

NEEDS ASSESSMENT EXECUTIVE SUMMARY

The Citizen Advisory Committee for the City of Everett has identified the following community needs for the 2020 – 2024 Consolidated Plan. The top three needs listed below will receive priority for funding for the 2020 Annual Action Plan and 2020 Human Needs Grant program year. Federal dollars support the 2020 – 2024 Consolidated Plan and 2020 Annual Action plan, through service and capital projects. Human Needs funds are Everett municipal dollars that support basic needs and social services within the community.

1. **Creation of new housing units for low-income individuals**
2. **Housing for special needs (traditionally disadvantaged) groups**
 - a. **For example: domestic violence victims, seniors, veterans, persons with disabilities**
3. **Housing financial aid**
4. Homeless health, mental health, substance abuse services, and other support services
5. Rehabilitation of existing housing
6. Legal aid for housing mediation
7. Crime prevention
8. Mental health services
9. Homeless housing and emergency shelter
10. Homeless food services

These needs directly affirm the appropriateness of recent mayoral directives including Community, Planning, and Economic Development initiative (Directive 2018-02), “Youth, gun violence and gang reduction initiative” (Directive 2018-01) and “Safe Streets program” (Directive 2018-04) established by Mayor Cassie Franklin. In 2019, Mayor Franklin issued quality of life priorities for the city in the areas of housing for all, safe community, and transportation and infrastructure.

Note that the City has identified housing and homelessness priorities over the past several years. Continuing to respond to these needs is essential to the community. Per direction from Everett City Council, city staff are working to develop a city-wide Housing Strategy to address current and future housing needs. The goal of the strategy is to align policies, regulations, and funding resources to support housing needs in the community. See chart titled “Overall Top Three Needs” and “Top Needs by Categories” listing all needs identified under *Results* section below.

Background

Everett’s population in 2018 was estimated at 111,200 people or 42,652 households. The average household size is 2.44 people.¹ Under HUD 2019 Income Thresholds², the average median income for a family in Snohomish County of this size is:

- Low (80%) AMI - \$79,450
- Very Low (50%) AMI - \$49,850
- Extremely Low (30%) AMI - \$29,900

¹ American Community Survey, “Narrative Profile: City of Everett”, March 21, 2019

² HUD, FY 2019 Income Limits Summary ‘Seattle-Bellevue, WA HUD Metro FMR Area,’ July 2019



Approximately 16.3% of Everett residents live in poverty, with children under 18 years of age the largest group.³ It is estimated that 1,116 people are homeless in Snohomish County, a 58% increase (599 persons) from 2018. Of those that are homeless, 141 persons were from Everett, 243 were sleeping in Everett when polled, and aged 41 to 50 years old.⁴ Everett holds the highest count (12.6%) of homeless persons in Snohomish County.

The housing inventory in Everett is comprised of approximately 42,652 housing units; 44.4% are owner-occupied units and the remaining 55.6% are renter-occupied.⁵ Renter households are the most cost burdened, meaning that they spend more than 30% of household income on housing expenses.⁶ In spite of Everett's population growth and increasing housing demand, the number of housing units is still lower than what is needed. From 1999 to 2018, Everett's population increased by 28% but only 24% more housing units were added.⁷

Methodology

Identification of needs were collected from the following efforts:

- Applied Research Northwest LLC, "City of Everett Findings from the Snohomish County Community Needs Assessment", Conducted March 2019
 - Responses were gathered countywide from electronic and paper surveys circulated through agencies and focus groups. Everett responses were extracted in this document. The largest group of Everett responses stemmed from Everett Housing Authority residents and the focus group was mainly comprised of homeless men.
 - Survey respondents were mainly white female, a median age of 44, English-speaking, from a single-person household, and disabled or living with someone with a disability.
- Snohomish County Human Services, 2020 – 2024 Consolidated Plan Survey: City of Everett Results, Conducted April 21 until May 13, 2019 (Agency Focused)
 - Responses were gathered countywide from electronic and paper surveys circulated through agencies. Everett responses were extracted in this document.
 - Survey respondents were mainly a County/City/Town Staff Member or Technical Advisory Committee Member.
- City of Everett Community Development, 2020 – 2024 Consolidated Plan Resident Survey, Conducted April 4 until August 1, 2019 (Citizen Focused)
 - Responses were gathered citywide from electronic and paper surveys circulated through agencies, public presentations, online forms (Nextdoor, Facebook), or via city website.
 - Survey respondents were mainly white, between 31 – 40 years of age (62+ the next highest group), and mostly from the Delta neighborhood (NW Everett and Port Gardner the next highest groups). 41% of respondents were within 2019 HUD Income Thresholds.
- City of Everett Housing Strategy: Part One-Community Profile 2.26.19
- City of Everett Housing Strategy: Part Two Housing Market Analysis 2.26.19

