



King County

The King County Consortium

Draft Consolidated Housing and Community Development Plan

2020-2024

June 14, 2019



Contents

Executive Summary.....	1
ES-05 Executive Summary.....	1
The Process	6
PR-05 Lead & Responsible Agencies	6
PR-10 Consultation	8
PR-15 Citizen Participation.....	19
Needs Assessment	26
NA-05 Overview	26
NA-10 Housing Needs Assessment	28
NA-20 Disproportionately Greater Need: Severe Housing Problems.....	50
NA-25 Disproportionately Greater Need: Housing Cost Burdens.....	53
NA-30 Disproportionately Greater Need: Discussion	54
NA-35 Public Housing.....	55
NA-40 Homeless Needs Assessment -	59
NA-45 Non-Homeless Special Needs Assessment	64
NA-50 Non-Housing Community Development Needs.....	66
Housing Market Analysis.....	68
MA-05 Overview	68
MA-15 Housing Market Analysis: Cost of Housing	71
MA-20 Housing Market Analysis: Condition of Housing.....	73
MA-25 Public And Assisted Housing	76
MA-30 Homeless Facilities and Services	79
MA-35 Special Needs Facilities and Services	90

MA-40 Barriers to Affordable Housing	92
MA-45 Non Housing Community Development Assets.....	96
MA-50 Needs and Market Analysis Discussion.....	101
Strategic Plan	104
SP-05 Overview	104
SP-10 Geographic Priorities	105
SP-30 Influence of Market Conditions	118
SP-35 Anticipated Resources.....	93
SP-40 Institutional Delivery System.....	123
SP-45 Goals Summary.....	128
SP-50 Public Housing Accessibility and Involvement.....	135
SP-55 Strategic Plan Barriers to Affordable Housing	136
SP-60 Homelessness Strategy - 91.415, 91.215(d)	137
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)	139
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)	139
SP-80 Monitoring - 91.230	142
Appendix A Public Input and Comments To be added after public comment period.	

Executive Summary

ES-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan) guides the investment of federal housing and community development funds. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which the King County Consortium (Consortium) receives an annual entitlement, or formula grant, from each of these funds: Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG). King County and the Consortium anticipate receiving the following annual grant amounts during the five-year period of the Consolidated Plan for program years 2020-2024.

CDBG \$5,160,000
HOME \$3,250,000
ESG \$ 307,000

These funds are used to address housing, homelessness, and community development needs throughout King County over the next five-years, from 2020-2024. The King County Consortium includes nearly all the suburban cities in the county, as well as the unincorporated areas of the county. The King County Consortium is an interjurisdictional partnership of King County and the cities and towns of Algona, Black Diamond, Beaux Arts, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Hunts Point, Issaquah, Kenmore, Kirkland, Lake Forest Park, Maple Valley, Medina, Mercer Island, Newcastle, Normandy Park, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville, and Yarrow Point. The Consortium does not include the City of Seattle. The cities of Auburn, Bellevue, Kent, and Federal Way participate in the Consortium for the use of HOME Investment Partnership Program funds for affordable housing. These four cities receive their own CDBG entitlement and have prepared separate Consolidated Plans to guide the investment of those funds.

Data in this Consolidated Plan is based primarily upon the 2011-2015 American Community Survey (ACS) five-year data set. This data provides the most detailed and reliable information available on income, poverty, housing, housing cost burden and other data that is no longer collected by the decennial census. The Consolidated Plan follows HUD's standardized template and each section contains questions framed by HUD.

2. Summary of the objectives and outcomes identified in the Plan

HUD-funded programs have a broad national goal: to “develop viable urban communities, by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low-and moderate-income persons” (the Housing and Community Development Act of 1974, as amended).

Within that broad national goal, Consortium jurisdictions work together as partners to identify and address the needs of low-and moderate-income people, communities, and neighborhoods and have set the following goals:

- Goal One: Affordable Housing** - Ensure healthy and affordable housing for low and moderate-income households throughout the region and affirmatively further fair housing.
- Goal Two: Homelessness** - Strive to make homelessness rare, brief, and one -time and eliminate racial disparities.
- Goal Three: Community Development** - Establish and maintain a healthy and vibrant community by partnering with local jurisdictions and organizations, improving the well-being of low- and moderate-income residents, and focusing on communities with historic disparities in health, income, and quality of life.

3. Evaluation of past performance

During the first four year of the 2015-2019 Consolidated Plan, King County Consortium jurisdiction members worked closely with the community, nonprofit agencies, the private sector, the State of Washington, HUD, the Veteran’s Administration, and the philanthropic community to make progress towards the Plan’s goals. The following are highlights from the Consortium’s progress.

Regional Collaboration on Housing: The Regional Affordable Housing Task Force (Task Force) was created in 2017 to bring together representatives from King County, the City of Seattle and other cities with the goal of developing a regional plan to address the affordable housing crisis in King County. The Task Force met six times to understand the scope and nature of the affordable housing crisis. Three large public meetings served as forums for community members to give testimony about their perspectives on housing affordability. The Task Force was supported by a Standing Advisory Panel and a Staff Working Group to provide policy perspective and analytical information. The Task Force developed the following overarching goal:

Strive to eliminate cost burden for households earning 80 percent Area Median Income and below, with a priority for serving households at or below 50 percent Area Median Income.

The Task Force recommended a Five-Year Action Plan as a way to spur the region into action quickly. The Action Plan includes seven goals with associated strategies and actions for near-term implementation. The seven goals included in the Action Plan are:

- Goal 1 Create and support an ongoing structure for regional collaboration.
- Goal 2 Increase construction and preservation of affordable homes for households earning less than 50% area median income.
- Goal 3 Prioritize affordability accessible within a half-mile walkshed of existing and planned frequent transit service with a particular priority for high-capacity transit stations.
- Goal 4 Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness.
- Goal 5 Protect existing communities of color and low-income communities from displacement in gentrifying communities.
- Goal 6 Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.
- Goal 7 Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing.

Regional Collaboration on Homelessness: King County and Seattle are developing a regional structure and approach to tackle homelessness. Following a series of recommendation to unify the region’s approach to homelessness, King County Executive Dow Constantine, Mayor Jenny A. Durkan, Mayor Nancy Backus, and other regional leaders outlined their support for a new unified entity that would set policy and fund solutions to make homelessness rare, brief, and one time. Stakeholders from the public sector, philanthropy, business, nonprofit service providers, advocates, and people with lived experience worked with consultants Future Laboratories and the Corporation for Supportive Housing to develop recommendations which incorporated research on successful models for addressing homelessness from communities across the nation.

Progress toward Consolidated Plan Goals: Each year the Consortium prepares a Consolidated Annual Performance Evaluation Report (CAPER) and submits it to HUD by March 31. The CAPER reports on

the specific accomplishments and activities for that year. Past [CAPERs](#)¹ are posted on the King County Housing, Homelessness and Community Development Division website.

From 2015 to 2018, the King County Consortium reported the following accomplishments:

- 117 units of affordable housing created or preserved;
- 43 rental units rehabilitated;
- 906 major and minor home repairs;
- 10 households received downpayment assistance;
- 969 households received rapid re-housing services;
- 9,510 people received shelter services;
- 2,338 households received homeless diversion services;
- 100,379 people received public services;
- 62,359 people benefited from infrastructure improvements;
- 3 business owners received business façade improvements; and
- 824 businesses received assistance.

4. Summary of citizen participation process and consultation process

King County held a series of stakeholder and public meetings in 2017, 2018, and 2019 for Consortium jurisdictions, agencies working in housing, homelessness, human services, and community development. The Consortium solicited public input on community needs, priorities and draft strategies. Public outreach and engagement activities were designed to reduce barriers to participation to ensure public input was broad and representative of program beneficiaries. Notices for public meetings were published in the Seattle Times and on the King County Department of Community and Human Services' website, distributed to jurisdiction partners and stakeholders, and were posted at the meeting locations. The draft of the Consolidated Plan was posted on June 14, 2019 for public comment. A public hearing will be and will be announced with proper notice.

In addition to direct meetings and public outreach, Table 3 lists King County and regional plans which were used to inform the Consolidated Plan. The development of these plans included separate public input and comment process.

¹ http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HHCDD_Reports/CAPER.aspx

5. Summary of public comments To be updated post public meetings.

Goal 1: Affordable Housing and Fair Housing:

Goal 2: Making Homelessness Rare:

Goal 3: Community and Economic Development:

6. Summary of comments or views not accepted and the reasons for not accepting them

Public comments are summarized in Appendix B.

7. Summary To be completed post public meetings.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

King County and the Consortium administer the CDBG, HOME, ESG and other state and local funds. The King County Department of Community and Human Services is responsible for the preparation the Consolidated Plan guiding the investment of these funds.

Agency Role	Name	Department/Agency
Lead Agency	King County	Department of Community and Human Services/Housing, Homelessness, and Community Development Division
CDBG Administrator	King County	Department of Community and Human Services/Housing, Homelessness, and Community Development Division
HOME Administrator	King County	Department of Community and Human Services/Housing, Homelessness, and Community Development Division
ESG Administrator	King County	Department of Community and Human Services/Housing, Homelessness, and Community Development Division

Table 1 – Responsible Agencies

Narrative

The King County Department of Community and Human Services is the lead entity for the Consolidated Plan. The cities of Auburn, Bellevue, Federal Way, and Kent administer their own CDBG funds and prepare their associated Consolidated Plans for the administration of these funds. However, these cities also contribute to the sections of the King County Consolidated Plan relating to the HOME program due to their participation in the HOME Consortium.

The lead staff for King County are identified below.

Consolidated Plan – Valerie Kendall
CDBG Program – Jackie Moynahan
HOME Program – Nicole Washington
ESG Program – Kate Speltz

The lead staff for jurisdictions in King County receiving direct CDBG entitlements are identified below.

Auburn CDBG – Joy Scott
Bellevue CDBG –Denise Catalano
Federal Way CDBG – Jeff Watson
Kent CDBG – Dinah Washington

Consolidated Plan contact information:

Valerie Kendall
Affordable Housing Planner
Housing, Homelessness and Community
Development

401 Fifth Avenue, Suite 510
Seattle, WA 98104
206-263-9076
valerie.kendall@kingcounty.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This section describes the community consultation process followed by the King County Consortium in updating the Consolidated Plan and the coordination with other local governments, the Continuum of Care, public and private housing providers, service agencies, private foundations, educational institutions, and representatives and people from low- and moderate-income communities. King County and the Consortium administer the CDBG, HOME, ESG and other state and local funds. King County works closely with Consortium partners, citizens, community organizations and other public entities to identify the needs and priorities outlined in this plan. All Home has been designated by the King County Council as the lead for the local Continuum of Care.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Consortium takes a regional approach and engages in ongoing coordination between jurisdictions, housing providers, health providers, and service agencies. The 38 members of the King County Consortium (Consortium) conduct and participate in ongoing meetings with each other and regularly engage the following stakeholders: the Washington State Housing Finance Commission, the Washington State Department of Commerce, A Regional Coalition for Housing, public housing authorities (the King County Housing Authority, the Renton Housing Authority, and the Seattle Housing Authority), the Continuum of Care (CoC), nonprofit housing and service providers, members of the Housing Development Consortium of Seattle-King County, the Seattle-King County Public Health Department, North, East, and South King County Human Services Planners, the Behavioral Health & Recovery Division within the Department of Community and Human Services, and the Washington State Department of Social and Health Services. This coordination is ongoing throughout the program year and, together with official stakeholder and public meetings, informs recommendations for decision-making bodies such as the Joint Recommendation Committee (JRC) and South King County Human Services Planners.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

In 2016, King County and the CoC launched the Coordinated Entry for All (CEA) system for homeless populations and has been refining the system since then. National research identifies coordinated entry as a key component for an effective homeless system because it improves the quality of client screening and assessment, matches clients to appropriately targeted

services and resources, and promotes a more efficient use of resources. CEA processes and prioritizes assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. A key feature of the CEA system includes a common assessment tool, the CEA Housing Triage Tool, which is based upon vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and young adults are a part of the coordinated system. In addition, CEA utilizes regional access points which serve as the primary “front door” for the homeless housing system. Team members for the CEA are King County employees and work as a part of the Homeless Housing Program team, to align closely with Housing, Homelessness, and Community Development Division (HHCDD) team members.

King County also hosts the staff members for All Home, the lead entity for the CoC. King County and the City of Seattle staff collaborate on the annual CoC application to HUD. Since 1995, King County and the City of Seattle have applied for these funds on behalf of a regional consortium of service providers and administered distribution of the funds to approximately 70 programs.

Chronically Homeless Individuals and Families - The Consortium cities coordinate closely with the CoC in addressing chronic homelessness for individuals and families. Chronic homelessness is more pronounced among individuals and, during the 2015-2019 Consolidated Planning period, King County developed the coordinated entry system for chronically homeless individuals. Additionally, in 2018 and 2019, King County opened three new shelters serving homeless individuals in County-owned buildings--the Harborview Hall and West Wing shelters and the Jefferson Day Center. Local funds, rather than federal, were used to fund these new shelters.

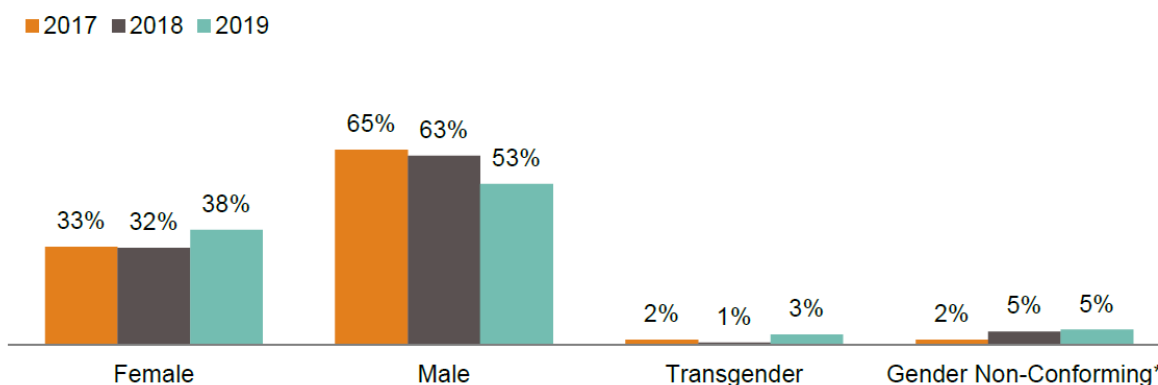
Families with Children - The specific needs of families facing homelessness is a key component of the work being done throughout King County. The Housing, Homelessness and Community Development program centralized resources, leveraging partnerships with the United Way of King County and the Bill and Melinda Gates Foundation, to be innovative in how the crisis response system works with and for families. King County operates a coordinated entry system for homeless families. Two of the features of the coordinated system are the rapid re-housing and homeless diversion programs to assist families to find housing and shorten the length of time families experience homelessness. The rapid re-housing program pairs employment navigators with providers to assist participating families in increasing their incomes. The Housing Connector program provides a bridge that connects private property owners/manager to those most in need of housing. The homeless diversion program assists people and families quickly secure permanent or temporary housing by encouraging creative and cost-effective solutions that meets the need of each household. This program serves people experiencing homelessness or fleeing domestic violence without a safe housing option.

Veterans, Seniors & Human Services Levy - Adopted by the King County Council in 2018 the Veterans, Seniors and Human Services Levy connects servicemembers and veterans, residents age 55 or older and vulnerable populations to programs and services that help them live healthy, productive and meaningful lives. It helps individuals and families transition to affordable housing, get job training, find employment, and receive behavioral health treatment.

Unaccompanied Youth and Young Adults - A 2015 Gallup U.S. Daily survey found that 4.8% of the general population living in the Seattle-Tacoma- Bellevue region identified as lesbian, gay, bisexual, or transgender. The majority (77%) of 2018 Count Us In Survey respondents identified as straight, while 7% identified as gay or lesbian, 6% identified as bisexual, and 2% identified as queer. Over one-third (34%) of unaccompanied youth and young adults under 25 years old identified as LGBTQ+, compared to 20% of all other survey respondents.

Individuals identifying as LGBTQ+ also indicated higher rates of foster care involvement compared to other survey respondents (28% compared to 18%).

FIGURE 14. GENDER, COUNT US IN SURVEY RESPONDENTS



2017 n= 1,142; 2018 n= 1,046; 2019 n=1,147

Note: In 2018, HUD updated reporting categories for gender. In 2017, the reporting categories for gender included Female, Male, Transgender, and Don't Identify as Male, Female, or Transgender. In 2018, the categories included Female, Male, Transgender, and Gender Non-Conforming (i.e. not exclusively male or female). For federal reporting purposes, survey respondents identifying as Gender-Queer; Gender Non-Conforming; Non-Binary; Neither Male, Female, or Transgender; or Other Not Listed were included in the Gender Non-Conforming category. Percentages may not add up to 100 due to rounding.

Imminent Risk of Homelessness - The CoC and the Consortium use the term Imminent Risk of Homelessness for identifying circumstances where people may become homeless. This is defined as an individual or family who will imminently lose their primary nighttime residence, provided that:

- Residence will be lost in 14 days of the date of application for homeless assistance;
- No subsequent residence has been identified; and

- The individual or family lacks the resources or supporting networks needed to obtain other permanent housing.

The HUD definition of at risk of homelessness is at the following link.

https://files.hudexchange.info/resources/documents/AtRiskofHomelessnessDefinition_Criteria.pdf

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The ESG program focuses on assisting people to quickly regain stability in permanent housing after experiencing homelessness or a housing crisis.

Consultation with CoC - During the planning process, All Home, the CoC, advises and collaborates with the County in stakeholder meetings as a part of the development of the Consolidated Plan and the Action Plan. The coordination goes both ways, with Consortium members also providing input for the planning process.

