

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

For Program Year 2020, the City of Everett received \$907,818.00 in CDBG Entitlement Funds and reported \$285,297.91 in Revolving Loan funds. Revolving Loan funds are comprised of loan repayments from the City's Community Housing Improvement Program (CHIP).

Overall, the program goals and objectives for the 2020 Annual Action Plan were maintained but due to Covid-19, staff had to shift priorities to focus more on economic relief, housing and food security responses. Staff implemented additional Covid relief funding for public services and rental assistance, as well as working with the Economic Development and Planning divisions to distribute economic relief to support local small businesses and microenterprises.

Subrecipients also shifted priorities and as a result, some activities were put on hold for the short term while programs adapted to virtual meetings, communication, and telecommuting. Two subrecipients asked for and received extensions and are continuing to expend funds through the end of the 2021 calendar year.

The advisory body of funding for the City's Community Development division, the Citizen's Advisory Committee (CAC), held a community needs public hearing on August 1, 2019 to discuss the needs of Everett's low-income individuals as well as to comment on an amendment to the Citizen Participation Plan (CPP) and the annual CAPER. Amendments to the Citizen Participation Plan presented at this hearing followed recommendations from a HUD monitoring visit in June 2019. At the August 1 hearing, 2020 Program Year needs were identified, followed by a Notice of Funding Availability (NOFA) and open application period for proposals. The Committee reconvened and held public meetings on November 6, 2019 and November 13, 2019 to review applications against the criteria of previously identified and prioritized community needs. On November 20, 2019 a public hearing was held to confirm funding recommendations to City Council. All meetings in 2019 were held in person.

On February 26, 2020 the Northwest Fair Housing Alliance Needs presented the City's 2020 Analysis of Impediments to the Committee. Staff also gave a briefing of the 2020 - 2024 Consolidated Plan along with the 2020 Annual Action Plan. Public comment periods for these plans and reports followed the standard 30-day period. No comments were collected at that time on these reports.

Due to a delay brought on by the COVID-19 pandemic, staff presented the 2020 Annual Action Plan to City Council through Resolution on July 22,

2020 with action on July 29, 2020. Following notice from HUD in response to the COVID-19 pandemic, the CAC held a public hearing to amend the CPP, amend the 2015 – 2019 Consolidated Plan (later found to be an unnecessary action), allocate uncommitted 2019 Program Year funds to respond to COVID-19, and act on establishing the “Everett CARES Grant Program” to allocate economic development relief and receive community needs for public service projects in response to COVID. These actions helped to accommodate quick allocation of funds and incorporate a truncated and virtual public process. The hearing was presented in a virtual format on April 20th. Notice of the hearing was published in the Herald and emailed to the City’s interested parties listserv in advance. The public comment period for this hearing followed the truncated public process. Four comments were received regarding the needs for CDBG-CV/CARES funds: rental assistance for families, housing vouchers, vouchers for disabled persons, and housing legal aid (such as eviction prevention). All comments were presented to the CAC and discussed for establishing priority needs. No comments were rejected, however one comment received was from outside of the city’s limits.

All actions amending plans, establishing the Everett CARES Grant Program and Economic Development relief, and allocation of uncommitted 2019 dollars were presented to the City Council for briefing and adoption through Resolution on April 29, 2020.

An additional public hearing was held by the CAC on April 23 to establish COVID-19 Public Service priority needs, reallocate 2020 HOME Program Funds for a rehabilitation project withdrawn due to COVID (these funds were reallocated to Tenant Based Rental Assistance due to COVID), add disaster response processes and COVID needs to the 2020 Annual Action Plan. One public comment regarding the number of referrals handled by VOA’s Dispute Resolution Center was presented at the hearing, as well as the four previous comments presented at the April 20 hearing, regarding community needs. The COVID-19 priority needs for public services formalized by the CAC were food and housing insecurity/relief. Following the truncated public process on CARES funds, a Notice of Funding Availability was posted for services in response to COVID.

A CAC hearing was scheduled for June 9 with a possible additional hearing on June 10. The CAC held the public hearing on June 9 to review CDBG-CV applications and allocate funding recommendation of the City’s first round of COVID-19/CDBG-CV funds. All actions were addressed at the June 9 hearing and the June 10 hearing was cancelled. Following the hearing, a formal recommendation of funding was provided to City Council for action.

