



Notice of 5-Day Public Comment Period, Public Hearing and Availability of Substantial Amendment to 2019 One Year Action Plan

Notice

Pierce County Human Services is making available a Substantial Amendment to the Human Services 2019 One Year Action Plan for public review and comment for 5 days from September 17 through September 23, 2020.

About the 2019 One Year Action Plan

The Department of Housing and Urban Development requires Human Services to submit a One-Year Action Plan detailing the department's 2019 allocations of the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG). These funds assist the homeless population and low-income people, households, and communities throughout unincorporated Pierce County, as well as the Pierce County Consortium, which consists of 18 cities and towns. The 2019 One Year Action Plan was submitted to HUD and approved on July 3, 2019. This is the 3rd amendment to the 2019 One Year Action Plan.

HOME Regulatory Waivers in Response to COVID - 19:

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 2019 HOME funds. The County submitted a letter to HUD indicating its intent to utilize some of the waivers including but not limited to:

- 10% Administration and Planning Cap: The County may expend up to 25% of its FY 2019 entitlement award and program income received for administrative and planning costs.
- CHDO Set-aside Requirement: The County will reduce the CHDO set-aside requirement from 15% to zero percent for fiscal years 2017, 2018, and 2019 allocations.
- Citizen Participation Reasonable Notice and Opportunity to Comment: The County will reduce the public comment period to 5 days.

Substantial Amendment #3 to the 2019 One Year Action Plan

The substantial amendment to the 2019 One Year Action Plan re-allocates HOME entitlement grant and program income funds as follows:

- Reduces the CHDO set-aside from 15% to 0% and eliminates project #16 in IDIS (HUD's database for entitlement funds). The 15% in HOME entitlement is reallocated to HOME admin (10%) and to affordable housing development and preservation (5%)

- Increases Pierce County’s HOME Entitlement Admin from 10% to 20%. The extra 10% will provide:
 - 5% to the Pierce County Community Development Corporation for HOME admin support; and
 - 5% will support Fair Housing Testing/Training and other fair housing impediments identified in the Analysis of Impediments to Fair Housing Choice (AI) completed in 2019.
- Increases the amount of HOME grant funding for affordable housing development from 75% or 80% of the HOME entitlement grant.
- Increases the amount of HOME program income admin from 10% to 25% of PY 2018 program income collected.
- Reduces the amount of HOME program income to the owner rehab RLF to 75% of Program income collected from PY 2018 less \$200,000 to the affordable housing development.

2019 Project #23	Project Name	Pierce County Human Services Administration for CDBG and HOME programs
	Target Area	Pierce County Consortium
	Goals Supported	Provide Basic Needs and Services Economic Development Neighborhood and Community Development Affordable Housing Preservation and Development
	Needs Addressed	Public Service Economic Development Neighborhood & Community Development Affordable Housing
	Funding	CDBG: \$599,737 HOME: \$192,319
	Description	The Human Services Department administers the annual CDBG and HOME grant programs. If the Human Services Department doesn't use the entire 20% of administration costs allowed of the total 2019 CDBG entitlement, another project would be created for this Plan and up to \$200,000 may be awarded to the Pierce County Community Development Corporation to carry out the HOME program. The Human Services Department will retain 15% of the HOME grant award for admin. Of the 15%, 5% will go to address Fair Housing activities identified in the Analysis of Impediments to Fair Housing Choice, and 10% will be used to support HOME admin expenses. (The other 5% will go to the Pierce County Community Development Corporation).

	Target Date	CDBG 6/30/2020 HOME 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. If the Human Services Department doesn't use the entire 20% of administration costs allowed of the total 2019 CDBG entitlement, another project would be created for this Plan and up to \$200,000 may be awarded to the Piece County Community Development Corporation to carry out the HOME program. The Human Services Department will retain 15% of the HOME grant award. Of the 15%, 5% will go to address Fair Housing activities identified in the Analysis of Impediments to Fair Housing Choice, and 10% will be used to support HOME admin expenses. (The other 5% will go to the Pierce County Community Development Corporation).

2019 Project #25	Project Name	Pierce County Community Development Corporation (CDC) Administration for HOME Program
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$390,797

	Description	The CDC administers the HOME program on behalf of Pierce County Human Services. The HOME Admin is used for the CDC HOME admin expenses. The CDC provides HOME funded loans for, substantial homeowner housing rehabilitation, and affordable housing development and preservation. Pierce County will provide the CDC with 5% of HOME entitlement admin funds in the amount of \$64,106. In addition, the CDC will retain 25% of HOME Program Income for PY 2018 in the amount of \$326,694.
	Target Date	HOME 6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The HOME programs are administered at 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402.
	Planned Activities	Administration of the HOME program.

2019 Project #17	Project Name	Pierce County Community Development Corporation/Affordable Housing Development
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$1,225,704
	Description	The Pierce County Community Development Corporation will provide funding for acquisition and rehabilitation, and/or new construction of affordable rental and/or homeownership housing. Individual projects are identified and selected through a competitive Notice of Funds Availability (NOFA) process. Of the total amount \$1,025,704 is from 2019 HOME Grant (80% of grant) and \$200,000 is from 2018 HOME program income.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that up to 70 low-income households could benefit from affordable housing development and/or preservation activities.
	Location Description	Program administered from 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402. Project locations to be determined by agencies selected through the NOFA process.
	Planned Activities	Program administered from 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402. Project locations to be determined by agencies selected through the NOFA process.

2019 Project #19	Project Name	Pierce County Community Development Corporation/HOME - Owner Rehab Loan Program
	Target Area	Pierce County Consortium
	Goals Supported	Affordable Housing Preservation and Development
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	HOME: \$780,082
	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 2018 HOME Program Income (75% of Program income collected in PY 2018) less \$200,000 of PY 2018 HOME program income allocated to affordable housing development.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	10 families at or below 80% AMI will benefit.

	Location Description	Program administered from 1305 Tacoma Ave S, Ste 104, Tacoma, WA 98402. Project locations to be determined by agencies selected through the NOFA process.
	Planned Activities	Homeowner Rehabilitation Loans

Notice is hereby given A 5-day public comment period for review of these documents begins September 17 through September 23, 2020 and will end with a public hearing by the Citizens' Advisory Board on September 23 at 6:00 p.m. Human Services will present the substantial amendment during the Citizens' Advisory Board (CAB) virtual meeting.

Please click the link below to join the webinar:

<https://piercecounitywa.zoom.us/j/92499891768>

Or Telephone:

(253) 215-8782 or

(888) 788-0099 (Toll Free) or

(877) 853-5247 (Toll Free)

Webinar ID: 910 7845 1841

The public is encouraged to attend and offer feedback at the CAB virtual meeting. During the 5-day public comment period, Stephanie Bray, Community Development Supervisor (Human Services, 1305 Tacoma Ave South, Suite 104, Tacoma, WA 98402 or stephanie.bray@piercecounitywa.gov) will accept written comments.

For questions about accessibility or to request a translator at the CAB meeting, contact Stephanie Bray: stephanie.bray@piercecounitywa.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.