Allocation of ESG Funds - The Consortium consults with, member jurisdictions, stakeholders, and the public, and works with the JRC to allocate ESG funds. Funding awards are made on a competitive basis through bi-annual funding rounds advertised publicly and conducted through the King County Department of Procurement.

Performance Standards and Evaluation of Outcomes - All projects adhere to the Homeless Management Information System (HMIS) operating standards and all reporting and program evaluation is completed through HMIS. Within HMIS, data for target populations, youth and young adults, singles, and families, is collected for the following three categories: 1) exit to permanent housing; 2) average program stay; and 3) return to homelessness. This information is collected for emergency shelters, transitional housing, permanent supportive housing, prevention, and rental assistance programs. Actual performance is measured against the target goals.

Funding, Policies and Procedures for HMIS - The Consortium, with King County as the lead, has improved the efficiency and accountability of HMIS. The King County HHCCD team coordinates with the HMIS team who also are employees of King County. This strengthens the infrastructure and refines the process that allows HMIS to act as the data system platform for the CEA system. Using HMIS as the platform for the system allows continued and substantial improvement in the amount and accuracy of data reported.

The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) revised the Emergency Shelter Grants Program and renamed it the Emergency Solutions Grants (ESG) Program. The new name reflects the change in the program’s focus from addressing the needs of homeless people in emergency shelters to assisting people to quickly regain stability in permanent housing after experiencing homelessness and/or a housing crisis.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

A wide range of groups and organizations participated in the process including public funders from Washington State and King County partner jurisdictions, the Veteran’s Administration, public housing authorities, members from the Seattle-King County Housing Development Consortium, stakeholders, housing providers for low-and-moderate income persons, agencies who serve persons who are homeless, and Seattle-King County Public Health. In addition to the consultations referenced above, King County and Consortium partner staff coordinate closely with each other and fan out to participate and attend a wide range of standing meetings with city planners, housing and service providers, attend local, statewide, and national meetings including the annual Washington State Housing Conference.

Table 2 – Agencies, groups, organizations who participated **To be updated after public review process**

Agency/Group/Organization	A Regional Coalition for Housing
Agency/Group/Organization Type	Housing Other government - Local Regional organization Planning organization
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from ARCH attended an interactive meeting with discussion the crisis response system, housing, and priorities and strategies for the Consolidated Plan.
Agency/Group/Organization	South King County Housing and Homelessness Partnership (SKCHHP)
Agency/Group/Organization Type	Housing Other government - Local Regional organization Planning organization
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This is a new organization that grew out of a number of south King County planning activities, including the three-year pilot program for SKCHPP. Leaders of the pilot program and the incoming board members participate broadly in the process for the Consolidated Plan and will continue to do so.

Agency/Group/Organization	City of Auburn
Agency/Group/Organization Type	Other government - Local
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Auburn participated closely in the housing and homelessness strategies.
Agency/Group/Organization	City of Bellevue
Agency/Group/Organization Type	Other government - Local
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Bellevue participated in the housing and homelessness strategies. Ongoing consultation will continue to keep coordination on key housing programs efficient.
Agency/Group/Organization	Catholic Community Services

Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives of Catholic Community Services provided input on homeless strategies, and non-homeless special needs.
Agency/Group/Organization	King County Housing Authority
Agency/Group/Organization Type	Public Housing Authority Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The King County Housing Authority was consulted through all phases of the planning process. King County conducts ongoing consultation with the King County Housing Authority for housing and programs that serve people who are homeless.
Agency/Group/Organization	Renton Housing Authority
Agency/Group/Organization Type	Public Housing Authority Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization
What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Renton Housing Authority was consulted through all phases of the planning process. King County conducts ongoing consultation with the King County Housing Authority for housing and programs that serve people who are homeless.

Identify any Agency Types not consulted and provide rationale for not consulting

No types of agencies involved in housing, homelessness, or community development were excluded from consultation. Effort was made to ensure advance publication of meetings and opportunities to contribute. The consultation list will be expanded as the process continues.

The following table lists some of the local and regional plans and initiatives consulted in the development of the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Regional Affordable Housing Task Force – Final Report and Recommendations for King County	Regional planning task force with representatives from King County, the City of Seattle, and other cities.	This plan sets out a Five-Year Action Plan with seven goal areas with strategies to achieve goals, and actions that can be taken in the near term to implement the strategies.
All Home Strategic Plan	All Home, the Continuum of Care	This plan informs and sets priorities and goals that link to all three overarching goals in the Strategic Plan, and particularly, Goal Two
Veterans and Seniors Human Services Implementation Plan	King County	This plan describes the expenditure of levy proceeds to achieve outcomes related to healthy living, housing stability, financial stability, social engagement, and service system access for veterans and military servicemembers and their respective families, seniors and their caregivers, and vulnerable populations.
Best Starts For Kids 2018 in Review	King County	Year three of the six year Best Starts for Kids levy and implementation.
King County Equity and Social Justice Report	King County	This report informs and guides principles of the Strategic Plan to ensure that the goal of equal opportunity is contemplated throughout the Consolidated Plan.
King County Comprehensive Plan	King County	Guiding policy document for land use, and development regulations in unincorporated King County and for regional services.
King County Countywide Planning Policies	King County	Identifies and sets underlying policy goals for comprehensive plans and long-range affordable housing goals for local jurisdictions.
Urban Growth Capacity Study	King County	Development information for jurisdictions in King County.
Draft Vision 2050	Puget Sound Regional Council	Draft Vision 2050 is an integrated and long-range vision for maintaining a healthy region. This plan emphasizes triple bottom line decision-making: people, prosperity, and planet.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
King County Strategic Climate Action Plan	King County	Five –year blueprint for County action to confront climate change, integrating climate change into all areas of County operations and its work in the community. The SCAP provides a one stop shop for county decision makers, employees, and the public to learn about the County’s climate change goals, priorities and commitments.
Age Friendly Housing	Aging and Disability Services, City of Seattle Office of Housing, Seattle Housing Authority, King County	This report called out the increasing need for senior and or adaptable housing as the baby boomers age. This is reflected in the affordable housing goals in the Strategic Plan.
City of Seattle Consolidated Housing, Homelessness and Community Development Plan	City of Seattle	The HUD required plan guiding the investment of CDBG, ESG, and HOME entitlement grants for the City of Seattle. This includes the HOPWA plan for the region, including King County.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

King County consulted with many public entities and including member jurisdictions of the Consortium during the development and review of the Consolidated Plan. In addition, consultations occurred with Seattle-King County Public Health, the Behavioral Health and Recovery Division, the Developmental Disabilities Division, the City of Seattle, Washington State Department of Social and Health Services, and the Veteran’s Administration to establish priorities to ensure funding policy alignment and coordination of resources.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

As a part of the Consolidated Plan development, the King County Housing, Homelessness and Community Development Program solicited input on community needs, priorities, and draft strategies. Public input was encouraged throughout all phases of the Consolidated Plan as well as through specific stakeholder outreach activities. Public outreach and engagement activities were designed to reduce barriers to participation that are often encountered to ensure public input was broad and representative of program beneficiaries. Effort was taken to engage stakeholders and community groups who have been underrepresented in the past.

Three public community forums were held to engage with area residents and workers. The community forums were held in mixed-income and low-income locations around King County that are walkable, accessible by public transit, and had free parking. The venues included areas that are frequented by community members of all economic backgrounds, often in areas with subsidized and affordable housing options. The following table summarizes the citizen comments and they are more fully developed during the process.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Affordable Housing experts, stakeholders	The Regional Affordable Housing Task Force Kick-Off meeting on July 14, 2017 at the Renton Community Center included a data presentation on housing affordability and small and large group discussions. Approximately 70 individuals attended	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None.
Public Meeting	Communities of Color Broad Community	The January 30, 2018 Regional Affordable Housing Task Force met at the New Holly Community Center (in NewHolly neighborhood operated by the Seattle Housing Authority) for open public testimony on the public's experiences of and perspective on housing affordability. 50 members of the public provided testimony.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	<p>Individuals with lived experiences of homelessness</p> <p>Elected Leaders</p> <p>Business Community</p> <p>Service Providers</p> <p>Broad Community</p>	The January 22, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness and to develop a community approach to homelessness and affordability.	<p>See meeting summary</p> <p>https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx</p>	None
	<p>Individuals with lived experiences of homelessness</p> <p>Elected Leaders</p> <p>Business Community</p> <p>Service Providers</p> <p>Broad Community</p>	The April 4, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness	<p>See meeting summary</p> <p>https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx</p>	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
	<p>Individuals with lived experiences of homelessness</p> <p>Elected Leaders</p> <p>Business Community</p> <p>Service Providers</p> <p>Broad Community</p>	The August 3, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness.	<p>See meeting summary</p> <p>https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx</p>	None
Public Meeting	Broad Community	The April 19, 2018 Regional Affordable Housing Task Force Meeting at Kenmore City Hall was organized with small group discussions around a specific issue of affordable housing, with small groups reporting out to the whole. Approximately 50 people participated.	<p>See meeting summary</p> <p>https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx</p>	None
Public Meeting	Broad Community	On September 5, 2018 at Shoreline Community College, the Regional Affordable Housing Task Force presented a draft Action Plan and facilitated discussion around prioritizing goals.	<p>See meeting summary</p> <p>https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx</p>	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Broad Community	On September 8, 2018 at the South Bellevue Community Center, the Regional Affordable Housing Task Force presented a draft Action Plan and facilitated discussion around prioritizing goals.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None
Public Meeting	Broad Community	On September 11, 2018 at the Auburn Community Center, the Regional Affordable Housing Task Force presented a draft Action Plan and facilitated discussion around prioritizing goals.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None
Online Comment Tool	Broad Community	The Regional Affordable Housing Task Force website hosted a public comment tool that allowed residents to share what neighborhood they live in (optionally), their experiences, and any other perspectives or solutions to address housing affordability.	See public comments here https://www.kingcounty.gov/initiatives/affordablehousing.aspx	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Community Meeting in Auburn	On April 1, 2019 King County staff participated in a community meeting organized by City of Auburn to gather input for their CDBG program and the county-wide housing needs and fair housing needs.	People expressed a desire to see more affordable housing, fewer barriers to obtaining housing including: tenant screening, selective micro-targeting through social media, discrimination against domestic violence survivors, rental application fees. Also mentioned was single family zoning as exclusionary and limiting the housing supply. Other supply constraining factors mentioned were permitting process and regulations.	None

Table 4 – Citizen Participation Outreach

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

King County consulted with many public entities and including member jurisdictions of the Consortium during the development and review of the Consolidated Plan. Additional consultation included Seattle-King County Public Health, the King County Behavioral Health and Recovery Division and Developmental Disabilities Division, the City of Seattle, and the Washington State Department of Social and Health Services to ensure funding policy alignment and coordination of resources.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This Needs Assessment provides information regarding the demographic and economic characteristics of persons and households in King County, as well as the local housing stock and its ability to serve the needs of County residents. Data used for this Needs Assessment is primarily HUD CHAS data based on the 2011-2015 American Community Survey (ACS).

King County partners with King County cities except for Seattle and Milton through the CDBG, ESG, and HOME Consortia, to allocate and administer these formula grants. This plan guides the investment of approximately \$8,500,000 in these federal funds. The County also participates with cities, including Seattle (excepting Milton), in the administration and allocation of Regional Affordable Housing Program (RAHP) funds. In addition, the County participates with all cities in the Growth Management Planning Council (GMPC) to address housing affordability and planning. The GPMC's Affordable Housing Committee kicks off in Summer 2019, establishing a regional advisory body with the goal of recommending action and assessing progress toward implementation of the Regional Affordable Housing Task Force Five-Year Action Plan. The Committee functions as a point of coordination and accountability for affordable housing efforts across King County. Two subarea collaborations, ARCH (Eastside) and SKHHP (South King County), create venues for local jurisdictions to collaboratively plan for and guide affordable housing investments in their areas of the county.

Consolidated Plan Definitions:

Affordable Housing: Housing affordable at 30 percent or less of a household's monthly income.

Area Median Income (AMI): Annual household income for the Seattle-Bellevue, WA Metro Area as published on approximately an annual basis by HUD.

HUD Area Median Family Income (HAMFI): This is the median family income calculated by HUD to determine Fair Market Rents and income limits for HUD programs.

Extremely low-income households: Households earning 30 percent AMI or less for their household size. In 2018, a two-person household in King County with an income at 30 percent AMI earned \$25,700 per year or less.

Low-income households: Households earning 31 percent to 50 percent AMI for their household size. In 2018, a two-person household in King County with an income at 50 percent AMI earned \$42,800 per year.

Moderate-income households: Households earning 51 percent to 80 percent AMI for their household size. In 2018, a two-person household in King County with an income at 80 percent AMI earned \$64,200 per year.

Middle-income households: Households earning 81 percent to 120 percent AMI for their household size. In 2018, a two-person middle –income household in King County at 100 percent AMI earned \$80,250 per year.

This Consolidated Plan is produced by the King County Department of Community and Human Services in collaboration with Consortium partners, stakeholders, and with broad participation from across the County.



Summary of Housing Needs

The King County Consortium includes 37 cities and unincorporated King County. The population in King County, including Seattle, has grown 26.80% since 2000.

Demographics	Base Year: 2000	2019	% Change
King County net of Seattle			
Population	1,173,670	1,488,208	26.80%
Households	452,417	536,227	18.52%
Median Income	\$53,157	\$83,571	57.22%

Table 5 - Housing Needs Assessment Demographics

2000 Census (Base Year)

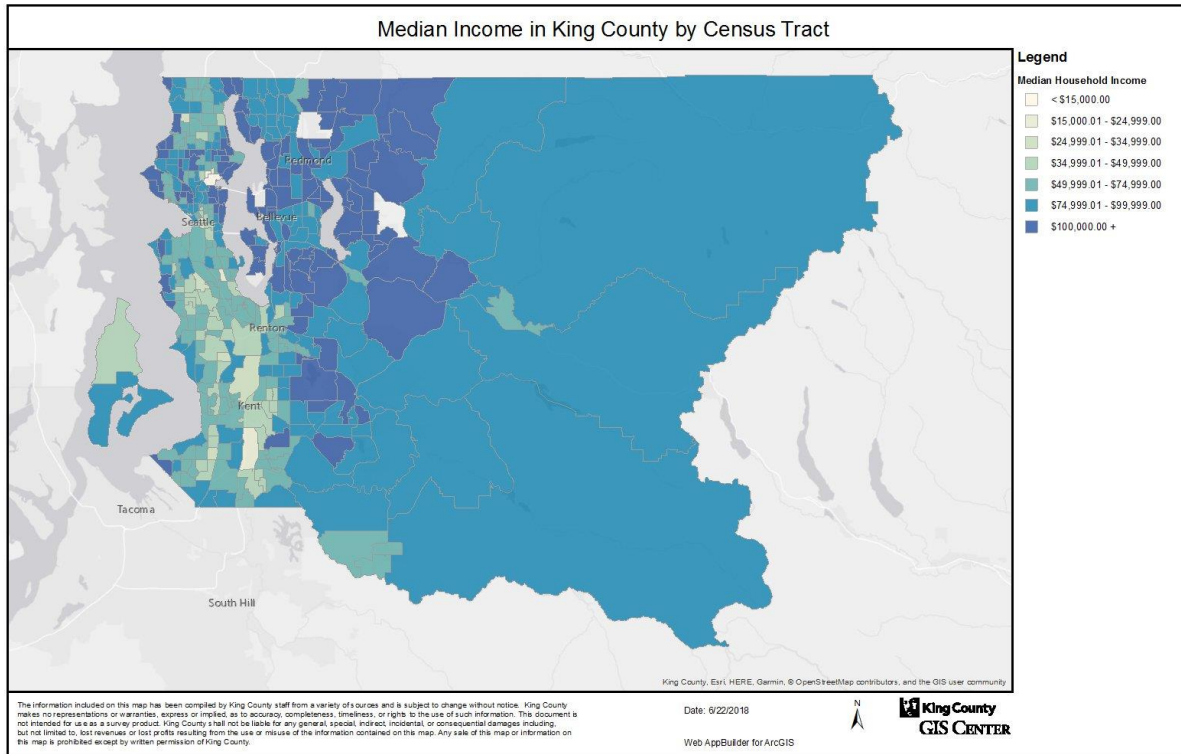
2017 ACS

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	67,685	60,530	63,430	50,915	280,450
Small Family Households *	22,155	21,810	24,015	21,745	159,975
Large Family Households *	4,995	5,439	5,550	4,350	21,765
Household contains at least one person 62-74 years of age	11,735	12,115	13,000	10,410	50,055
Household contains at least one-person age 75 or older	11,095	10,230	8,080	5,185	14,055
Households with one or more children 6 years old or younger	13,310	11,475	10,110	7,950	46,725

Table 6 - Total Households Table

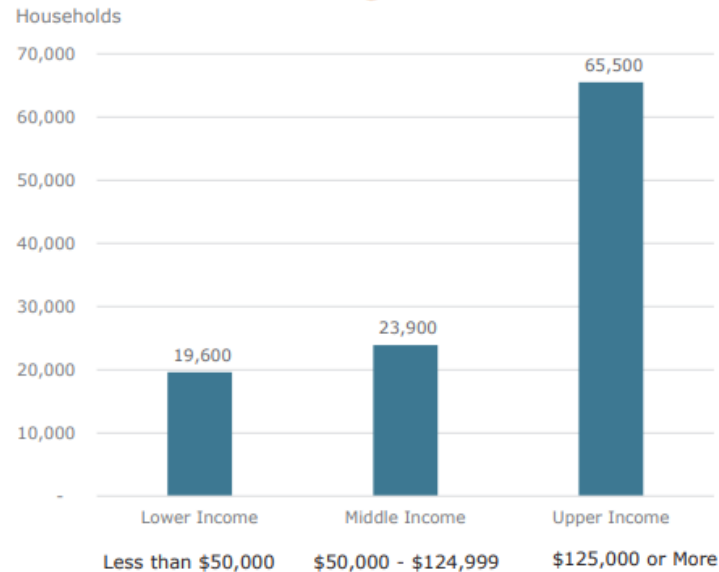
Data Source: 2011-2015 CHAS

There are 523,010 households in King County, outside of the City of Seattle. Thirteen percent of these households have income at or below 30 percent of Area Median Income. The largest group is small family households. The following map shows household median income across the County by census tract.