All action establishing public service projects and funding recommendations in response to COVID-19 were presented to the City Council for briefing and adoption through Resolution on June 24, 2020.

All virtual meetings held by the CAC were held online, via Microsoft Teams, as well as broadcasted via livestream on the EverettTV channel. A

public call-in number is also available for people to have a call-in option and recordings of the hearings are maintained on the City’s YouTube channel, as well as accessible on the city’s website, for the duration of the public comment period.

All virtual hearings and public meetings held by City Council were held on a virtual platform, broadcasted on Channel 21 (Everett TV Channel) with a public call-in line, posted on the city’s website, and posted in the Herald.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create a range of affordable housing choices	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$926193	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

Create a range of affordable housing choices	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$926193	Rental units constructed	Household Housing Unit	0	0		43	0	0.00%
Create a range of affordable housing choices	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$926193	Rental units rehabilitated	Household Housing Unit	48	28	58.33%	20	20	100.00%
Create a range of affordable housing choices	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$926193	Homeowner Housing Rehabilitated	Household Housing Unit	500	439	87.80%	89	103	110.11%

Create a range of affordable housing choices	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$926193	Direct Financial Assistance to Homebuyers	Households Assisted	15	1	6.67%			
Dispersion of low-moderate income housing	Affordable Housing Public Housing Homeless	CDBG: \$0	Other	Other	0	0				
Improve neighborhoods and living conditions	Non-Homeless Special Needs Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	2840	56.80%			
Public service needs of low-income/special needs	Non-Homeless Special Needs	CDBG: \$115993	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4000	4359	108.98%	0	243	

Public service needs of low-income/special needs	Non-Homeless Special Needs	CDBG: \$115993	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1000	1585	158.50%	1370	51	0.00%
Public service needs of low-income/special needs	Non-Homeless Special Needs	CDBG: \$115993	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Public service needs of low-income/special needs	Non-Homeless Special Needs	CDBG: \$115993	Homelessness Prevention	Persons Assisted	0	244		0	14	

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

2020 Activities supported two Consolidated Plan National Goals: “Public service needs of low-income/special needs” and “Create a range of affordable housing choices.” All activities other than “Homage – Minor Home Repair,” “Community Housing and Improvement Program Administration and Loans,” and “Everett Housing Authority Evergreen Cottage Rehabilitation” support “Public service needs of low-income/special needs.” Under this national goal, funds were used to serve 308 Everett residents with public service activities other than low/moderate income housing benefits.

The “Create a range of affordable housing choices” national goal is supported by three rehabilitation activities, Minor Home Repair, CHIP, and the Everett Housing Authority’s Cottage Rehabilitation. A total of 123 Everett low/moderate income housing units received rehabilitation services; 103 were for single family homes and homeowners, 20 for low-income renters. As Minor Home Repair continues to work toward

completion of their 2020 activity, homeowner rehabilitation numbers will increase.

As 2020 was the first year in the 2020 - 2024 Consolidated Plan, City staff evaluated projects that would help to support the goals of the Consolidated Plan while addressing ongoing, current community needs, especially as needs increased due to the impact of Covid-19. This can be seen in the flux of indicators. Activities such as a Public Facility Improvement remained important, but the direct community need evolved into addressing Homelessness Prevention, securing existing housing, and providing public services.

As identified to be community needs, Consolidated Plan goals are augmented by other public funds. The utilization of funding sources is dependent on the subrecipient as well as project feasibility. Projects that are not eligible to use CDBG dollars are initiated and/or supported by other public funds during the program year. These efforts have the potential to use CDBG dollars in the future as well as support the overall intent and purpose of meeting the identified community needs.

Activities such as Direct Financial Assistance to Homebuyers will continue to be an ongoing goal. Similar external factors that affect homebuying (such as market rates), affect programs such as the City's CHIP program. Input from community members continues to highlight housing security, stability, and growth as a community need.

The City of Everett receives HOME funds through a consortium with Snohomish County. In Program Year 2020, HOME dollars were used to support the Community Housing Improvement Program. These efforts augment use of funds where the CDBG Program may fall short.

