOME entitlement grant for HOME admin expenses. This revises the amount from \$143,663 to \$359,158. Project #2 is amended to reflect this revision.
- The HOME Community Housing Development Organization (CHDO) set-aside will be decreased from 15% to 0% and reallocated to HOME admin. Project #9 will be deleted to reflect this revision.
- Project #11 is revised to reflect that 75% of HOME program income in PY 2019 will go to the HOME owner rehab loan program. This revises the amount from 90% of PY 2019 program income to 75% of PY 2019 program income.
- The CDC will retain up to 25% of HOME program income for HOME admin expenses. This revises the amount from \$80,000 to \$283,602. Project #12 is amended to reflect this revision.

2020 Project #2	Project Name	Pierce County Human Services Administration for CDBG and HOME programs
	Target Area	Pierce County Consortium
	Goals Supported	Provides Basic Needs and Services Neighborhood and Community Development Affordable Housing Preservation and Development
	Needs Addressed	Public Services Neighborhood & Community Development Affordable Housing Preservation and Development
	Funding	CDBG: \$635,301 HOME: \$359,158 (Amount was originally \$143,663)

	Description	The Human Services Department administers the annual CDBG and HOME grant programs. Human Services retains 20% of the CDBG funds for administration and 25% of the HOME funds for administration. Fair housing activities will be funded out of CDBG and/or HOME administration. Activities will include Fair Housing Enforcement and Outreach to address insufficient fair housing education and discriminatory patterns in lending as identified in Pierce County's 2019 Analysis of Impediments to Fair Housing Choice
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The CDBG and HOME programs are administered at 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402.
	Planned Activities	Pierce County Human Services Community Development division's administration activities associated with the CDBG and HOME programs. Human Services retains 20% of the CDBG funds for administration and 25% of the HOME funds for administration. Fair housing activities will be funded out of CDBG and/or HOME administration. Activities will include Fair Housing Enforcement and Outreach to address insufficient fair housing education and discriminatory patterns in lending as identified in Pierce County's 2019 Analysis of Impediments to Fair Housing Choice

2020 Project #9	Project Name	Pierce County Community Development Corporation / Community Housing Development Organizations
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$215,495
	Description	The Pierce County Community Development Corporation will provide funding to community housing development organizations (CHDO's) for acquisition, rehabilitation, and/or new construction of affordable rental or homeownership housing. Individual projects are identified and selected through a Notice of Funds Availability (NOFA) process. Funding for this activity will be 15% of the 2020 HOME entitlement grant amount.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that up to eight low income households could benefit from CHDO activities.

	Location Description	Program administered from 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402. Project locations will be determined by the organization chosen through a NOFA process.
	Planned Activities	Acquisition, rehabilitation and/or new construction of affordable rental and/or homeownership housing by CHDO's.

2020 Project #11	Project Name	Pierce County Community Development Corporation/HOME Owner Rehabilitation
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$850,807 (Amount was originally \$720,000)
	Description	The Pierce County Community Development Corporation provides loans to homeowners for the rehabilitation of substandard single-family homes to code, and the replacement of substandard manufactured homes to code. Individual homeowners apply for loans throughout the program year. All the funding allocated to this project is from PY 2019 HOME Program Income. If the amount of HOME program income in PY 2019 is less than estimated the amount allocated to this project will be reduced to the amount of actual program income received (excluding 10% admin). If the amount of HOME program income is more than estimated the amount allocated to this project will be increased to the amount of actual program income received (less the 25% admin).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	8 families will benefit.
	Location Description	Program is administered from 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402. Project locations to be determined based on eligible applications received.
Planned Activities	Homeowner housing rehabilitation.	

2020 Project #12	Project Name	Pierce County Community Development Corporation/HOME Administration
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$283,602 (Amount was originally \$80,000)

Description	The CDC administers the HOME program on behalf of Pierce County Human Services. The CDC provides HOME funded loans for, substantial homeowner housing rehabilitation, and affordable housing development and preservation. The CDC will be sub-granted 25% of administration funding from HOME program income in the estimated amount of \$283,602. If the actual amount of program income received in PY 2019 is less this amount would be reduced to 25% of the actual program income received in PY19. If the actual amount of program income received in PY 2019 is greater the amount will be increased to 25% of the actual program income received.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	Activities undertaken at 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402.
Planned Activities	Administration of the HOME program by the Pierce County Community Development Corporation.

- The Citizen Participation Plan (CPP) for CDBG, HOME, and ESG is being amended to include language for CARES Act Waivers, address how work related to HUD funding will move forward if the Citizens’ Advisory Board is unable to finish business at board meetings, and a few other minor changes. Please see revisions to the CPP on the following pages. Any revisions are noted in blue or red in tracked changes.

Notice is hereby given A 30-day public comment period for review of these documents begins August 21 and closes on September 23, 2020. To view the substantial amendment in its entirety, please go to: www.piercecountywa.org/2781/Program-Plans. On September 23, 2020 at 6:00 p.m., Human Services will present the substantial amendment during the Citizens’ Advisory Board (CAB) virtual meeting and the CAB will hold a public hearing on the substantial amendment. For information on how to attend the virtual meeting, go to: <https://www.co.pierce.wa.us/5936/Human-Services-Citizens-Advisory-Board>. The public is encouraged to attend and offer feedback at the CAB meeting. During the 30-day public comment period, Stephanie Bray, Community Development Supervisor, will accept written comments at: Human Services, 1305 Tacoma Ave South, Suite 104, Tacoma, WA 98402 or stephanie.bray@piercecounywa.gov. For questions about accessibility or to request a translator at the CAB meeting, contact Stephanie Bray: stephanie.bray@piercecounywa.gov, (253) 798-6917 (TDD/Voice (800) 833-6388) five business days prior to the CAB meeting.

There were no comments submitted, no comments at the public hearing and there were no comments not accepted.