As might be expected Vashon Island and Eastern King County show the areas with the highest median incomes. The lightest areas are parks, Lake Washington and Lake Sammamish. The change in income chart below demonstrates the upper income demographic has grown the most.

Change in King County Households by
Income Range, 2006-2016



Sources: US Census Bureau, ACS 1-Year Estimates; Community Attributes 2017

Housing Needs Summary Tables

The following tables indicate households with housing problems as defined by HUD. The four housing problems identified by HUD are listed and defined below.

1. Substandard housing lacks complete plumbing.
2. Substandard housing lacks complete kitchen facilities.
3. Overcrowded is defined as more than one person, but fewer than 1.5 persons per bedroom.
 - Severely overcrowded is defined as more than 1.5 persons per bedroom.
4. Cost burdened is defined as paying more than 30 percent of income for housing.
 - Severely cost burdened is defined as paying more than 50 percent of income for housing.

1. Housing Problems (Households with one of the listed problems)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,425	930	480	260	3,725	270	120	230	105	1,200
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,385	1,055	385	340	3,765	155	100	205	95	920

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,590	2,235	1,340	860	8,510	530	660	835	500	3,985
Housing cost burden greater than 50% of income (and none of the above problems)	26,475	7,560	980	245	35,465	13,835	9,790	6,645	2,645	35,800
Housing cost burden greater than 30% of income (and none of the above problems)	5,845	15,750	11,425	4,195	39,615	3,040	7,215	11,170	10,585	55,780
Zero/negative Income (and none of the above problems)	2,570	0	0	0	2,570	1,685	0	0	0	1,685

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	37,720	27,525	4,600	5,900	91,080	17,829	17,880	19,080	13,925	97,690
Having none of four housing problems	5,605	5,630	14,832	14,245	95,560	2,285	9,495	14,925	16,850	234,435
Household has negative income, but none of the other housing problems	2,570	0	0	0	2,570	1,685	0	0	0	1,685

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	14,175	11,020	5,255	30,450	4,965	5,620	7,860	18,445

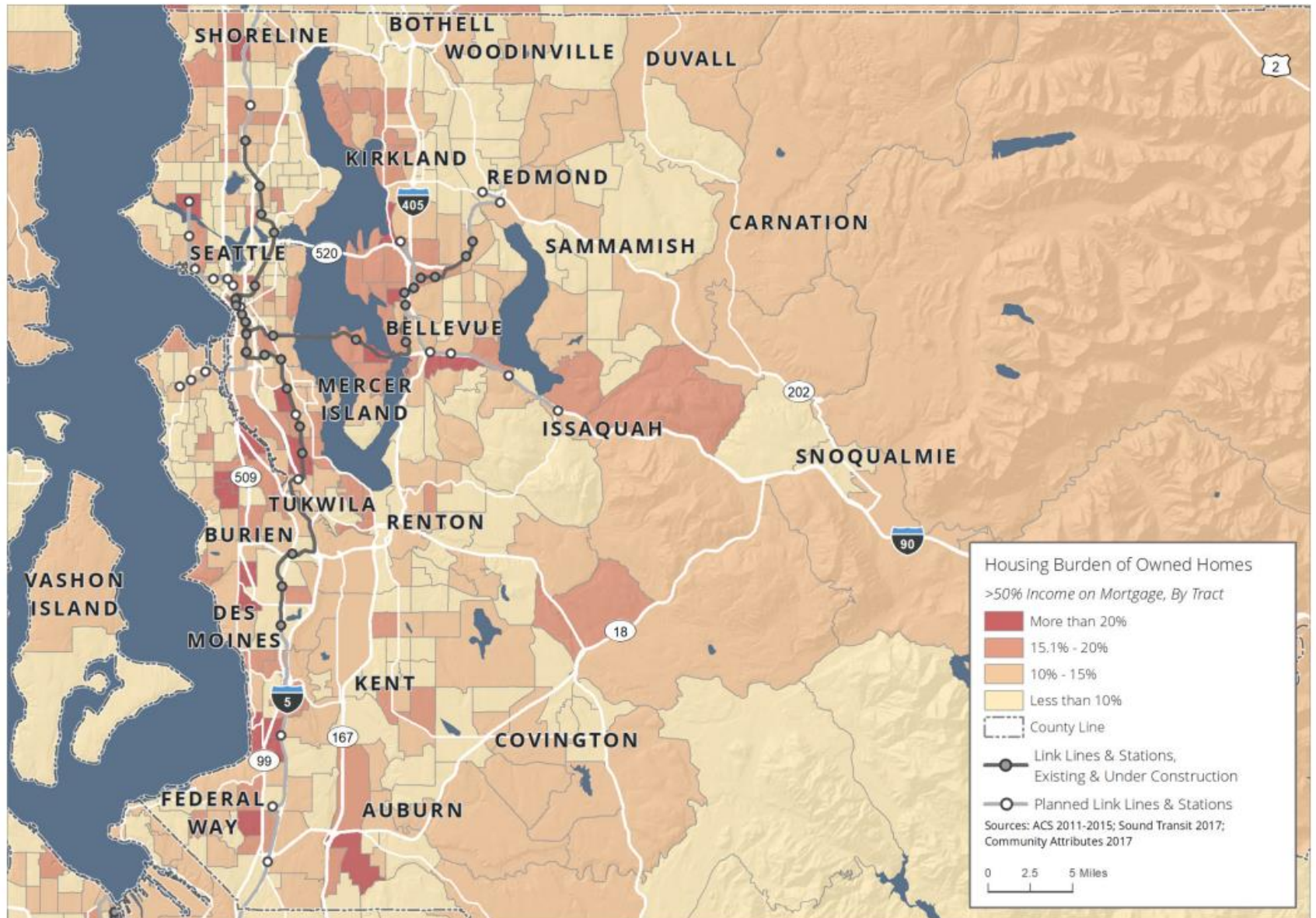
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	3,335	2,145	810	6,290	370	1,790	2,060	4,220
Elderly	8,300	4,310	2,160	14,770	7,845	7,410	5,125	20,380
Other	11,280	8,335	4,875	24,490	3,750	2,650	3,270	9,670
Total need by income	37,090	25,810	13,100	76,000	16,930	17,470	18,315	52,715

Table 9 – Cost Burden > 30%

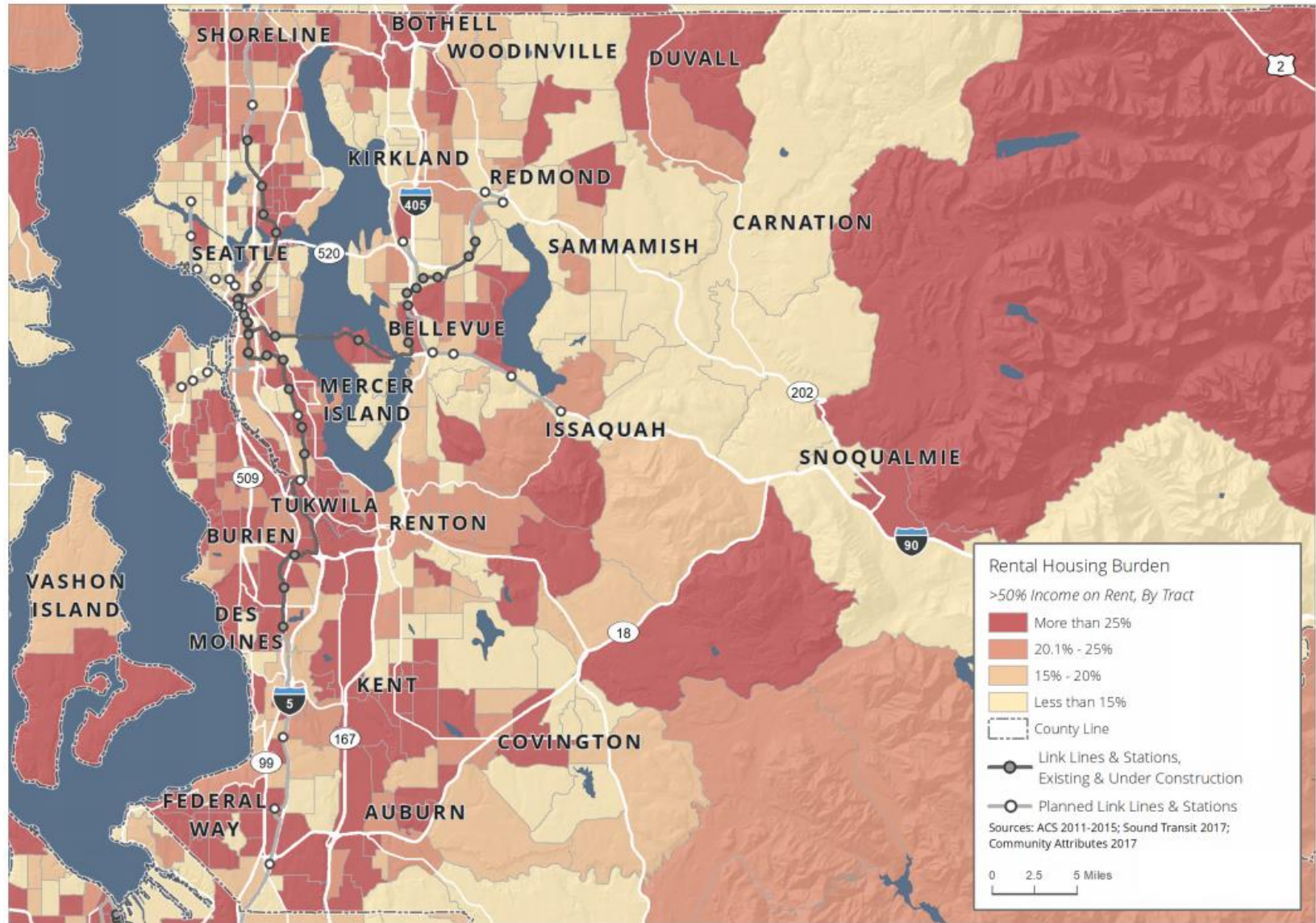
Data 2011-2015 CHAS
Source:

The following maps show housing cost burden by homeowner and renters respectively.

Homeowner Cost Burden



Renter Cost Burden



4. Cost Burden > 50%

This table shows the number of households who are severely cost burdened by renter and homeowner.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	11,310	2,605	215	14,130	4,270	3,780	3,070	11,120
Large Related	2,615	340	45	3,000	220	975	330	1,525
Elderly	6,195	2,210	525	8,939	5,895	3,540	2,020	11,455
Other	9,795	2,860	320	12,975	3,395	1,655	1,280	6,330
Total need by income	29,915	8,015	1,105	39,035	13,780	9,950	6,700	30,430

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	3,550	2,560	1,385	990	8,485	575	550	755	440	2,320
Multiple, unrelated family households	335	525	280	105	1,245	120	200	300	191	811
Other, non-family households	150	75	99	49	373	0	4	0	15	19

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Total need by income	3,913	1,776	2,041	791	8,521	265	474	741	516	1,996

Table 11 – Crowding Information -

Data source: 2011-2015 CHAS

	Renter				Owner			
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	Total	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	Total
Households with Children Present	11,155	8,80	5,845	65,545	2,155	3,095	4,265	49,895

Table 12 – Crowding Information –

Describe the number and type of single person households in need of housing assistance.

There are approximately 132,000 single person households in King County, net of Seattle. Approximately 64,700 of these households are renters. By conservative estimate, 26,527 of these single person households are low- to moderate-income and need housing assistance. Many of single person households are senior and elderly. The Age Friendly Housing report identifies the increasing percentage of the population who will be over the age of 62 and the associated growing need for affordable housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

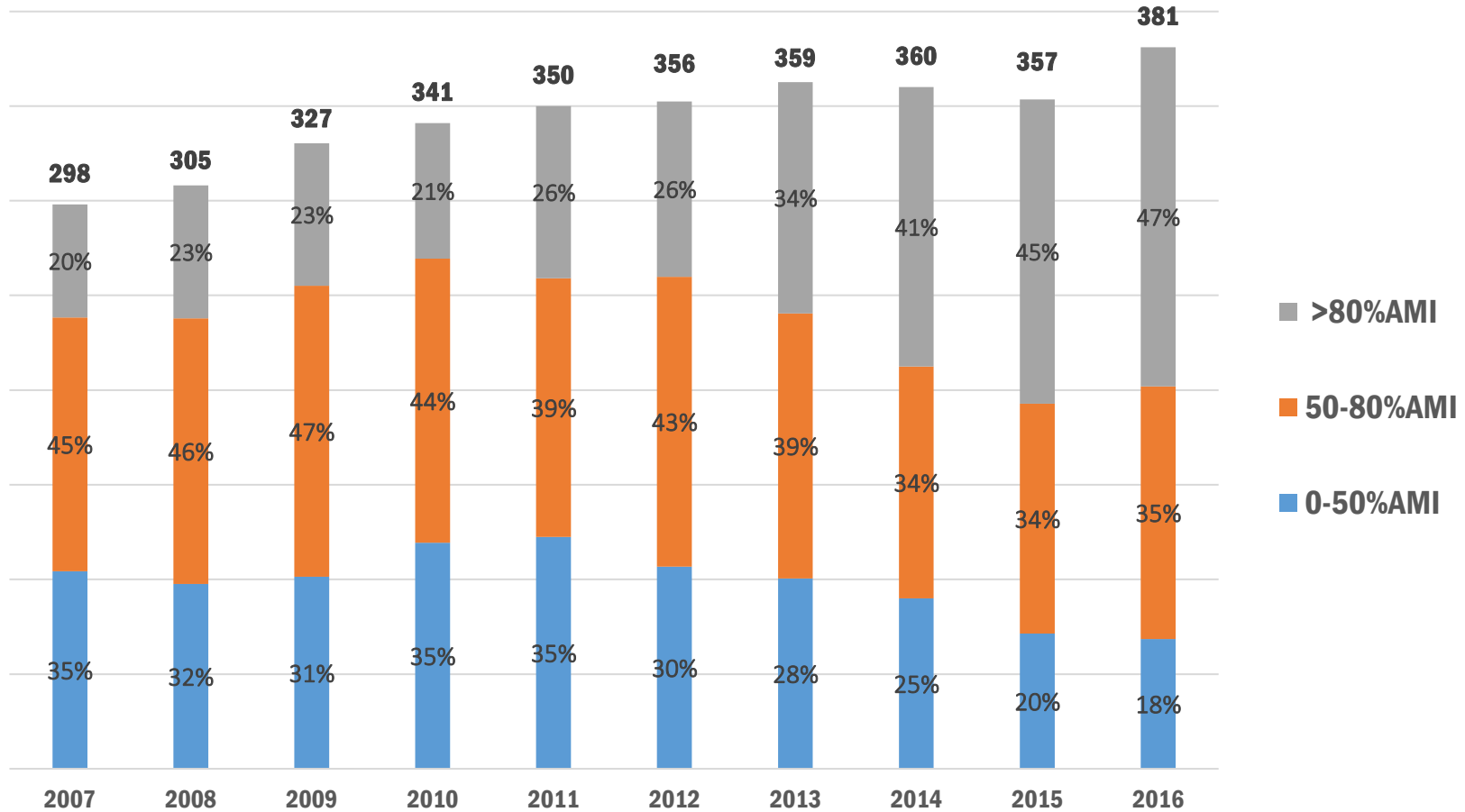
The local Area Agency on Aging and Disability Services estimates that 23 percent of residents in King County live with a disability, including limited mobility, hearing loss, low vision and cognitive challenges. Estimating the number of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault and stalking is not an exact science, partially due to the under-reporting of these crimes. We know that half of families experiencing homelessness report incidences of domestic violence. The link to Aging and Disability Services of Seattle and King County is below.

<https://www.agingkingcounty.org/>

What are the most common housing problems?

The shortage of affordable housing is the major housing problem in King County. The most common housing problem is cost burden. Approximately of 38,000 renter households (King County net of Seattle) with incomes at or below 50% AMI are severely cost burdened. Most renter households that are cost burdened have incomes at or below 30 percent AMI. More than half of the total households with incomes at or below 50 percent AMI are cost burdened. The below chart shows that the supply of deeply affordable rental units (affordable to <50% AMI) has diminished on a relative scale by seventeen percentage points since 2007.

Supply of Affordable Rental Units King County & Seattle (Number of units in thousands)



Climate Change and Housing

Climate impacts lower income households in profound ways. King County has a detailed emergency response system for all people, with a particular emphasis on serving and re-housing lower income households after a weather emergency. [The King County Strategic Climate Action Plan](#)² is a five-year blueprint for County action to confront climate change, integrating climate change into all areas of operations and work in the community.

Are any populations/household types more affected than others by these problems?