Lastly, city municipal dollars are collected, \$4 per capita, to address basic Human Needs. These funds target general service projects that either cannot meet CDBG federal guidelines or are excluded due to limited federal funding. On average, 15 agencies are awarded funds to address a variety of services, including homelessness, health care, access to food, childcare, and more.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	299
Black or African American	26
Asian	14
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	2
American Indian/White	6
Asian/White	2
Black/White	3
Other	44
Total	395
Hispanic	21
Not Hispanic	374

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Staff is continuing to finalize numbers and will enter this information into the report as it becomes available.

The following data was collected by the Snohomish Health District (SHD). According to their Covid-19 Race/Ethnicity Data Analysis (January 19, 2020 – June 28, 2021), Non-Whites and Hispanics are disproportionately affected by COVID-19. Most non-White races and Hispanics have a significantly higher risk of COVID-19 infection compared to non-Hispanic Whites. The highest case rate per 100,000 is seen in the Native Hawaiian/Pacific Islander population with a relative-risk 5 times higher than non-Hispanic Whites. All-race Hispanics were the second highest rate of infection in Snohomish County, followed by African American, and American Indians/Alaska Native. These differences are statistically significant ($p < 0.05$). Asians had a similar relative risk as non-Hispanic Whites.

As of June 28, 2021, Covid-19 case rates per 1,000 was 59.7 for African Americans, American Indian/Alaska Native was 61.1, Asian was 23.6, Native Hawaiian or Pacific Islander was 122.4, White was 26. The case rate for Hispanics was 77.1.

Data source: Washington Disease Reporting System (WDRS). For the full report please refer to the Snohomish Health District Website: https://www.snohd.org/DocumentCenter/View/7723/COVID-19_Race_Analysis_June-2021

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,450,787	759,310
CDBG-CV	public - federal	1,323,978	0

Table 3 - Resources Made Available

Narrative

Some 2020 non-service activities were delayed due to the COVID-19 pandemic and resulting restrictions and will continue to draw funds throughout the Program Year. CDBG-CV activities wrapped up at the beginning of summer 2021. Staff is continuing to verify reimbursements and will continue to draw funds through the end of the calendar year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tract 402.00			
Census Tract 405.00			
Census Tract 407.00			
Census Tract 419.03			
Census Tract 419.04			
City of Everett	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

Due to a large percentage (over 51%) of Everett residents falling below the 2020 HUD Income Limit for Snohomish County, many services serve all city residents. The City of Everett is identified as a Local Target Area and all funds are spent within the city’s boundaries.

During the 2020 Program Year, funds were dispersed throughout the city and not specific to one Census Tract.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Service-related projects were leveraged with City of Everett Human Needs funds, which helped to support basic needs for City of Everett residents. Every year the City allocates \$3.00 per capita (about \$400,000) from the general fund for grants to social service agencies providing basic human services within the City of Everett. An additional \$1 per capita of city general funds is set aside specifically for programs serving homeless community members.

The City also received 2060 Affordable Housing Trust Fund dollars, which supported homeless shelter efforts within city limits. These funding sources helped to offset the need of service dollars, allowing agencies that fit CDBG guidelines to utilize funds without excluding other agencies from receiving support. For non-service projects, the city requires a 50% match to ensure project viability as well as diversifying resources so that agencies aren't solely dependent on CDBG funding.

For service-related projects, CDBG funds can be used to leverage other funding, however it is more common in non-service projects. Public service projects do not require a 50% match.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	89	123
Number of households supported through Acquisition of Existing Units	0	0
Total	89	123

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Initial goal outcomes were set to be conservative to accommodate for COVID-19 impacts. Goals to support rehabilitation of existing units beyond the annual outcome count will rise according to market impacts for rehabilitation and relative construction/development projects. See below.

Discuss how these outcomes will impact future annual action plans.

Impacts from COVID will continue to affect future activities and project, specifically related to construction activities. However, future opportunities to help low-income homeowners will most likely increase due to a higher demand expected from the loss of income due to the pandemic. As annual action plans support the 2020 – 2024 Consolidated Plan, responding to national emergencies was expedited, allowing for quick disbursement of funds to those in need. It is expected that public service counts and efforts regarding home security and stability will increase in relation to the needs caused by loss of income and housing instability.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	307	0
Low-income	50	0
Moderate-income	8	0
Total	388	0

Table 7 – Number of Households Served

Narrative Information

Most services supported extremely low income (30% AMI or lower) households, with low-income (30 – 50% AMI) and moderate-income (50 – 80% AMI) households served at lower counts. This is indicative of service and demographic trends for city residents.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City works in partnership with the County by leveraging Everett CDBG and other funds to support Countywide funded projects and/or services often linked to the Continuum of Care programs.