The City of Everett staff also identified community needs through Public Engagement sessions conducted in South Everett (Horizon Elementary), North Everett (Hawthorne Elementary), and a Housing Workshop held for private developers and public agencies. Public Engagement sessions were advertised

³ American Community Survey, "Narrative Profile: City of Everett", March 21, 2019

⁴ Snohomish County Human Services, "Homeless Point-In-Time Count Overview", January 22, 2019

⁵ American Community Survey 2013 – 2017 and 2009 – 2010 (DP04), February 2019

⁶ 2011-2015 CHAS summary data

⁷ Office of Financial Management estimates of April 1 population and housing, February 2019

in English, Spanish, and Russian, and open to all with interpreter services available. The Housing Workshop focused on collaborative discussion and identification of existing barriers and possible solutions for housing in the city, through the lenses of funding, policy, and regulations. Results of this outreach indicate that there is a lack of affordable housing within the city to meet the needs of all community members including low income and other vulnerable community populations. Additional outcomes are being consolidated and analyzed in conjunction with the Housing Strategy effort. Staff will update the Committee with further information at the November meetings.

Results

Overall Top Three Needs			
Source	1	2	3
Snohomish County Consolidated Plan Survey: Everett Results	Increase/Improve Affordable Housing	Continue/Increase Public Services	Increase/Improve Public Facilities
Snohomish County Needs Assessment: Everett Findings	Housing	Medical Care	Dental Care
Everett Resident Survey ⁱ	Homeless health, mental health, and substance abuse services	Crime Prevention	Mental Health Services for All
Everett Public Engagement Sessions	Parks and Park Facilities	Sidewalks and Pedestrian Paths	Transit, Traffic Control/Health, Mental Health Services (Tie)

i – Ranking based on number of responses received total and “High Ranking” weight. Housing and homelessness needs were listed separately as an ongoing top community priority.

Top Needs by Category – From City of Everett Resident Survey Only and city demographic and housing analysis			
Category	1	2	3
Housing <i>*Eligible activities cannot include creation of new housing under CDBG funds</i>	Housing Placement for Special Needs	New Housing/Single Family Residential Repair (Tie)	Legal Aid
Public Services <i>*Eligible activities subject to 15% cap of annual entitlement, cannot restrict service based on religious affiliation</i>	Crime Prevention	Mental Health Services	Senior Basic Needs
Public Infrastructure <i>*Eligible activities must be conducted in pre-determined Census areas; ADA improvements are eligible under this objective</i>	Street Lighting	Sidewalk Improvements	Drainage/Neighborhood Improvements (Tie)
Economic Development <i>*Eligible activities must serve low-income individuals and/or related to slum/blight</i>	Job Skill Training and Placement	Historic Preservation and Exterior Repair	Financial and Technical Help
Homelessness <i>*This is a pre-determined group under HUD CDBG guidance.</i>	Homeless health, mental health, and substance abuse services	Housing and Emergency Shelter	Food

The City of Everett survey responses differ from the Snohomish County Consolidated Plan Survey and Snohomish County Needs Assessment in the following categories:

- *Public Services:* Snohomish County Needs Assessment ranked Affordable Housing/Rental Assistance (tie), Dental Care, and Food Access as the top three service needs.
- *Public Infrastructure:* Snohomish County Consolidated Plan Survey ranked ADA Accessibility, Street and Sidewalk Improvements, and Disaster Mitigation as the top three infrastructure needs.
- *Housing Needs:* Snohomish County Consolidated Plan Survey ranked Homeless Housing, Special Needs Housing, and Rental Assistance as the top three housing needs.
- *Economic Development:* Snohomish County Consolidated Plan Survey ranked Job Creation for Low Income Individuals, Financial Assistance for Low-Income Small Business, and Storefront Improvements as the top three economic needs.

The Snohomish County Consolidated Plan Survey ranked Public Facilities in the following order: Day Centers for Homeless, Behavioral Health Care Facilities, and Emergency Shelters. The City of Everett did not separate Public Facilities from other questions.

The City of Everett was the only entity to ask Homelessness and Housing questions separately, as the two topics are priorities identified by the City.

Conclusion

While this Needs Assessment has been conducted initially for the 2020 – 2024 Consolidated Plan, it is recognized by staff that not all needs will be addressed through Community Development Block Grant funds. Therefore, additional funding sources will need to be considered and utilized. Projects and proposals that address the top three needs for the 2020 Program Year will be prioritized for funding. Proposals that fall outside of the top three needs should still align with the needs identified in this summary.

Staff is currently meeting with City Departments, per **CFR 91.105**, to identify needs and discuss service for low-income individuals. The Citizens Advisory Committee will be presented with the feedback from these meetings at their next public meeting in November, 2019.