Single person households are the most likely to be cost burdened. Seniors make up the majority of single person households and seventy-seven percent of senior renters live by themselves. The senior population will grow significantly in the coming decade with an addition of over 200,000 seniors--doubling the current senior population in the next ten years. One of the most affordable options for housing, including for seniors are in manufactured housing communities. Manufactured housing communities are at risk for purchase and redevelopment by real estate investment trusts if they do not have protective covenants in place. This puts highly vulnerable populations at risk of displacement with few, if any, available affordable replacement housing options.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Families with children may have a variety of circumstances that put them at imminent risk of homelessness. During the recent period when King County operated the Landlord Liaison Project program managers reported that the most commonly cited reasons for low income individuals and families losing their housing was a financial setback and a lack of financial resources to bridge the gap. Families that are low-income and experience a significant change or challenge such as job loss or a member with a major

² <https://www.kingcounty.gov/services/environment/climate/actions-strategies/climate-strategies/strategic-climate-action-plan.aspx>

medical condition were frequently unable to pay their monthly housing expenses. When lost, it was more difficult to secure replacement housing due to income and credit issues, criminal background, or lack of money to pay move-in fees.

Formerly homeless individuals and families receiving rapid re-housing have a limited time period to obtain employment. Rapid re-housing assistance is short term, and additional assistance is available on a case by case basis for households needing more time for the transition to paying all their housing costs. Rapid re-housing services are paired with employment navigators to assist people with securing a living wage job and increasing their income

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Imminent Risk of Homelessness - The CoC and the Consortium use the term *Imminent Risk of Homelessness* for identifying circumstances where people may become homeless. This is defined as an individual or family who will imminently lose their primary nighttime residence, provided that:

- Residence will be lost in 14 days of the date of application for homeless assistance;
- No subsequent residence has been identified; and
- The individual or family lacks the resources or supporting networks needed to obtain other permanent housing.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

As noted in the *PR-10 Consultation*, the CoC uses the term *Imminent Risk of Homelessness*. There may be some housing characteristics linked to instability and increased risk of homelessness including mental health or substance abuse issues, extreme cost burden in households earning at or below 50% of AMI, difficulty in maintaining tenancy or securing a rental unit due to barriers such as a history of eviction, criminal justice involvement, or a lack of documentable income. Nationwide research in the All Home Strategic Plan identifies four areas of risk associated with higher rates of homelessness: 1) rising rents-each \$100 rent increase is associated with a 15% increase in homelessness in metro areas; 2) areas with high poverty and unemployment rates; 3) areas with more single person households; and 4) areas with more recently moved people.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

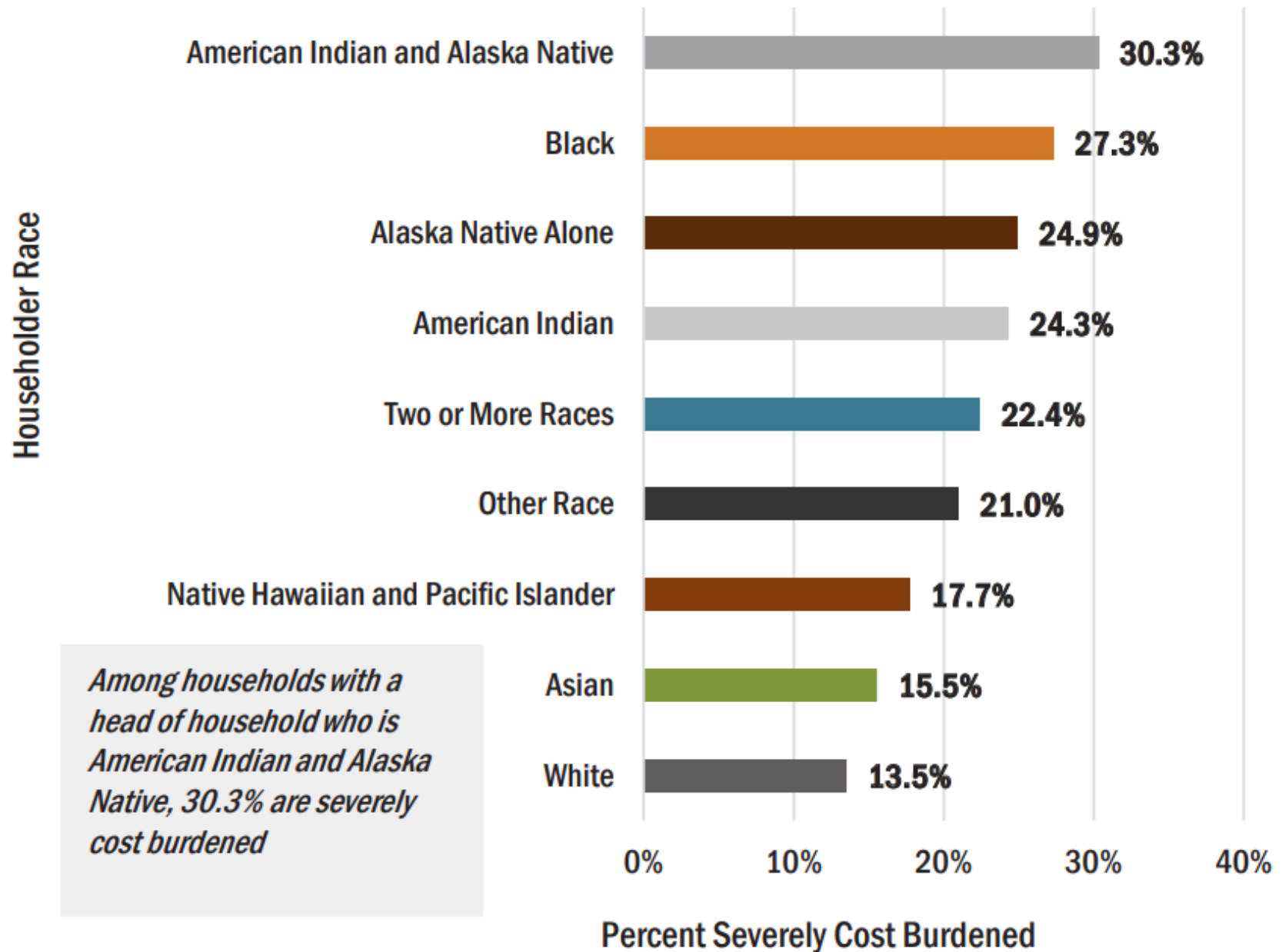
Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Disproportionality is defined as when the members of a racial or ethnic group experience a housing problem at a greater rate (10 percent or more) than their relative proportion as whole. In King County, People of Color, particularly Alaska Natives and Native Americans experience disproportionate rates of housing cost burden and homelessness

Introduction

The bar chart below shows renters and the percentage of different ethnic and racial groups that are cost burdened in King County, including the City of Seattle.:

Severe Cost Burden Within Racial Categories



The following HUD tables show the four housing problems as defined by HUD, for the jurisdiction as a whole and by race and ethnicity.

0%-30% of Area Median Income

The following table shows the number of households at 0-30 percent AMI with one or more of the four housing problems.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	55,540	7,890	4,255
White	30,940	5,105	2,185
Black / African American	6,670	665	375
Asian	6,345	1,040	1,140
American Indian, Alaska Native	445	115	34
Pacific Islander	580	10	8
Hispanic	8,185	660	335

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

30%-50% of Area Median Income

The following table shows the number of households at 30-50 percent AMI with one or more of the four housing problems.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45,405	15,125	0
White	26,735	10,480	0
Black / African American	4,305	515	0
Asian	5,405	1,610	0
American Indian, Alaska Native	446	2225	0
Pacific Islander	640	165	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	6	550	1,815

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

50%-80% of Area Median Income

The following table shows the number of households at 50-80 percent AMI with one or more of the four housing problems.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	33,680	29,755	0
White	22,515	21,210	0
Black / African American	2,265	1,870	0
Asian	4,290	2,505	0
American Indian, Alaska Native	80	305	0
Pacific Islander	195	240	0
Hispanic	3,645	2,800	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

80%-100% of Area Median Income

The following table shows the number of households at 80-100 percent AMI with one or more of the four housing problems.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,825	31,095	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	13,610	21,420	0
Black / African American	1,020	2,350	0
Asian	2,745	3,615	0
American Indian, Alaska Native	64	205	0
Pacific Islander	225	115	0
Hispanic	1,435	2,440	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category as a whole. Disproportionately is defined as a greater than 10% for a given measure, as compared to the population as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	46,655	16,775	4,255
White	25,390	10,660	2,185
Black / African American	5,670	1,660	375
Asian	5,500	1,885	1,140
American Indian, Alaska Native	400	165	34
Pacific Islander	520	70	8
Hispanic	6,995	1,850	335

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,245	16,810	0
White	6,120	9,950	0
Black / African American	550	1,050	0
Asian	1,670	2,715	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	95	340	0
Pacific Islander	275	470	0
Hispanic	2,485	3,430	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,085	52,350	0
White	7,070	36,655	0
Black / African American	500	3,635	0
Asian	1,815	4,980	0
American Indian, Alaska Native	15	375	0
Pacific Islander	145	290	0
Hispanic	1,375	5,070	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,050	45,875	0
White	3,005	32,030	0
Black / African American	290	3,085	0
Asian	982	5,176	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	4	265	0
Pacific Islander	90	245	0
Hispanic	610	3,265	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	341,655	100,771	76,105	4,492
White	246,470	66,295	47,225	2,230
Black / African American	13,125	7,385	7,165	420
Asian	49,190	12,345	9,795	1,260
American Indian, Alaska Native	1,925	570	480	34
Pacific Islander	1,805	786	585	8
Hispanic	19,985	10,425	8,040	365

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Nearly all racial and ethnic populations other than White have disproportionately greater housing needs as measured by housing problems, severe housing problems, and particularly, housing cost burden.

If they have needs not identified above, what are those needs?

Through ongoing community input, public and stakeholder meetings, other planning processes such as the Regional Affordable Housing Task Force, One Table, and the ongoing work to develop a new governance for the work around homelessness, a deep and thoughtful effort was made to identify needs in this plan. Needs for racial or ethnic groups with disproportionate needs include: more large family units, efforts to protect community members and small businesses from displacement and ensuring affordable housing projects are consistent with all three major Consolidated Plan goals. In addition, King County is currently updating its Analysis of Impediments to Fair Housing Choice. Through that process, it will conduct a more thorough analysis of barriers to accessing housing faced by protected class groups.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Disproportionately greater need exists in the South King County areas. As housing costs rise in Seattle, more low-income families of color are moving to communities south of Seattle where there is more affordable housing and larger units for families to rent. The Skyway area in Unincorporated King County is one community of special concern for risk of displacement due to rising housing costs.

Affordable housing and access to transit are elements that factor into health and well-being, and King County and Consortium members continue identifying Communities of Opportunity for targeted investments to improve health and well-being outcomes. However, as transportation and economic investments increase, these communities become more attractive to potential renters and home owners, increasing housing costs and putting existing community members at risk of displacement.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	2,647	10,912	984	9,927	0	0	0

Table 22 - Public Housing by Program Type

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	3	2	1	0		0
# of Elderly Program Participants (>62)	0	0	1,113	1,941	180	1,761	0		0
# of Disabled Families	0	0	718	3,798	177	3,620	0		0
# of Families requesting accessibility features	0	0	2,647	10,912	984	9,927	0		0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,601	5,457	537	4,920	0	0	0
Black/African American	0	0	585	4,337	254	4,082	0	0	0
Asian	0	0	396	682	161	521	0	0	0
American Indian/Alaska Native	0	0	44	194	16	178	0	0	0
Pacific Islander	0	0	21	229	16	213	0	0	0
Other	0	0	0	13	0	13	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	117	552	82	470	0	0	0
Not Hispanic	0	0	2,530	10,347	902	9,444	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The housing authorities do not maintain a separate waiting list for accessible units, however, the needs of tenants and applicants for accessible units are similar to the needs of the other applicants on the waiting list. KCHA and RHA are in compliance with Section 504 of the Rehabilitation Act. Unit conversions completed at targeted developments will ensure that at least five percent of the public housing inventory is fully accessible to persons with disabilities.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

There is a high need for more project-based Section 8 units and housing choice (tenant held) vouchers. The needs of public housing residents and voucher holders are reflected in the KCHA's strategic plan and focus on broad themes: expanding and preserving the region's supply of affordable housing, promoting housing choice, and increasing self-sufficiency.

King County has four Public Housing Authorities. The two addressed in this plan are the King County Housing Authority (KCHA) and the Renton Housing Authority (RHA). The other two housing authorities are the Seattle Housing Authority and the Muckleshoot Housing Authority, and they report through the Seattle Consolidated Plan and through HUD Tribal Designated Housing Entities respectively. The combined Section 8 waiting list for KCHA and Renton Housing Authority is 4,565 households.

KCHA uses the flexibility of the Moving to Work (MTW) demonstration program to develop innovative solutions for housing and serving people and families with children who are the most at risk of homelessness. They increased self-sufficiency with place-based initiatives in partnership with local school districts Kent, Highline and Bellevue. KCHA place-based educational initiatives involve parents, children, schools and partner agencies pursuing the common goal of starting early to help children succeed in school. This fosters school stability which supports school success.

How do these needs compare to the housing needs of the population at large?

The housing authorities serve more vulnerable populations in our community, compared to the population at large. The households served are more likely to suffer a chronic disease, be disabled, be very low income, be unemployed, and earn less.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Information for the homeless needs assessment came from three sources; 1) 2018 and the 2018 Point-in-Time Count, conducted on the morning of January 24, 2018; 2) Safe Harbors-HMIS system for the local Continuum of Care; and 3) the All Home Strategic Plan. The 2019 homeless count was lower than the 2018 count. A listing of projects for permanent supportive housing, emergency shelters, transitional housing and is in the Market Analysis 30 section of this plan.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following table reflects data collected in the 2018 Point in Time Count and from the 2018 HMIS report.

Population	Estimate of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adults and Children	2,545	79	2,806	1,780	1,894	348
Persons in Households with Only Children	38	138	183	172	160	70
Persons in Households with Only Adults				10,438	9,758	416
Chronically Homeless Individuals	999	2,446		6,342	3,170	540
Chronically Homeless Families	31	76	349	184	169	408
Veterans	397	524	2,072	1,168	1,891	348
Persons with HIV	N/A	N/A	N/A	N/A	N/A	1,658

Table 26 - Homeless Needs Assessment

Nature and Extent of Homelessness:

Race:	Sheltered:
White	2,481
Black or African American	2,205
Asian	160
American Indian or Alaska Native	159
Pacific Islander	208
Ethnicity:	Sheltered:
Hispanic	796

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families experiencing homelessness have extremely low incomes. Most families experiencing homelessness are not homeless long-term. Local data indicate approximately 70 percent of families experiencing homelessness reported that this was their only episode of homelessness in the past three years. Compared with single individuals experiencing homelessness, adult members of homeless families are much less likely to have mental health and substance abuse problems, are more likely to have completed high school, more likely to have recently worked, and more likely to have regular contact with members of their social network.

- Local data show that people of color are overrepresented in the homeless family population served in shelter.
- Around one third are young parents (age 25 or under) and around half of those are between 18-21 years old.
- Domestic violence is common cause of homelessness for young families. The effects of trauma in the home severely impact every aspect of stability for both children and parents.
- Refugee and immigrant families are being seen in increasing numbers. They have many issues that affect their housing stability, including limited English proficiency, lack of documentation and medical issues.

Formerly homeless families receiving rapid re-housing (RRH) and nearing program exit exhibit the following needs; they are extremely low incomes and moderately to severely cost burdened. In many cases, these families struggle with behavioral health needs that impact their housing and family stability. As our homeless system is encouraged to focus more on RRH and housing first, and housing-focused strategies, we will rely more and more on mainstream services for other family stability needs.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Committee to End Homelessness King County 2013 Annual Report states that homelessness disproportionately impacts people of color. Native Hawaiian and Pacific Islanders are three times more likely to be homeless. African Americans are six times more likely to be homeless. Native Americans/Alaska Natives are seven times more likely to be homeless.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Count Us in 2019 found 11,199 people experiencing homelessness in King County. This represents a slight reduction from the 12,112 people experiencing homelessness across the

region on January 2018. Of the 11,199 people experiencing homelessness, 5,971 were sheltered and 5,228 were unsheltered.

Discussion: Youth and Young Adults

Funding from philanthropy, local services providers and Best Starts for Kids Levy provided support to address youth and young adult homelessness. Approximately 1,571 families and 352 unaccompanied youth were served by Youth and Family Homeless Prevention Initiative in 2018, comprising more than 5,700 people all together and 94 percent of those assisted remained housed and did not reappear in the homeless system. More than 60 percent of clients were people of color, suggesting that the program is reaching those who HMIS data show are at disproportionate risk of experiencing homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The Consortium and King County fund programs and services to assist the most vulnerable members of our community, including programs for children, youth and young adults, seniors, survivors of domestic violence, persons with developmental disabilities, and veterans returning home from service. The Consortium supports and maintains vital communities, families, and individuals. Services provided, in addition to the Housing, Homelessness and Community Development needs specifically addressed in this plan, include the provision of employment and education resources, the King County Veterans Program, assistance to residents with developmental disabilities and their families and the Child Welfare Early Learning Partnership. The Behavioral Health and Recovery Division provides direct services for crisis outreach and investigation for involuntary commitment, mental health client services, authorizations to care, and street-level outreach and triage for people incapacitated by alcohol or drugs.

Describe the characteristics of special needs populations in your community:

In 2018 the King County Behavioral Health Organization (BHO) contracted mental health and substance use disorder services for 65,574 unduplicated clients. Eighteen percent of the BHO clients were children. Just under half of BHO clients are people of color. Almost one-quarter of BHO clients were non-Medicaid. **What are the housing and supportive service needs of these populations and how are these needs determined?**

The needs for persons with special needs are determined through a network of agencies, service providers, and parallel planning efforts targeting specific populations. Generally, persons with special needs have lower incomes and need a housing subsidy either through a Section 8 voucher or some form of affordable housing. The Consortium has a continuum of supportive services, specifically available to residents who live in affordable housing. One approach to addressing service needs, for example health care, is to co-locate housing with health care delivery systems. Universal design principles facilitate aging in place and adapt for changing household conformation, which is especially important for people with mobility, sensory or cognitive special needs and seniors.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Seattle is the designated Housing Opportunities for Persons With Aids (HOPWA) grant entitlement recipient for the region. Seattle reports that in King County, the majority of households who received housing subsidies through the HOPWA program have extremely low incomes; nearly all have extremely low incomes (below 30% of area median income).