Snohomish County conducted a point-in-time count in January 2020 to identify the number of homeless individuals. As indicative of prior year trends, the largest group of homeless persons within the county is still in Everett. The identification of this level of need leads the development efforts of permanent and transitional housing priorities as well as working with agency partners on emergency shelters and supportive services for this vulnerable population.

The City of Everett recently adopted a model of pairing police officers with social workers who reach out to the homeless population to identify needs and connect them to services, treatment, housing, transportation and more. In 2020, the Community Outreach and Engagement Team (COET) had 3,037 interactions with people living on Everett's streets. Of those, 656 were new clients and 2,383 were reoccurring clients. Services were offered to 1,220 people.

The City further works on identifying the needs of homeless persons and homeless vulnerable households by sitting on the the Partnership to End Homelessness (PEH) Continuum of Care Board. PEH is led and managed by Snohomish County, who is identified as the Continuum of Care provider and coordinated partner for this effort.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City received a Washington Department of Commerce grant in partnership with Snohomish County Human Services that provides temporary shelter for chronically homeless individuals and couples with barriers to other shelter. The Pallet Shelter Pilot project opened in July of 2021 and can shelter up to 30 individuals in 20 pallet shelters. The City works closely with the Everett Gospel Mission who is the managing agency, with the COET team regularly referring persons to the Mission for shelter services and engaging with those staying at the pallet shelter. This is a significant achievement to help those living on our streets and is serving as a model for other communities who are looking for creative ways to address homelessness.

The County uses a coordinated entry system that streamlines referrals to housing programs and ensures that those who are most vulnerable are prioritized. The inventory of emergency shelter includes

facilities for families, single men, and single women, motel vouchers, cold weather shelters and emergency shelter, and services for households experiencing domestic violence. To ensure equitable and efficient access to housing and services, shelter residents are entered into coordinated entry.

The County and Continuum of Care (CoC) works with shelter providers to strategize how to decrease shelter stays and increase exits to permanent housing as well as assessing and meeting the various service needs of shelter residents. The City and County partner to prioritize expanding emergency shelters and housing assistance in shelters. The strategy is a housing-first policy for all funded rental assistance projects, as in the low-barrier housing recently developed in Everett. Providers are expected to house all eligible households as quickly as possible and without program prerequisites or service requirements.

The County and the City are maximizing rental assistance and housing opportunities for households with barriers to rental housing in the private market, especially through Tenant Based Rental Assistance (TBRA) using HOME funds. Other efforts include housing search and negotiation to assist persons with evictions, criminal histories or those owing landlords past rent outside the limited supply of affordable housing options in our county. A landlord engagement specialist is funded to develop the inventory of landlords who will rent to people with barriers. A housing retention specialist is also funded, to assist landlords who are struggling with a tenant as a way to incentivize landlords to partner with the homeless housing system.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The County's discharge planning policies to prevent homelessness are developed through the funding and contracting process as well as MOUs between Snohomish County Human Services, Jails, Juvenile Court, North Sound Mental Health, and community agencies. Currently, the County has protocols to assist persons discharging from the County jail that have serious mental illness. The County's mental health division and jail work in collaboration to assist persons with serious mental illness as part of discharge planning. A Resource Navigator collaborates with the mental health division by going into the jail and conducting coordinated entry assessments as part of discharge planning. The Navigator also coordinates with other agencies that provide jail release planning and services.

The County continues to refine connections between housing services providers and systems of care via coordinated entry to ensure that vulnerable individuals who are exiting institutions are connected with the necessary housing and services. Behavioral health navigators help bridge the gap between institutional discharge and coordinated entry by working directly with institutions to serve individuals

with mental health and substance abuse issues who are exiting into homelessness.