Discussion:

In King County, HIV and AIDS disproportionately affect African Americans and immigrants. Public Health – Seattle & King County reports that clients living with HIV/AIDS need housing assistance to maintain their current housing.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities and Public Improvement:

The King County Consortium annually addresses needs and priorities for public facilities and public improvements for the following year. Guided by the Consolidated Plan, Consortium members authorize ranking systems and types of projects such as, but not limited to: sidewalks, sewers, parks, community facility buildings, along with evaluating economic development needs.

During the Request for Proposal process, applicants submit Capital Improvement Plans and/or Capital Needs Assessments and project proformas to indicate how the selected eligible activities have been prioritized by the applicant members and citizens.

How were these needs determined?

King County Community Development staff coordinates with CDBG Consortium city members through its annual consortium-wide meeting and sub-region monthly meetings. Topics focus on the ongoing programs that the cities and nonprofit agencies administer through funding sources sponsored by the County, Cities, and State. Coordinated contracting and shared information brought before various city councils, help to identify emerging needs and success of current programs. Community Development staff attend meetings convened by nonprofit networks. One activity that helps in identifying needs in the communities is the annual pre-application process for the CDBG Capital Non-Housing allocation, held before the official request for proposal is released.

Describe the jurisdiction's need for Public Services:

The most pressing need for public services has been identified to date are efforts to address homelessness. Services include homelessness prevention through the Housing Stability Program, rapid re-housing, shelters, the Housing Connector, and the Youth Family Homeless Prevention Initiative. In the CDBG planning process, the Regular Consortium members (excluding the Joint Agreement Cities of Kirkland, Redmond, Renton, and Shoreline) decided to direct emergency services funds to activities serving homeless populations.

The Homeless Housing Program in Housing, Homelessness and Community Development plays a major part in leading the Consortium in identifying public service needs through its allocation processes and ongoing programs.

For King County Housing, Homelessness and Community Development, an important strategy in pursuing Equity and Social Justice is support and funding for Microenterprise programs in South

King County. The Microenterprise programs have specific non-English speaking and immigrant outreach components designed to meet the entrepreneurial needs of King County's most diverse area.

How were these needs determined?

These needs were determined through a network of meetings between human service planners throughout King County and specifically through an annual CDBG Consortium meeting.

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Home sales have dramatically increased during the 2015-2019 Consolidated Planning cycle, after a significant decline in prices during the recession. Current home prices exceed pre-recession levels. The housing supply is tight, both for sale and the rental inventory, creating high demand. This high demand continues to put upward pressure on prices. Along with a surge in multi-family rental development and high absorption rates, the need for affordable rental homes far outstrips the supply of affordable housing.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

All residential properties by number of units (not including Seattle)

Property Type	Number	%
1-unit detached structure	489,266	54.2%
1-unit attached structure	41,612	4.6%
2-4 units	53,209	5.9%
5-19 units	122,987	13.6%
20 or more units	176,238	19.5%
Mobile Home, boat, RV, van, etc.	18,795	2.1%
Total	902,107	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	2,936	0.6%	39,621	10.9%
1 bedroom	19,408	5%	118,463	32.7%
2 bedrooms	85,264	17.5%	129,399	35.7%
3 or more bedrooms	380,946	78%	75,040	20.7%
Total	488,554	100%	190,610	99%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The King County Housing Finance Program has 11,800 units in the portfolio available to serve low income and special needs populations, as of the end of 2018. More than three quarters of these units serve households with income at or below 50 percent of area median income. To the extent possible, projects will serve households with extremely low incomes, persons who are homeless, and persons with disabilities. The new units added over the period of the 2020-2024 Consolidated Plan will serve populations consistent with the priorities identified in the Strategic Plan portion of this plan.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Preserving existing affordable housing stock and subsidized inventory is a high priority including expiring Section 8 projects. As redevelopment occurs more (private market) affordable units are lost, creating a greater risk of displacement. We do not have an estimate of how many units are at risk of redevelopment.

Does the availability of housing units meet the needs of the population?

No, the available housing units do not meet the needs of the population. The greatest need is for housing affordable to households with income at or below 50% of area median income. There is also a shortage of affordable units protected by low income housing covenants which require income qualification of residents. Without income qualification mechanisms in place, there is no guarantee that households at lower incomes will be able to occupy existing housing affordable to them.

Describe the need for specific types of housing:

The need for additional units of housing affordable to households with incomes at or below 50 percent of AMI ranges depending upon the metrics used to determine need. In all of King County at the 30 percent of AMI income level, there are approximately 48,000 severely cost burdened households, while at the 30 to 50 percent AMI income level there are approximately 14,000 severely cost burdened households. Severe cost burden is defined as paying more than half of income for housing. There is a need for more larger units to accommodate the need for larger families and multi-generational households.

Discussion

When discussing the need for additional affordable rental units, it's important to consider the whole spectrum of community indicators, including opportunities for health, education, employment, and access to transit.

DRAFT

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Cost of Housing

The following table reflects the median change in home values and rents from 2000 to 2019.

Home Values and Rents	Base Year: 2000	2019	% Change
Median Home Value	279,950	616,300	120%
Median Contract Rent	819	2,575	214%

Table 29 – Cost of Housing

Data Source: Northwest Multiple Listing Services, Zillow

Rent Paid	Number	%
Less than \$500	21,989	6.2%
\$500-999	63,695	18.1%
\$1,000-1,499	118,758	33.7%
\$1,500-1,999	85,609	24.3%
\$2,000 or more	62,657	17.8%
Total	190,590	100.0%

Table 29 - Rent Paid

Data Source: 2013-2017 ACS

Affordable rent for households earning at or below 50 percent of AMI ranges from \$463 to \$990 per month.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	11,687	No Data
50% HAMFI	48,245	13,413
80% HAMFI	98,000	38,802
100% HAMFI	No Data	69,489
Total	157,932	121,704

Table 30 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,363	1,529	1,878	2,719	3,219
High HOME Rent	1,198	1,284	1,543	1,775	1,960

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	936	1,003	1,203	1,391	1,552

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a shortage of housing affordable to households with incomes at or below 80% AMI, with the highest need for housing affordable to households with incomes at or below 50% AMI. Over half of the households in this income band are rent burdened.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing costs and rents are soaring in King County. This puts pressure on lower income individuals and families as demand increases for affordable housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Consortium will charge the lesser of HOME rents or fair market rents. Contracts with HOME Program funds, executed in the last ten years, set HOME rents at the low HOME rent level, and this avoids conflicts with rent levels and fair market rents. For all jurisdictions in King County the fair market rent is above a 50% AMI rent level. The King County Housing Authority has a flexible payment standard to make housing choice an option household with a tenant held Section 8 voucher.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Standard condition: A standard housing unit meets HUD Housing Quality Standards and state and local codes. This includes complete plumbing and adequate kitchen facilities.

Substandard condition: A substandard housing unit is defined as housing that does not meeting state and local building code; fire; health; and safety codes; presents health and safety issues to occupants; and rehabilitation is not structurally and financially feasible.

Substandard condition but suitable for rehabilitation: The unit(s) is in poor condition and it is both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	122,985	33.9%	83,313	43.7%
With two selected Conditions	2,462	0.5%	8,246	4.3%
With three selected Conditions	132	0%	183	0.1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	362,523	74.3%	98,836	51.9%
Total	488,102	101%	190,578	100%

Table 32 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	85,032	18%	35,164	20.9%
1980-1999	132,318	34%	74,193	29.9%
1950-1979	176,713	41%	123,346	34%
Before 1950	94,491	7%	54,974	15.2%
Total	488,554	100%	362,523	99%

Table 33 – Year Unit Built

Data Source: 2013-2017 ACS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	326,178		178,320	
Housing Units build before 1980 with children present	34,700	10.6%	24,845	13.9%

Table 34 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 ACS (Units with Children present)

Vacant Units

Information on vacant, abandoned vacant, bank owned, and abandoned bank owned property is not readily available. The Consortium does not have an extreme problem with abandoned or vacant units. The market for owner and rental units is strong with vacancy rates for single and multi-family rentals at about 5 percent. This accounts for normal activities to re-rent units when tenants move out and translates to an almost net zero vacancy rate. The owner market has record low inventories of homes available for sale, and, sellers report receiving multiple offers and buyers make decisions regarding engaging in bidding competitions with other buyers. The vacant units present are generally being held for redevelopment.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

There is a high need for homeowner rehabilitation through the Consortium. King County and partner jurisdictions have a Housing Repair Program for low income homeowners. Many of the participants in this program are seniors, aging in place in their homes. Most of the repairs made by the Housing Repair Program are of an urgent nature, such as roof replacements, furnace replacements, and plumbing repairs. The Housing Repair Program is helping to keep this housing stock safe and sanitary. The King County Housing Finance Program has a rental rehabilitation program for properties in the affordable portfolio, but there is not a rental rehabilitation program for other housing. The exception to this is the Housing Repair Housing Access Modification Program for renters with mobility challenges.

The affordable rental housing portfolio is reaching a point of maturity where housing projects placed in service in the 1990's and early 2000's need lifecycle capital improvements, and this is addressed in the Strategic Plan.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards. 91.205(e), 91.405

Approximately half of the housing units in King County were constructed before 1978 with potential lead paint hazard. Children are present in approximately 36,000 housing units in King County constructed prior to 1980 with potential lead paint hazards under the age of 15 with elevated blood lead levels. In fiscal year 2018 Seattle-King County received approximately \$600,000 from the Centers for Disease Control and Prevention for childhood lead poisoning prevention programmatic activities.

Discussion

The housing issues are related to access and the cost of housing. With a real estate market above pre-recession prices and a limited inventory, there is not a major problem with vacant and abandoned properties.

Natural Disasters: The two most common weather events are snow storms and flooding. Rural elderly people are particularly vulnerable to food insecurity or other medical needs during a prolonged snow event such as the one in February 2019. King County operates an emergency response center and has protocols in place for organizing coordinated responses with city partners. King County developed and is ready to lead with the Post Disaster Interim Emergency Housing Plan to assist in getting people back into housing after an event. King County and other cities in King County open additional shelter beds to boost capacity to make sure there are enough shelter beds for anyone to come inside.

Broadband Access: There are a number of broadband providers in King County: Century Link, Comcast, Frontier, Xfinity, and Wave are a few of the available providers. According to BroadbandNow.com 98.9 % of residents in King County have access to high speed internet. The affordable housing projects in King County offer residents the ability to sign up for cable at a subscription price. There is cell phone coverage throughout King County.

The following map shows [broadband access](#)³ in King County.

³ <https://broadbandnow.com/Washington>

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	2,528	10,775	2,344	8,431	663	370	1,573
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: Data furnished directly by KCHA and RHA.

Describe the supply of public housing developments:

Together, the King County and Renton Housing Authorities have over 11,000 units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Consortium Consolidated Plan addresses two housing authorities, the King County Housing Authority (KCHA) and the Renton Housing Authority (RHA). Both housing authorities have proactive and successful maintenance staff and programs to protect the housing stock. The King County Housing Authority is one of 39 housing authorities nationwide selected to be a Moving To Work demonstration program.

Public Housing Condition

Public Housing Development	Average Inspection Score
King County Housing Authority	95.23%
Renton Housing Authority	93%

Table 35 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The King County Housing Authority has embarked upon an ambitious plan to preserve privately owned properties with expiring Section 8 contracts.

The Renton Housing Authority and the City of Renton have a vision for the Sunset Area Community Revitalization and Sunset Terrace Redevelopment. This starts with the redevelopment of 100 units of distressed public housing units at and their replacement with higher density and quality, sustainable housing that will be a catalyst for new private housing and business investment in the 269-acre Sunset Area neighborhood. The plan seeks to leverage public investment to catalyze private property development and create opportunities for market-rate and affordable housing, plus retail investment. The following Sunset Area Community Revitalization improvements will benefit the entire community:

- “Complete Streets” upgrades
- Improvements to storm water drainage systems
- New and rehabilitated parks and recreational facilities
- New public library
- New childhood early learning center
- Better connection to support services for public housing residents
- Sustainable infrastructure
- Bike and walking paths
- Mixed income and higher density housing.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

KCHA has a number of programs designed to improve the living environment of residents. Place-based initiatives in partnership with local school districts in neighborhoods with significant KCHA housing inventory; housing choice and mobility counseling, new housing and classroom stability counseling. Education initiatives include the Race to the Top program that leveraged \$40 million in new federal funding into the region and included focused attention on the schools in the center of KCHA’s place-based initiatives.

KCHA understands that residents need more than safe, affordable housing to gain self-sufficiency. In partnership with local communities and nonprofits, we offer many types of support services. These include Head Start classes for preschoolers, job counseling for adults, and referrals for seniors and people with disabilities. An AmeriCorps team provides educational services and promotes civic and environmental engagement. KCHA spends more than \$5 million each year on resident programs.

A second educational pilot program made possible through MTW utilizes a rapid re-housing initiative for homeless students. Working with the Highline School District which reported 917 homeless children during the 2012-2013 school year, they developed an initiative to identify and rapidly rehouse the families of homeless students. A partner agency, Neighborhood House, helps connect families to counseling, employment and other services that will assist him to be successful in retaining their housing.

Discussion:

Both the King County Housing Authority and the Renton Housing Authority participate in planning and coordination efforts with public funders, the Housing Development Consortium of Seattle-King County, All Home and jurisdiction partners. The King County Housing Authority is completing the market-rate homeownership component of a successful Hope VI redevelopment initiative in White Center. The Renton Housing Authority has launched a revitalization effort at Sunset Terrace. Both initiatives replace aging affordable housing stock with mixed income, in higher density developments, in walkable neighborhoods.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The local CoC, All Home, was formed in 2005, and is a growing, strong, and compassionate coalition of stakeholders committed to making homelessness rare, brief, and one time in King County. All Home believes that through collective action, government, philanthropic organizations, faith-based groups, nonprofits and individual community advocates can make an immediate and lasting impact.

Facilities Targeted to Homeless Persons in 2014

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	563	0	1,147	56	0
Households with Only Adults	1,796	150	821	2,683	262
Chronically Homeless Households	0	0	0	1,522	153
Veterans	65	0	178	386	48
Unaccompanied Youth	102	0	123	0	0

Table 39 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Apple Health is a Washington State Medicaid program. King County Public Health and DCHS engaged in vibrant efforts to help enroll people who became eligible for Medicaid with the eligible expansion through the Affordable Care Act. The Consortium and other partners are working with Washington State leadership to create a Medicaid Supportive Housing Benefit to allow Medicaid to pay for intensive services in permanent supportive housing for individuals who are chronically homeless. This will help to expand the capacity to house chronically homeless persons.

Within the King County Department of Community and Human Services (DCHS), there is extensive cross-coordination regarding services to homeless persons between the housing programs, the mental health programs, which administer public mental health services through the Behavioral Health Organizations, substance abuse service programs and workforce/employment programs. DCHS also coordinates with the Public Health Department regarding homeless services, and all these King County agencies maintain a working relationship with All Home. DCHS piloted a streamlined behavioral health integration system, which will allow clients to access mental health, substance abuse and physical health services in a much more holistic manner.

The Health Care for the Homeless Network (HCHN), a program of the Public Health Department, provides quality, comprehensive health care for people experiencing homelessness in King County and provides leadership to help change the conditions that deprive our neighbors of home and health. HCHN collaborates with twelve community-based partner agencies who work with homeless people in over 60 locations throughout King County. Examples of sites served include shelters, day centers, transitional housing programs, and clinics and outreach programs. Interdisciplinary, interagency HCHN teams provide a broad range of medical, mental health, substance abuse, case management, and health access services for homeless adults, families, and youth.

The Housing Health Outreach Team, another program of the Public Health Department, provides chemical dependency counselors, mental health specialists, nurses and physicians to residents in permanent supportive housing projects.

Career Connections is a workforce development program in DCHS designed to complement our region's rapid re-housing programs, and to support Veterans and their families. Services are also offered to paroled offenders, and to some households identified as being in high need of human services. Clients are accepted by referral from partner housing agencies that provide affordable housing. The goal of the Career Connections program is to promote self-sufficiency

for its participants by providing job training and job search assistance to raise client incomes sufficiently to support their household in the same residence after their subsidy expires.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The tables on the following pages list the facilities for homeless and special needs populations. The abbreviations are defined as follows.

ES: Emergency Shelter

TH: Transitional Housing

PSH: Permanent Supportive Housing

OPH: Other Permanent Housing

The following table is a list of permanent supportive housing in King County.

Project Type	Organization Name	Project Name
ES	Abused Deaf Women Advocacy Services (ADWAS)	ADWAS Shelter
ES	Bread of Life Mission	Bread of Life Shelter
ES	Catholic Community Services	ARISE
ES	Catholic Community Services	Bridge Shelter
ES	Catholic Community Services	Eastside Winter Shelter for Families
ES	Catholic Community Services	HOME
ES	Catholic Community Services	Lazarus Center Shelter
ES	Catholic Community Services	Noel House Community Based Shelter
ES	Catholic Community Services	Noel House Enhanced Shelter
ES	Catholic Community Services	Reach Out
ES	Catholic Community Services	Sacred Heart Shelter
ES	Catholic Community Services	St. Martin de Porres Shelter
ES	Catholic Community Services	University Friends Shelter
ES	Compass Housing Alliance	Blaine Center
ES	Compass Housing Alliance	Compass at First Presbyterian
ES	Compass Housing Alliance	Hammond House
ES	Compass Housing Alliance	Peter's Place
ES	Compass Housing Alliance	Pioneer Square Men's Program - ES
ES	Congregations for the Homeless	Congregations for the Homeless Shelter
ES	Congregations for the Homeless	Eastside Men's Winter Response Shelter
ES	DAWN	Confidential Shelter
ES	Downtown Emergency Service Center	DESC Main Shelter
ES	Downtown Emergency Service Center	Kerner Scott Women's Shelter
ES	Downtown Emergency Service Center	Queen Anne Shelter
ES	Downtown Emergency Service Center	Seattle Navigation Center
ES	Downtown Emergency Service Center	West Wing Shelter
ES	Evergreen Treatment Services	LEAD Expansion Program - ES
ES	Friends of Youth	The Landing
ES	Friends of Youth	Youth Haven Shelter
ES	Hopelink	Avondale Park Shelter
ES	Hopelink	Kenmore Shelter
ES	Hospitality House	Hospitality House (Burien)
ES	Immanuel Community Services	Recovery Program
ES	Lake City Partners Ending Homelessness	North King County Winter Shelter
ES	Lifelong	Medical Priority for Emergency Bednights
ES	Lifewire	Lifewire Shelter
ES	Low Income Housing Institute (LIHI)	Authorized Encampment - Licton Springs

ES	Low Income Housing Institute (LIHI)	Lake Union Village
ES	Low Income Housing Institute (LIHI)	Myers Way Encampment
ES	Low Income Housing Institute (LIHI)	True Hope Tiny House Village
ES	Low Income Housing Institute (LIHI)	Whittier Heights Village
ES	Mamma's Hands	House of Hope I and II
ES	Mary's Place	Burien Shelter
ES	Mary's Place	Mary's Place Emergency Family Shelter
ES	Mary's Place	Mary's Place Family Center Shelter
ES	Mary's Place	Northshore Shelter
ES	Mary's Place	Popsicle Place - Scattered Sites
ES	Mary's Place	RES - Burien
ES	Mary's Place	Shoreline Shelter
ES	Mary's Place	White Center Shelter
ES	Multiservice Center (MSC)	MSC Emergency Shelter
ES	New Beginnings	Home Safe
ES	New Horizons	Cedar Street Shelter
ES	New Horizons	Nest Shelter
ES	Nexus Youth and Families (Arcadia Shelter
ES	Nexus Youth and Families	SKYS - South King County Youth Shelter
ES	Peace for the Streets by Kids from the Streets (PSKS)	PSKS Young Adult Shelter
ES	Public Health of Seattle/King County - HCHN	Tuberculosis Control Program
ES	Renton Ecumenical Association of Churches (REACH)	Emergency Response Shelter
ES	REST	REST Shelter
ES	ROOTS	ROOTS Young Adult Shelter
ES	SHARE_WHEEL	Nites Bunkhouse
ES	SHARE_WHEEL	SHARE Consolidated Shelters
ES	SHARE_WHEEL	WHEEL Women's Shelter
ES	Snoqualmie Valley Shelter Services	Snoqualmie Valley Winter Shelter
ES	Solid Ground	Bethlehem House
ES	Solid Ground	Broadview Emergency Shelter
ES	Solid Ground	Solid Ground Family Shelter
ES	The Salvation Army	Cascade
ES	The Salvation Army	City Hall Shelter
ES	The Salvation Army	City Hall Shelter - 5th Ave
ES	The Salvation Army	Harborview Hall Shelter
ES	The Salvation Army	Jefferson and 4th Shelter
ES	The Salvation Army	King County Admin - Winter Response
ES	The Salvation Army	Pike Street Shelter
ES	The Salvation Army	William Booth Shelter
ES	The Sophia Way	Eastside Women's Shelter

ES	The Sophia Way	Sophia's Place
ES	Union Gospel Mission (King)	Bridge Recovery
ES	Union Gospel Mission (King)	Guest Services
ES	Union Gospel Mission (King)	Hope Place
ES	Union Gospel Mission (King)	KentHope Women's Shelter (NP)
ES	Union Gospel Mission (King)	Phinney Ridge Winter Shelter
ES	Valley Cities Counseling and Consultation	Sundown Night Shelter
ES	Vine Maple Place	Vine Maple Place
ES	Virginia Mason Medical Center	Bailey-Boushay House Shelter
ES	YouthCare	HOPE Center
ES	YouthCare	South Seattle Shelter
ES	YouthCare	South Seattle Shelter - Transition
ES	YouthCare	The Adolescent Shelter
ES	YouthCare	Young Adult Shelter
ES	YouthCare	Young Adult Shelter - Transition
ES	YWCA - KC	Angelines Enhanced Night Shelter
ES	YWCA - KC	East Cherry Emergency
ES	YWCA - KC	SIS Late Night Shelter
ES	YWCA - KC	Willow Street Enhanced Emergency
ES	YWCA - KC	YWCA Auburn Emergency
ES	YWCA - KC	YWCA Downtown DV Shelter
ES	YWCA - KC	YWCA Renton Emergency

Proj. Type	Organization Name	Project Name
TH	Acres of Diamonds	Transitional Housing (Duvall)
TH	Attain Housing (formerly KITH)	4-Plex
TH	Attain Housing (formerly KITH)	Condo
TH	Attain Housing (formerly KITH)	Duplex
TH	Attain Housing (formerly KITH)	Kensington Court
TH	Attain Housing (formerly KITH)	Petter Court 1
TH	Attain Housing (formerly KITH)	Petter Court 2
TH	Attain Housing (formerly KITH)	Salisbury Court
TH	Bread of Life Mission	Resident Volunteer Transitional Housing
TH	Catholic Community Services	Aloha Inn
TH	Catholic Community Services	FUSION
TH	Catholic Community Services	GPD Michael's Place
TH	Catholic Community Services	Katherine's House

TH	Catholic Community Services	Rita's House
TH	Community Psychiatric Clinic (CPC)	The Willows
TH	Compass Housing Alliance	Cesar Chavez House
TH	Compass Housing Alliance	Pioneer Square Men's Program
TH	Consejo Counseling and Referral	Mi Casa
TH	Consejo Counseling and Referral	Villa Esperanza
TH	El Centro de la Raza	Ferdinand/Shelton Houses
TH	Elizabeth Gregory Home	Maple Leaf House
TH	First Place School	Family Stabilization Housing Program
TH	Friends of Youth	FOY Host Homes King County
TH	Friends of Youth	New Ground Avondale
TH	Friends of Youth	New Ground Bothell
TH	Friends of Youth	New Ground Kirkland
TH	Friends of Youth	New Ground Sandpoint
TH	Friends of Youth	New Ground Totem Lake
TH	Hopelink	Avondale Park TH
TH	International District Housing Alliance	DV Solace Transitional Housing
TH	Jubilee Women's Center	Jubilee House
TH	Kent Youth and Family Services	Watson Manor
TH	Lifelong	Lifelong Housing
TH	Lifewire	My Friend's Place
TH	Low Income Housing Institute (LIHI)	Columbia Court Supportive Housing
TH	Low Income Housing Institute (LIHI)	Denny Park Apartments
TH	Low Income Housing Institute (LIHI)	Martin Court
TH	Low Income Housing Institute (LIHI)	Meadowbrook View Apartments
TH	Low Income Housing Institute (LIHI)	Othello House
TH	Low Income Housing Institute (LIHI)	The Cate Apartments
TH	Multiservice Center (MSC)	MSC Family Transitional - Kent
TH	Multiservice Center (MSC)	MSC Men's Transitional Housing
TH	Muslim Housing Services	Muslim Housing City Transitional
TH	Nexus Youth and Families	Severson Program - CoC
TH	Nexus Youth and Families	The RISE Project
TH	REST	REST Home
TH	Solid Ground	Broadview Transitional
TH	Solid Ground	Santos Place
TH	St Stephen Housing Association	City Park
TH	St Stephen Housing Association	Nike Manor
TH	The Salvation Army	Hickman House
TH	The Salvation Army	Veterans Transitional Program
TH	The Salvation Army	William Booth Center (TLP)
TH	The Salvation Army	William Booth Center FSP
TH	The Sophia Way	Sophias Home-TH

TH	Union Gospel Mission (King)	Bridge
TH	Union Gospel Mission (King)	Garden
TH	Union Gospel Mission (King)	Men's Ministry Recovery Program
TH	Union Gospel Mission (King)	ReNovo
TH	Union Gospel Mission (King)	Son Rise House
TH	United Indians of all Tribes	Bridge Transitional Housing UIAT
TH	Urban League of Seattle	Harder House
TH	Vision House	Family Program (Renton)
TH	Vision House	Family Program (Shoreline)
TH	Way Back Inn	Transitional - scattered Site
TH	YMCA of Greater Seattle	YAIT Drug Court
TH	YMCA of Greater Seattle	YMCA Host Homes King County
TH	YMCA of Greater Seattle	YMCA Shared Homes
TH	YMCA of Greater Seattle	YMCA YAIT and Shared Homes
TH	YouthCare	Bridge Transitional Housing YC
TH	YouthCare	ISIS / Ravenna House
TH	YouthCare	Passages
TH	YouthCare	Pathways TLP
TH	YouthCare	Straley House / Catalyst
TH	YWCA - KC	Anita Vista
TH	YWCA - KC	YWCA Auburn Transitional

Proj. Type	Organization Name	Project Name
PSH	Asian Counseling and Referral Services (ACRS)	HOPES
PSH	Asian Counseling and Referral Services (ACRS)	The Beacon
PSH	Catholic Community Services	Dorothy Day
PSH	Catholic Community Services	Noel at Bakhita
PSH	Catholic Community Services	Ozanam - HUD
PSH	Catholic Community Services	Parke Studios
PSH	Catholic Community Services	Patrick Place
PSH	Catholic Community Services	Rose of Lima at Bakhita Gardens
PSH	Catholic Community Services	St. Martin's on Westlake
PSH	Catholic Community Services	Sunset Court
PSH	Catholic Community Services	Wintonia
PSH	Compass Housing Alliance	Cascade Women's PSH
PSH	Compass Housing Alliance	Nyer Urness
PSH	Compass Housing Alliance	Ronald Commons
PSH	Compass Housing Alliance	VASH - Compass on Dexter
PSH	Compass Housing Alliance	VASH - Renton Regional Veterans Program

PSH	Compass Housing Alliance	VASH – Shoreline Regional Veterans
PSH	Congregations for the Homeless	Congregations for the Homeless Permanent Housing
PSH	Downtown Emergency Service Center	1811 Eastlake
PSH	Downtown Emergency Service Center	Aurora House
PSH	Downtown Emergency Service Center	Canaday House
PSH	Downtown Emergency Service Center	Clement Place
PSH	Downtown Emergency Service Center	Cottage Grove
PSH	Downtown Emergency Service Center	DESC Scattered Sites Leasing
PSH	Downtown Emergency Service Center	Evans House
PSH	Downtown Emergency Service Center	Interbay Supportive Housing
PSH	Downtown Emergency Service Center	Kerner Scott Clean and Sober Housing
PSH	Downtown Emergency Service Center	Lyon Building
PSH	Downtown Emergency Service Center	Morrison Hotel - Section 8 Project Based
PSH	Downtown Emergency Service Center	Rainier House
PSH	Downtown Emergency Service Center	The Estelle
PSH	Downtown Emergency Service Center	Union Hotel
PSH	Evergreen Treatment Services	REACH Housing First Rental Assistance
PSH	Evergreen Treatment Services	REACH Respite Case Management
PSH	Imagine Housing	VASH - Velocity
PSH	King County Housing Authority	KCHA VASH
PSH	King County Housing Authority	VASH - Carriage House
PSH	King County Housing Authority	VASH - Cove East
PSH	King County Housing Authority	VASH - Francis Village
PSH	King County Housing Authority	VASH - Houser Terrace
PSH	King County Housing Authority	VASH - KCHA Woodland North
PSH	King County Housing Authority	VASH - Kirkland Avenue Townhomes
PSH	King County Housing Authority	VASH - Timberwood
PSH	King County Housing Authority	VASH - Villages at South Station
PSH	Lifelong	PBRA
PSH	Lifelong	TBRA
PSH	Low Income Housing Institute (LIHI)	Broadway House
PSH	Low Income Housing Institute (LIHI)	VASH - August Wilson Apartments
PSH	Multiservice Center (MSC)	Federal Way Veterans Housing
PSH	Muslim Housing Services	Muslim Housing Rent Assistance Case Management
PSH	Plymouth Housing Group (PHG)	Humphrey Services Grant
PSH	Plymouth Housing Group (PHG) / DESC/REACH/CCS/Harborview	King County Scattered Sites PSH
PSH	Plymouth Housing Group (PHG)	Lewiston Permanent Supportive Housing
PSH	Plymouth Housing Group (PHG)	Pacific Hotel - Mod-Rehab
PSH	Plymouth Housing Group (PHG)	Plymouth on First Hill
PSH	Plymouth Housing Group (PHG)	Plymouth on Stewart

PSH	Plymouth Housing Group (PHG)	Plymouth Place
PSH	Plymouth Housing Group (PHG)	Scargo - Mod-Rehab
PSH	Plymouth Housing Group (PHG)	Shelter Plus Care - SRA
PSH	Plymouth Housing Group (PHG)	Shelter Plus Care - TRA
PSH	Plymouth Housing Group (PHG)	Simons
PSH	Plymouth Housing Group (PHG)	St. Charles
PSH	Plymouth Housing Group (PHG)	Williams Apartments
PSH	Seattle Housing Authority	VASH
PSH	Solid Ground	Sand Point Families PSH
PSH	Sound Mental Health	August Wilson Place - PSH
PSH	Sound Mental Health	Capitol Hill Apodments
PSH	Sound Mental Health	Ernestine Anderson
PSH	Sound Mental Health	Gossett Place
PSH	Sound Mental Health	Jordan House
PSH	Sound Mental Health	June Leonard Place (Renton Commons)
PSH	Sound Mental Health	Kenyon House
PSH	Sound Mental Health	McDermott Place
PSH	Sound Mental Health	Pacific Court
PSH	Sound Mental Health	Project Homestead
PSH	Sound Mental Health	South KC Housing First
PSH	The Sophia Way	Sophias Home-PH
PSH	Transitional Resources	Avalon Place II
PSH	Valley Cities Counseling and Consultation	Coming Up
PSH	Valley Cities Counseling and Consultation	Families First
PSH	Valley Cities Counseling and Consultation	Homeless Services Enhancement Program
PSH	Valley Cities Counseling and Consultation	Pathways First
PSH	Valley Cities Counseling and Consultation	Phoenix Rising
PSH	Valley Cities Counseling and Consultation	United Way Permanent Supportive Housing
PSH	Valley Cities Counseling and Consultation	Valley Cities Landing
PSH	YWCA - KC	Family Village Redmond PSH
PSH	YWCA - KC	Opportunity Place and Seneca

Proj. Type	Organization Name	Project Name
SH	Community Psychiatric Clinic (CPC)	Harbor House
SH	Downtown Emergency Service Center (DESC)	Kerner Scott Safe Haven

Proj. Type	Organization Name	Project Name
OPH	Attain Housing (formerly KITH)	Salisbury Court Permanent Low-Income
OPH	Catholic Community Services (King County)	Cedar Park Apartments
OPH	Catholic Community Services (King County)	Katharine's Place Apartments
OPH	Catholic Community Services (King County)	Palo Studios
OPH	Catholic Community Services (King County)	Santa Teresita del Nino Jesus
OPH	Community Psychiatric Clinic (CPC)	Valor Apartments
OPH	Compass Housing Alliance	The Karlstrom
OPH	Consejo Counseling and Referral	Las Brisas del Mar
OPH	DAWN	PH for DV Victims
OPH	First Place School	Imani Village
OPH	First Place School	Nhon's Place
OPH	Friends of Youth	FOY - PH
OPH	Hopelink	Duvall Place
OPH	Hopelink	Heritage Park
OPH	Hopelink	Hopelink Place
OPH	Imagine Housing	30 Bellevue
OPH	Imagine Housing	Athene Apartments
OPH	Imagine Housing	Imagine Housing Stability
OPH	Imagine Housing	Velocity Housing Stability
OPH	Lifewire	Lifewire Permanent Housing Program
OPH	Low Income Housing Institute (LIHI)	Arion Court
OPH	Low Income Housing Institute (LIHI)	Frye Hotel
OPH	Low Income Housing Institute (LIHI)	Greenwood House
OPH	Low Income Housing Institute (LIHI)	The Glen Hotel
OPH	Low Income Housing Institute (LIHI)	Tyree Scott Apartments
OPH	Multiservice Center (MSC)	MSC Titusville Station
OPH	Muslim Housing Services	Sound Family Voucher Program
OPH	Navos	Independence Bridge
OPH	Solid Ground	Brettler Place
OPH	Solid Ground	PG Kenney Place
OPH	Somali Youth & Family Club	SYFC Family Housing Services
OPH	Sound Mental Health	August Wilson Place - PH
OPH	Transitional Resources	Avalon Place
OPH	YMCA of Greater Seattle	Home At Last
OPH	YMCA of Greater Seattle	King County HA-YMCA
OPH	YMCA of Greater Seattle	Seattle Housing Authority Voucher Program
OPH	YouthCare	Marion West
OPH	YWCA - KC	Passage Point Permanent
OPH	YWCA - KC	YWCA East King County Case Managed PH

MA-35 Special Needs Facilities and Services – 91.410, 91.210(d)

Introduction

The Consortium works closely with the All Home and others such as Public Health of Seattle & King County, the faith community, private foundations, the Seattle, King County, and Renton Housing Authorities, United Way, a robust community of nonprofit agencies that have worked with special needs populations for decades, King County Mental Health Chemical Abuse and Dependency Services Division, Washington State Department of Social and Health Services, and the Veteran's Administration to provide facilities and services for special needs persons.