The County directly supports agencies that provide homeless prevention, housing, and other supportive services to unaccompanied youth. Cocoon House serves as a coordinated entry site for unaccompanied youth and young individuals under the age of twenty five, and partners with the Denney Juvenile Justice Center to shelter/house youth exiting out of the juvenile justice system. The Family Unification Project combines Section 8 rental assistance with case management for youth aging out of foster care.

Homeless prevention navigators work with those who are at imminent risk of homelessness, including those with low incomes, to help them find ways to resolve their housing crisis and avoid becoming homeless through income progression, resolving conflicts with landlords or family members, and connecting with civil legal services to prevent eviction. Prevention navigators also connect those at risk of homelessness to the supports needed to increase their housing stability, including education, life skills, financial counseling and credit repair, and affordable health care. The County continues to fund the targeted homeless prevention program and analyze data to determine the best approach that will have the most impact in preventing homelessness. The County also uses state and local funding for prevention activities, including short-term rent assistance, legal eviction prevention and dispute resolution services to help mediate and prevent evictions.

The City has helped to support homeless prevention services through funding of various programs and agencies that target housing security for vulnerable persons, such as Snohomish County Legal Services, which is funded to help provide legal aid to persons needing mediation between themselves and their landlord.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The County continues to maintain dedicated chronically homeless units and was successful in being awarded funding in the last Continuum of Care (CoC) competitive funding round. Currently, all CoC permanent supportive housing projects are either dedicated or prioritized for the chronically homeless.

The City continues to support homeless prevention programs and new housing efforts to solve homelessness in the community including partnership with the County. The City manages the “Safe Streets Initiative” that utilizes a housing first model in addition to outreach and engagement, and diversion. Funds are generally directed to community partners who support these programs. In 2020, Safe Streets programs included Covid Response (emergency motel vouchers, Covid aid and homeless diversion), Mental Health Alternatives Program (MAP) Court Liaison and Interfaith’s Cars to Housing

program (a transitional program for families experiencing homelessness and living out of their vehicles). These efforts are in addition to, and further supported by, the housing developments mentioned in prior sections.

Chronically homeless individuals and families are connected to the coordinated entry system and work with staff who are experienced in engaging with the chronically homeless in order to assist with movement into housing as quickly as possible. Those with the longest histories of homelessness and highest service needs, including those who are high utilizers of emergency services and the medically fragile, are prioritized within the chronically homeless population for permanent supportive housing. All programs serving the chronically homeless employ a housing first approach to reduce barriers to housing. Once housed, these individuals are provided with ongoing supports to maintain housing stability, but services are always client-centered and voluntary.

The County Veterans' Services program is a partner in our local CoC Homeless Veterans Committee partnership. Homeless veterans are served through the partnership including coordinated entry housing and prevention navigation, employment, and other mainstream supportive services. Rapid rehousing resources are available for use within the veteran's system through the Supportive Services for Veteran Families program and a rapid rehousing project to serve families. Chronically homeless veterans may also be served with HUD's Section 8 Veterans Affairs Supportive Housing vouchers or mainstream permanent housing projects.

The City and the County continue to support agencies serving homeless youth through funding for youth outreach activities and transitional housing for unaccompanied youth and young adults. Coordinated entry for youth is done through Cocoon House, which operates a successful street outreach program and drop-in centers and emergency shelters for homeless unaccompanied youth and young adults. Youth served in these programs are either reconnected with their families or housed and then connected with life skills and other pre-employment activities such as GED completion, adult basic education and connections to internship, apprenticeship and other job skills programs. The County and CoC continue to look at evaluating progress in moving people from homelessness to permanent housing and shortening the duration of homelessness. The County is using HMIS data to help evaluate progress and identify benchmarks in conjunction with the CoC governing body.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Everett works closely with the Everett Housing Authority for future projects and ongoing maintenance/master planning. The Housing Authority has been upgrading its public housing units through the Comprehensive Grant Program (CGP) available through HUD. There is a multi-year plan to improve all units needing upgrading as a part of a comprehensive look at all public housing units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Each Everett Housing Authority (EHA) complex uses resident councils to encourage involvement of the properties. All residents are encouraged to attend monthly meetings where residents and the council board members come together to discuss issues that relate to resident activities, building operations, and any other items of interest. The Resident Council is governed via by-laws that were drawn up by a committee and approved at a general meeting of the council. A board of directors is elected every year in January, following nominations in November. All board members serve for two years. The resident councils were targeted in helping to circulate community needs surveys and collecting input for the Community Needs Assessment included in the 2020 – 2024 Consolidated Plan. The resident council has also been integral and provided necessary input for the redevelopment of Baker Legacy, one of the oldest and largest properties under management of EHA.