The Consortium increased the number of persons receiving Medicaid benefits after the implementation of the Affordable Health Care Act and expanded coverage through efforts to assist individuals with registration. Another area of potential benefit is the possible expansion of a housing benefit for Medicaid eligible clients.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

Special needs populations share a common need for affordable housing with universal design features, and that is located near transit and health services. In addition to an annual minimum goal of 50 housing units a year targeted to persons with special needs, many multi-family tax credit projects include a 20 percent set aside for persons who have a disability. With baby boomers aging, the Consortium is making senior housing with enhanced management for providing connections to mainstream services a priority. In the ongoing planning input during the past Consolidated Plan seniors stressed the importance of housing within their own communities, particularly in East King County.

The King County Housing Finance Program consults with the King County Disabilities Division, within the Department of Community and Human Services, and works to develop units specifically for families with a member who has a developmental disability. This will be an ongoing priority.

The King County Behavioral Health and Recovery Division serves persons with mental health diagnoses and substance use disorders.

Seattle is the local Housing Opportunities for Persons with AIDS (HOPWA) entitlement. The federal HOPWA program funds efforts to prevent homelessness among people diagnosed with HIV/AIDS and their families. The Seattle Human Services Department is the regional coordinator

of these funds for programs in King and Snohomish counties. Housing and service providers serve up to 500 people a year through a variety of programs.

The King County Housing Authority is working with residents to increase self-sufficiency. These include: place-based initiatives in partnership with local school districts, housing choice and mobility, and rapid re-housing for homeless students. Place-based education initiatives involve parents, children, schools and partner agencies and share a common goal: Starting early to help children succeed in school. This revolves around three elements: engage families in early learning; that children enter kindergarten ready to learn; and that students read at standard by the end of third grade.

The Consortium works closely with the other special needs populations, particularly survivors of domestic violence and contracts directly with agencies with a full range of services for parents and children, including emergency shelter and permanent housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

King County contracts with housing and service providers who have staff at hospitals and jails helping to coordinate discharge into the community. These providers help develop a discharge plan and help individuals access Medicaid, behavioral health services and services through the Washington State Department of Social and Health Services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215© with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315©.

Each year the King County Housing Finance Program sets a goal of developing 250 new units, of which 50 will be set aside for people with disabilities. These units are a contractual requirement for the 50-year term of the contract. King County works with housing funders, mainstream service systems (such as the developmental disabilities system, the drug/alcohol system, and the mental health system), and housing referral information and advocacy organizations to plan for community-based housing options for persons with special needs. The King County Housing Repair Program conducts a Housing Access Modification program for homeowners and renters, to make it possible for people to remain safely in their homes.

MA-40 Barriers to Affordable Housing – 91.410, 91.210©

Describe any negative effects of public policies on affordable housing and residential investment.

King County and the Consortium member jurisdictions engage in ongoing efforts to advance public policy for the purpose of increasing the supply of affordable housing. This includes the following activities: 1) evaluation regulatory barriers to housing production and affordability, 2) coordinated planning activities among the jurisdictions, 3) streamlining permitting, and 4) incentive zoning features, such as allowing accessory dwelling units. The following chart lists some of the tools available to develop affordable housing in King County. One of the challenges is the number of jurisdictions in King County (39) and the differing policies regarding various housing tools.

Multi-family Housing/Affordable Housing Development Tools	Jurisdictions
Eliminate units-per-acre zoning, or replace with floor-area ratio limits	<ul style="list-style-type: none">• Kirkland (Downtown, Totem Lake)• Redmond• Bellevue (Bel-Red)
Cluster subdivisions/developments, lot-size averaging, multiplexes, or cottages	<ul style="list-style-type: none">• Kirkland• Redmond• Federal Way• Kent• Burien – policy language only to date• Unincorporated King County
SROs or “mini-suites”	<ul style="list-style-type: none">• Kirkland• Redmond
Up-zones with affordability required	<ul style="list-style-type: none">• Kirkland• Redmond• Sammamish• Kenmore• Newcastle• Issaquah• Unincorporated King County – Master Planned Developments
Mandatory Zoning Requirements for Developer Benefits	<ul style="list-style-type: none">• Redmond (specific areas)• Federal Way• Kenmore downtown• Unincorporated King County, Issaquah and Snoqualmie (master planned developments)

Voluntary increased development capacity (e.g. height, density) with affordability	<ul style="list-style-type: none"> • Auburn • Bellevue (Bel-Red) • Burien • Federal Way • Mercer Island • Redmond • Renton • Sammamish • Seatac • Seattle • Issaquah • Kent – density bonus in PUDs • Tukwila • Unincorporated King County
Accessory Dwelling Units	<ul style="list-style-type: none"> • Kirkland • Redmond • Bellevue • Sammamish • Kenmore • Newcastle • Issaquah • Mercer Island • Federal Way • Kent • Burien • Unincorporated King County
Multi-family Property Tax Exemption	<ul style="list-style-type: none"> • Auburn • Covington • Issaquah • Kent • Kirkland • Mercer Island • Kenmore • Bellevue • Federal Way • Burien – in Downtown Commercial (DC) zone • Redmond • Renton • Seatac • Shoreline • Tukwila – under consideration for adoption

Permit and Impact Fee Waivers	<ul style="list-style-type: none"> • Algona • Auburn • Bellevue • Black Diamond • Burien • Covington • Des Moines • Enumclaw • Federal Way • Issaquah • Kenmore • Kirkland • Newcastle • Pacific • Sammamish • Seatac • Tukwila • Unincorporated King County
Land Donations	<ul style="list-style-type: none"> • Bellevue • Kirkland • Redmond • Sammamish • Issaquah • King County
Parking Reductions	<ul style="list-style-type: none"> • Kent • Burien – flexible parking requirements allow less parking in transit rich areas • Bellevue • Seattle

MA-45 Non-Housing Community Development Assets – 91.410, 91.210(f)

Introduction

King County enjoys a robust economy and strong job growth. While the region is experiencing rapid growth and a rising housing market, there are a number of communities in King County with large disparities in the built environment that present barriers to individuals in reaching their full potential.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,206	1,505	1	0	0
Arts, Entertainment, Accommodations	38,533	37,470	10	10	0
Construction	17,200	17,114	4	5	0
Education and Health Care Services	50,201	38,082	13	10	-3
Finance, Insurance, and Real Estate	23,644	16,930	6	5	-2
Information	40,169	56,130	10	15	5
Manufacturing	43,210	47,397	11	13	2
Other Services	21,395	15,640	6	4	-1
Professional, Scientific, Management Services	43,278	32,122	11	9	-2
Public Administration	0	0	0	0	0
Retail Trade	43,124	40,078	11	11	0
Transportation and Warehousing	14,643	20,398	4	6	2
Wholesale Trade	22,586	20,734	6	6	0
Total	360,189	343,600	--	--	--

Table 40 – Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	713,509
Civilian Employed Population 16 years and over	663,107
Unemployment Rate	7.05%
Unemployment Rate for Ages 16-24	24.87%
Unemployment Rate for Ages 25-65	5.66%

Table 41 – Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	166,901
Farming, fisheries and forestry occupations	17,383
Service	39,896
Sales and office	112,544
Construction, extraction, maintenance and repair	34,741
Production, transportation and material moving	22,942

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	349,936	57%
30-59 Minutes	214,306	35%
60 or More Minutes	50,302	8%
Total	614,546	100%

Table 43 – Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	23,116	2,972	11,396
High school graduate (includes equivalency)	70,278	5,913	20,942
Some college or Associate's degree	131,617	8,142	31,017
Bachelor's degree or higher	195,972	7,908	34,978

Table 44 – Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9 th grade	1,478	4,146	4,727	6,443	5,364
9 th to 12 th grade, no diploma	10,258	7,452	6,208	8,508	6,129
High school graduate, GED, or alternative	20,627	24,056	25,179	47,969	27,005
Some college, no degree	23,456	27,347	29,112	65,155	22,818
Associate's degree	4,786	11,030	13,101	25,369	5,401
Bachelor's degree	8,703	39,295	46,246	71,205	20,259
Graduate or professional degree	487	17,052	24,576	40,720	11,906

Table 45 – Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,312
High school graduate (includes equivalency)	31,798
Some college or Associate's degree	39,605
Bachelor's degree	57,086
Graduate or professional degree	72,621

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors are in management and business. The Puget Sound Area has a thriving technology sector with established companies such as Microsoft and burgeoning

startups. Boeing is Washington State's largest employer and has a manufacturing plant operating in King County.

Major industry sectors in King County with more than 100,000 estimated jobs include professional and business services, education and health services, government, leisure and hospitality, retail trade and manufacturing.

The unemployment rate in King County has been steadily and consistently declining since reaching a peak level of 9.6 percent in early 2010. Throughout the recession and recovery, King County's unemployment rate has been lower than that of Washington State. As of July 2014, the not seasonally adjusted unemployment rate in King County was 4.9 percent.

Describe the workforce and infrastructure needs of the business community:

With the explosive growth of the information technology sector, there is a high demand for skilled workers to fill jobs in the expanding field of information technology. Other workforce needs include bio technology, healthcare/health services, construction, food industries, select areas of the service sector, such as air transportation, select areas of the manufacturing sector and the maritime industry. Transportation infrastructure is a high need, and long-term expansion of the transportation infrastructure has created new jobs in that sector.

While our region is experiencing extremely rapid growth and a soaring housing market, community friendly infrastructure development has not been equitable in the region, and there are a number of communities in King County with large disparities in the built environment that are barriers to individuals in those communities reaching their full potential. Such infrastructure issues include lack of safe and well-lit places to walk and make connections to businesses, services and leisure activities, including exercise, lack of cohesion and place-making in the business district and between the business district and residential neighborhoods, lack of well-designed open space to complement a "coherent sense of place" and lack of active transportation connections for cyclists, joggers, walkers, etc.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Sound Transit (ST) is continuing to develop a regional mass transit light rail system. There are currently a number of approved and funded extension legs that will move forward over the coming years, and there are planned for many more extensions that have not yet been funded. Washington State is starting to replace aging large-scale aging infrastructure, such as major bridges, and has plans to continue replace such aging infrastructure in the coming years.

King County works closely with our region's Workforce Development Council to create job training opportunities, programs and job entry opportunities at multiple levels so that all persons in our County who can work have access to jobs. Employment security and ability to thrive economically are key elements of King County Health and Human Services Transformation work. The Communities of Opportunity Initiative of Transformation will work closely with communities that have high unemployment rates at the community level and at the policy level and will bring in multiple partners that can help to reduce employment disparities across the County.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

This is mixed – we have many very highly educated residents who are very well matched for employment opportunities. We also have an influx of highly educated people moving to the region for such jobs. We have a mismatch, however, for too many people who do not have the skills or training for many of the job opportunities in the region. This is one of our greatest challenges in the coming years if we are going to reduce the very large disparities we are seeing between communities – with some communities not able to share in the increased prosperity of the region.

As discussed throughout this plan, and particularly in Section SP-80, Anti-Poverty Strategy, King County has set a clear path through our transformation work to move our investments much further upstream so that every person in King County can reach their full potential and to thrive economically. To this end we will be working with multiple partners, including the Consortium jurisdictions, the Puget Sound Regional Council, and many others across the County to achieve common transformative goals.

Current actions for the regional economic strategy through the Puget Sound Regional Council⁴ are identified below.

- Amazing Place: Growing jobs and opportunity in the central Puget Sound region
- Economic Analysis of the central Puget Sound region
- Implementing Amazing Place
 - Regional Aviation Baseline Study
 - Boeing's New Midmarket Aircraft
 - Commercial Space Sector Study

There are several universities in the County, as well as great local community colleges and vocational education institutions. Many of these institutions are willing to partner to help increase workforce opportunities for all people in the County.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Development Council of Seattle-King County is a nonprofit workforce think-tank and grant-making organization whose mission is to support a strong economy and the ability of each person to achieve self-sufficiency. They work throughout the community, bringing employers, jobseekers, youth, educators, labor groups and other nonprofits together to find and fund-solutions for workforce gaps.

The Employment and Education Resources Program (EER), in the Department of Community and Human Services (DCHS), receives funding from the WDC and conducts the essential operator role for the WorkSource system in King County, including youth and adult employment and education programs. Programs under EER offer services throughout King County in partnership with numerous community organizations.

The WorkSource system provides full service one-stop centers throughout King County that are certified by the Workforce Development Council of Seattle. King County DCHS plays a leadership role serving as the operator of this system to improve the quality of workforce programs and opportunities for the people of King County, which has been recognized by national, state and local partners. King County DCHS also leads a local Veteran's Program and works specifically on workforce programs for veterans.

These coordinated efforts to develop workforce training and jobs link to the Consolidated Plan through Goal Three: Community Development - Establish and maintain a healthy and vibrant

⁴ Puget Sound Regional Council: <https://www.psr.org/>

community by partnering with local jurisdictions and organizations, improving the well-being of low- and moderate-income residents, and focusing on communities with historic disparities in health, income, and quality of life.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

King County has participated in a broader four-county CEDS with the Puget Sound Regional Council (PSRC), our Metropolitan Planning Organization. PSRC's mission is to ensure a thriving central Puget Sound now and into the future through planning for regional transportation, growth management and economic development.

PSRC works for a common vision, expressed through three connected major activities: VISION 2040, the region's growth strategy; Regional Transportation Plan 2018, the region's long-range transportation plan; and the Regional Economic Strategy, recognizes and promotes the region's substantial attributes and is designed to build on strengths. the region's blueprint for long-term prosperity. The Regional Economic Strategy is a plan for strengthening the region's economic foundations and supporting industries that offer outstanding potential for good-paying jobs and long-term sustainability. These industries include:

- Information and Communication Technology;
- Aerospace
- Tourism
- Business Services;
- Military and Defense;
- Transportation and Logistics
- Maritime;
- Life Sciences and Global Health; and
- Clean Tech.

For King County, specific economic development policies and strategies are contained in the King County Comprehensive Plan, last adopted in 2016, and in a midpoint update period now. Sections covered in the Comprehensive Plan include: general economic development policies, business development, workforce development, infrastructure development, sustainable development in the private sector, and the rural economy. Related to the strategies in the Comprehensive Plan, King County has adopted the Health and Human Services Transformation Vision, and is currently working on several Transformation initiatives, including place-based community strategies that will address transformational economic development strategies as one aspect of the work. This is also discussed in section *SP-80* of this plan, the *Anti-Poverty Strategy*.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

King County may make an application under the new Consolidated Plan for a Neighborhood Revitalization Strategy Area as part of the work of the Communities of Opportunity Initiative of Health & Human Services Transformation. The NRSA will cover outcome goals at the intersection of health, housing and economic prosperity, and will focus on prevention, embracing recovery, and eliminating disparities. See section *SP-80 Anti-Poverty Strategy* for more information on the Transformation initiatives.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of “concentration”)

Concentration: is defined as a number 10 percent above the overall proportion or distribution in the County.

There are areas in South King County where there is a concentration of households who are low income, severely cost burdened, and have other housing problem(s), such as overcrowding. As housing costs increase in the City of Seattle, more households are moving south or north into more affordable communities.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?

Yes, these same neighborhoods in South King County have a concentration of low-income households in general and specifically low-income households of color.

What are the characteristics of the market in these areas/neighborhoods?

Housing is more affordable in this part of the County. The housing stock is older and there are more housing units with housing problems in need of rehabilitation.

Are there any community assets in these areas/neighborhoods?

Yes, these communities have great cultural assets and a cultural richness. There is potential for improved transportation with Rapid Ride bus routes and a new light rail corridor that will be built and an existing conventional train, and transit centers.

Are there other strategic opportunities in any of these areas?

King County, working with local jurisdictions, will be identifying Communities of Opportunity and with the Seattle Foundation will be working to create greater health, social, economic, and racial equality in these communities. See SP-70 Anti-Poverty Strategy for more information.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the heart of the Consolidated Housing, Homelessness and Community Development Plan Consolidated Plan) and where the Consortium's goals, objectives and specific strategies designed to make progress towards those goals and objectives are expressed. Most of the strategies have output goals which are based on the funding we project to be available for the five-year period of the Consolidated Plan. If funding changes during the five-year period of the Consolidated Plan, the Consortium may amend the output goals through its Joint Recommendations Committee (JRC).

Values: We invest in projects that predominantly serve households at or below 50% AMI; mixed-income projects that serve a portion of households at or below 30% AMI; projects that are inclusive of homeless households and vulnerable populations; projects that embrace evidence-based best practices; projects that are located and designed thoughtfully, considering connectivity, health and access to transit; and projects that reduce their screening barriers. All programs and projects should reflect values of equity and social justice, including equitable development principles. For example, projects should avoid or minimize displacement of existing affordable housing or community assets such as small businesses or cultural institutions. When impacts are anticipated, extensive community engagement and mitigation actions should be included. Housing projects which require a Certificate of Consistency with the Consolidated Plan should not conflict with other goals in the Consolidated Plan such as Goal 3 - Community and Economic Development.

Values for the South Sub-region emphasize acquisition and rehabilitation of substandard housing stock, preservation of affordable housing, and mixed-income housing development; and for the North/East Sub-region emphasize high density new affordable housing units, and a broad range of affordable housing project types.