Actions taken to provide assistance to troubled PHAs

The local housing authorities are not considered troubled PHAs.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In November of 2020 the Mayor issued a Mayoral directive to support affordable housing for all. City staff were directed to pursue three initiatives and made significant progress towards accomplishing each initiative. These initiatives will continue to carry efforts for staff throughout the 2021 calendar year.

One was to develop a citywide Housing Action Plan. The Plan was developed and then reviewed by the Rethink Housing Advisory Committee and posted for public comment. City Council is expected to take action on the Plan in September 2021.

A second mayoral initiative was to improve procedures and permitting requirements to ensure Everett is an attractive place for investors to develop housing. Toward this end, SEPA thresholds were raised to make 30 single family units and 60 multi-family units exempt. Procedural reforms and development flexibility associated with Everett's Rethink Zoning initiative also represent a significant reduction of barriers to housing development. The ability for Land use applications to be submitted online has also helped streamline the process.

The third initiative was to aggressively address homelessness and support housing stability which is being addressed through the COET team and Pilot Pallet Shelter programs mentioned above in addition to supporting housing providers and emergency shelters through various funding sources.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In addition to the Partnership to End Homelessness, Community Development staff sit on multiple partnering committee groups such as Sound Transit and the Everett Station District Alliance which are all community driven groups, not city driven. As representatives of the city, staff learn about community needs and bring this information back to staff and the Citizen Advisory Committee (CAC) to consider for future funding allocations. Open discussion to identify underserved needs as they arise is encouraged as well.

Under the City's Safe Streets program, support was provided for Covid Response (emergency motel vouchers, Covid aid and homeless diversion), Mental Health Alternatives Program (MAP) Court Liaison and Interfaith's Cars to Housing program.

Staff will continue to identify and address underserved needs and work towards providing equitable resources. The City is growing and becoming more and more diverse. Staff will keep monitoring

languages spoken at home, sourced from Everett Public Schools data, and utilize this information to determine the language and communication needs for public notices and information.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

All housing projects funded with federal dollars must meet lead paint hazard reduction standards. The City uses CDBG funds for its lead-based paint hazard reduction program through the CHIP Program. The City notifies both owners and tenants involved in these programs regarding the possibility of lead-based paint hazards. The occupants of the assisted units are required to acknowledge receipt of a written fact sheet issued by HUD. Everett sponsored training for its CHIP contractors and sub-contractors in order to comply with the lead based paint regulations.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Covid response funding along with regular CDBG dollars funded rental assistance and homelessness prevention. Additional funded services such as food, counseling and childcare aimed to support basic needs for low-income households. A report of the Brookings Institution notes that low-income households are able to stretch their financial resources further when some of their needs (i.e., food, transportation, childcare) are met through publicly funded human service programs. It is staff's anticipation that these funds helped elevate households out of poverty. Staff anticipate reporting on this in the future.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Staff changes in 2020 allowed us to enhance engagement in institutional structure which was halted due to Covid. Staff will re-visit relationships and feedback with institutional partners for future improvements following post-pandemic transitions.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City worked with the Housing Authority of Snohomish County and a local non-profit to complete an environmental assessment for a new permanent supportive housing facility which provides 82 units for those living with chronic behavioral health needs. The City did not have any federal dollars invested in this project but acted as the responsible entity for the NEPA determination. The facility recently opened, and Community Development staff were able to attend the opening.

In response to Covid, Snohomish County held a bi-weekly Covid-19 Response group facilitated by Councilmember Megan Dunn. Community Development staff sat in on collaborative discussions regarding the impacts of Covid, along with discussing needs, growth, and emergency actions. The Response group included government entities, non-profits, the private sector, and community

advocates.

Staff also sit on multiple funders groups including Washington State public funders and Snohomish County public funders in addition to the Human service executives group, and the Housing Consortium of Everett and Snohomish County.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City's Analysis of Impediments to Fair Housing (AIFH) wrapped up in February 2020. It provided 9 impediments for improvements. These impediments were presented to the Citizen Advisory Committee for consideration for annual project funding allocations and incorporation into the 2020 -2024 Consolidated Plan. The Analysis was also used to guide the development of the City's Housing Action Plan.

The Community Development Division worked with the Planning Department to provide input for and help implement the recommendations for Fair Housing Compliance identified by the AIFH. Future work will be to finalize the Housing Action Plan and work towards addressing the short and medium actions that were identified. Short term actions include (S-4) instituting tenant protections and targeted assistance to low-income tenants and homeowners and (S-5) providing initial incentives for affordable housing construction and preservation. Medium actions include (M-3) coordinating a Development Incentives Study to provide guidance on changes to promote market-rate and affordable housing production and (M-5) plan for other investments in services and public amenities to support areas targeted for new housing development. Another action we will support is (M-8) coordinating long-term planning for development in transit station areas the preserves sites for uses related to Transit Oriented Development (TOD). Long term actions include (L-1) setting up a monitoring and review program for housing city-wide and by focus area, including evaluations of market-rate and affordable housing production and community displacement risks and (L-2) developing a long-term Affordable Housing Funding Strategy.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Everett monitors subrecipients on an ongoing basis. Quarterly reporting is required of all subrecipients. When issues arise with a particular grantee the City typically goes on-site to provide technical and other assistance to bring the subrecipient into compliance. Due to Covid restrictions, this was done through phone, virtual, and email interactions. Prior to Covid, City staff visited each grantee on-site at least once every two years to perform a formal monitoring, however this has been delayed due to social distancing mandates. City staff meet individually with subrecipients who have difficulty meeting deadlines, to discuss project process improvement – separate from activity and financial reporting. These meetings have improved communication and reporting needs from subrecipients to ensure long term compliance. Subrecipient monitoring this year included contract extensions on the Period of Performance for public and non-public activities that were otherwise delayed due to COVID. All extended activities are slated to spend down funds and complete projected outcome accomplishments.

City staff conducted virtual and in-person site visits for one public facility rehabilitation project that was under the 2019 Program Year and wrapped up in 2021. Monitoring for this project was conducted in Winter and Spring 2021 and incorporated social distancing and masking requirements. Due to State and City policies this was the only one conducted in person.

The Economic Development and Community Development divisions managed a strong outreach effort related to Covid relief. Staff conducted targeted outreach to support underrepresented and underserved businesses. Translation services were provided. Relief funds were promoted through a variety of channels in order to reach and include minority businesses.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Citizen Participation Plan was updated in August 2019 and April 2020 following HUD Monitoring recommendations and the declaration of a national emergency due to the COVID-19 pandemic. Citizen comment and participation transitioned to a virtual platform only since April 2020.

The draft CAPER and Annual Action Plan are published in the local newspaper, the Everett Herald, as well as posted online for review. The draft CAPER is circulated through the Community Development NewsFlash, a public online self-subscription listserv.

One comment was collected during the public notice period and can be seen in the attachments to this report. It supports housing security and rehabilitation for seniors and adults living with a disability in addition to food security, and health and safety. Additional public input will be added upon final adoption. This comment was also used to guide 2022 community needs.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Overall, the program goals and objectives for the 2020 Annual Action Plan were maintained but due to Covid-19, staff had to shift priorities to focus more on economic impact, housing and food security responses. Not only did staff implement additional Covid relief funding for public services and rental assistance, but they also worked with the Economic Development division to distribute economic relief to support local businesses.

Subrecipients also shifted priorities as they responded to Covid and as a result, some activities were put on hold for the short term while programs adapted to virtual meetings, communication and telecommuting. Two subrecipients asked for and received extensions funding and are continuing to expend the funds through the end of the 2021 calendar year. Minor Home Repair received an extension on their contract but still assisted 74 homeowners. CHIP assisted two homes with CDBG funds and served four homes with HOME program funds.

One program that shifted to a virtual format had to limit the number of families in each seminar to make the group size manageable in a virtual setting. They also saw a reduced number of referrals to the program. As a result, they did not achieve their desired outcomes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

NA