The Consortium's desired outcomes for each goal are impacted by many factors, especially the larger economy, the health of other federal programs, such as the Section 8 program, and other federal, state and local funding streams that we don't control, and are far beyond the capability of the Consortium's strategies to accomplish single-handedly. For that reason, it is particularly important that we work across sectors towards shared outcomes that will help us all make progress towards our goals. Annual output goals for each of the strategies in this plan are dependent upon the continuation of the applicable fund sources.

SP-10 Geographic Priorities – 91.415, 91.215(a)(1)

General Allocation Priorities

CDBG, ESG, and HOME funds are allocated throughout King County. King County has two target areas: SeaTac and Skyway. Both are potential areas for a Neighborhood Revitalization Strategy Area. More target areas may be added during the period of this plan.

CDBG and ESG

CDBG and ESG funds are allocated based upon the percentage of low-and-moderate income populations in the two sub-regions North/East and South. A map of the King County Consortium regions is included on the following page.

The North/East Sub-region consists of the following cities, towns, and census designated places.

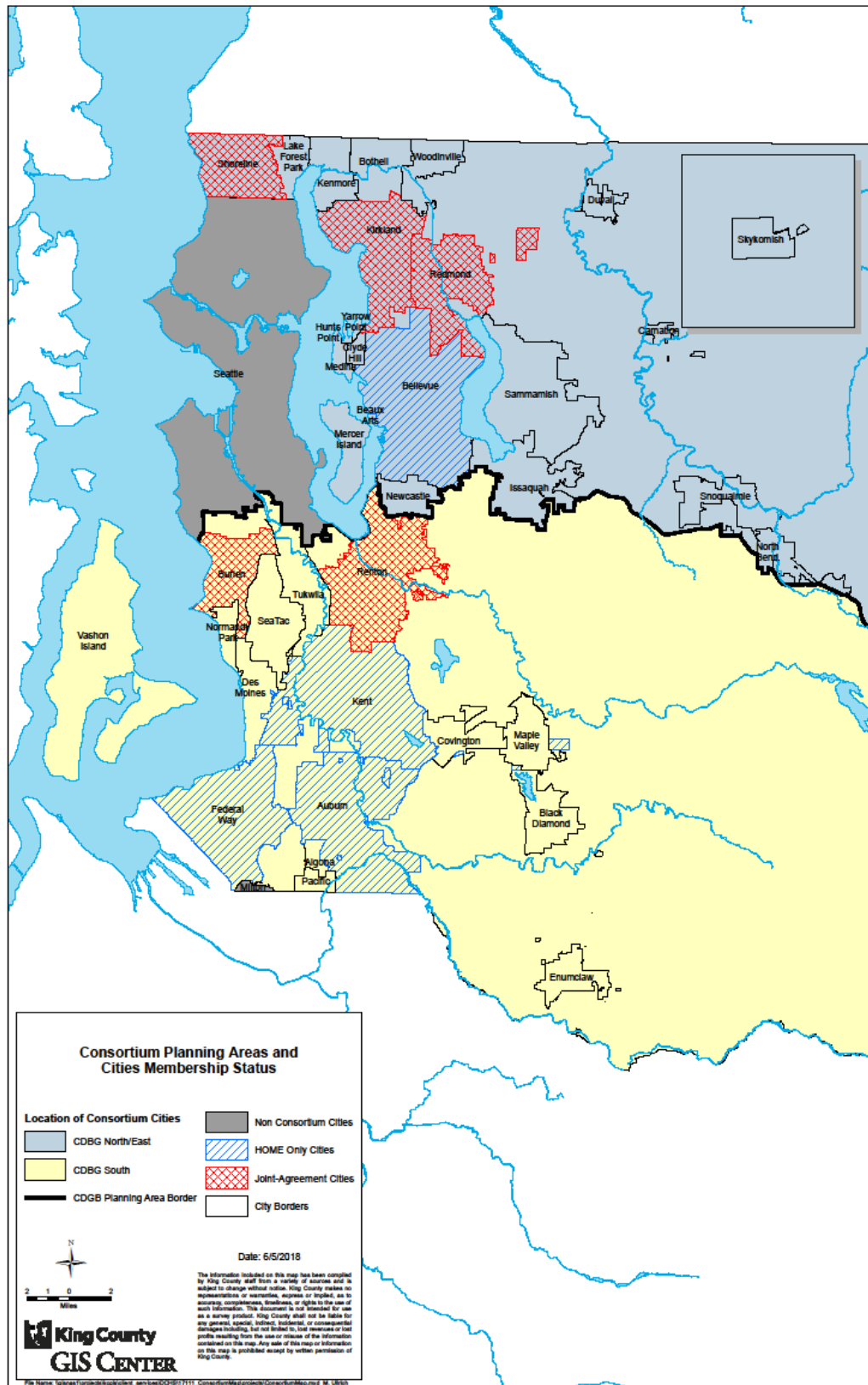
Cities, towns, and census designated places include: 1) Beaux Arts Village 2) Bellevue; 3) Bothell (King County portion); 4) Carnation; 5) Fall City; 6) Ames Lake; 7) Eastgate; 8) Lake Marcel-Stillwater; 9) Wilderness Rim; 10) Lake Forest Park; 11) Medina; 12) Mercer Island; 13) Newcastle; 14) North Bend; 15) Baring; 16) Fall City; 17) Riverbend; 18) Union Hill-Novelty Hill; 19) Shoreline; 20) Skykomish; 21) Snoqualmie; 22) Sammamish; 23) Issaquah; 24) Cottage Lake; 25) Klahanie; 26) Tanner; and 27) Unincorporated King County.

South sub-region

The South sub-region includes the following cities, towns and census designated places: 1) Algona; 2) Auburn; 3) Black Diamond; 4) Boulevard Park; 5) Burien; 6) Bryn-Mawr-Skyway; 7) Covington; 8) Des Moines; 9) East Hill-Meridian; 10) East Renton Highlands; 11) Fairwood; 12) Federal Way; 13) Kent; 14) Lake Holm; 15) Lakeland North; 16) Lakeland South; 17) Lake Morton-Berrydale; 18) Maple Heights-Lake Desire; 19) Maple Valley; 20) Mirrormont; 21) Normandy Park; 22) Pacific; 23) Ravensdale; 24) Renton; 25) Riverton; 26) SeaTac; 27) Shadow Lake; 28) Tukwila; 29) Vashon; 30) White Center; and 31) Unincorporated King County.

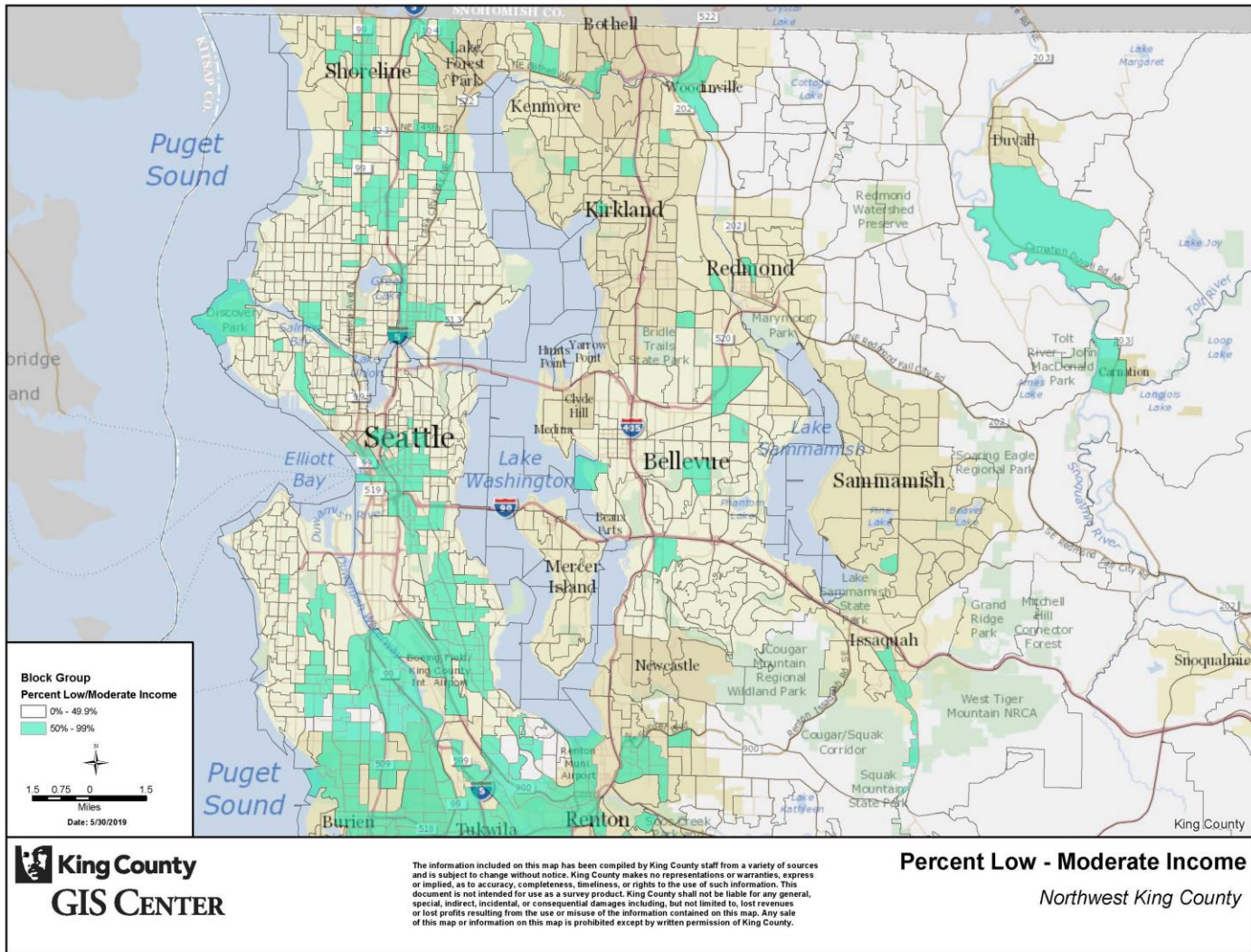
HOME

HOME funds are awarded through the Housing, Homelessness and Community Development Housing Finance Program competitive process. Funds are distributed countywide to the members of the HOME Consortium. The HOME Consortium includes the cities listed above and additionally the cities of Auburn, Bellevue, Kent, and Federal Way.

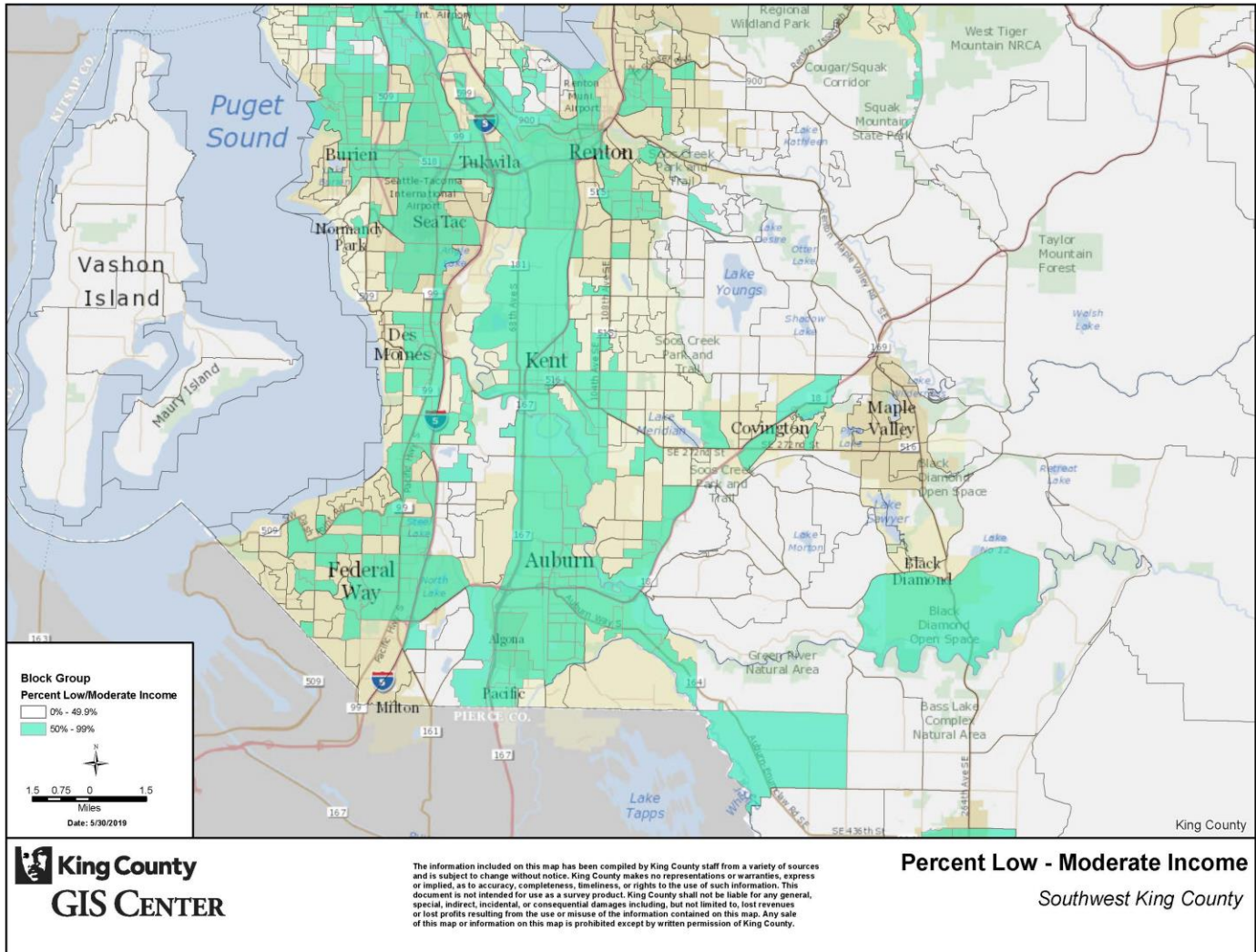


The following maps show the North/East and South regions and the low to moderate income percentages by block group.

Northwest King County

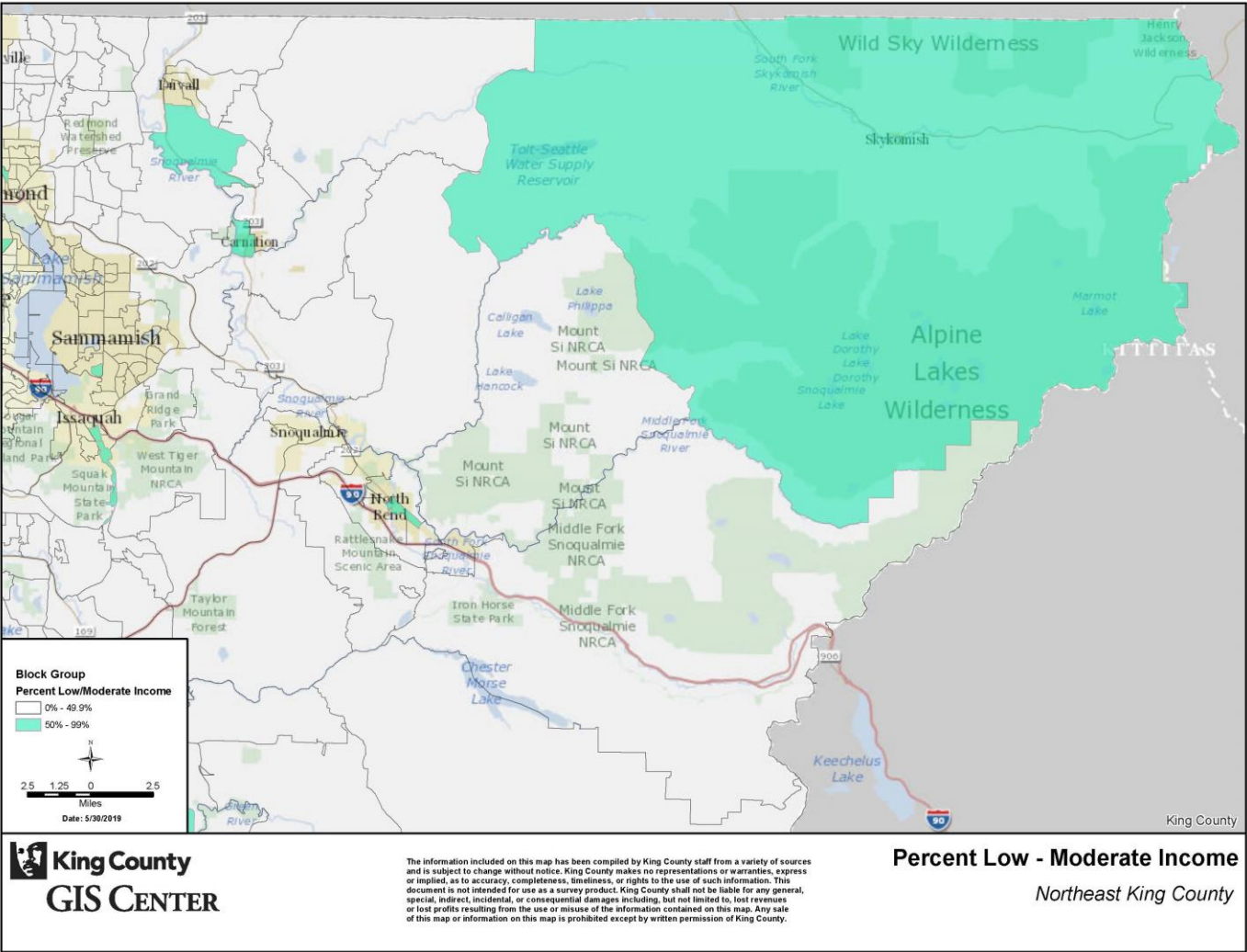


Southwest King County



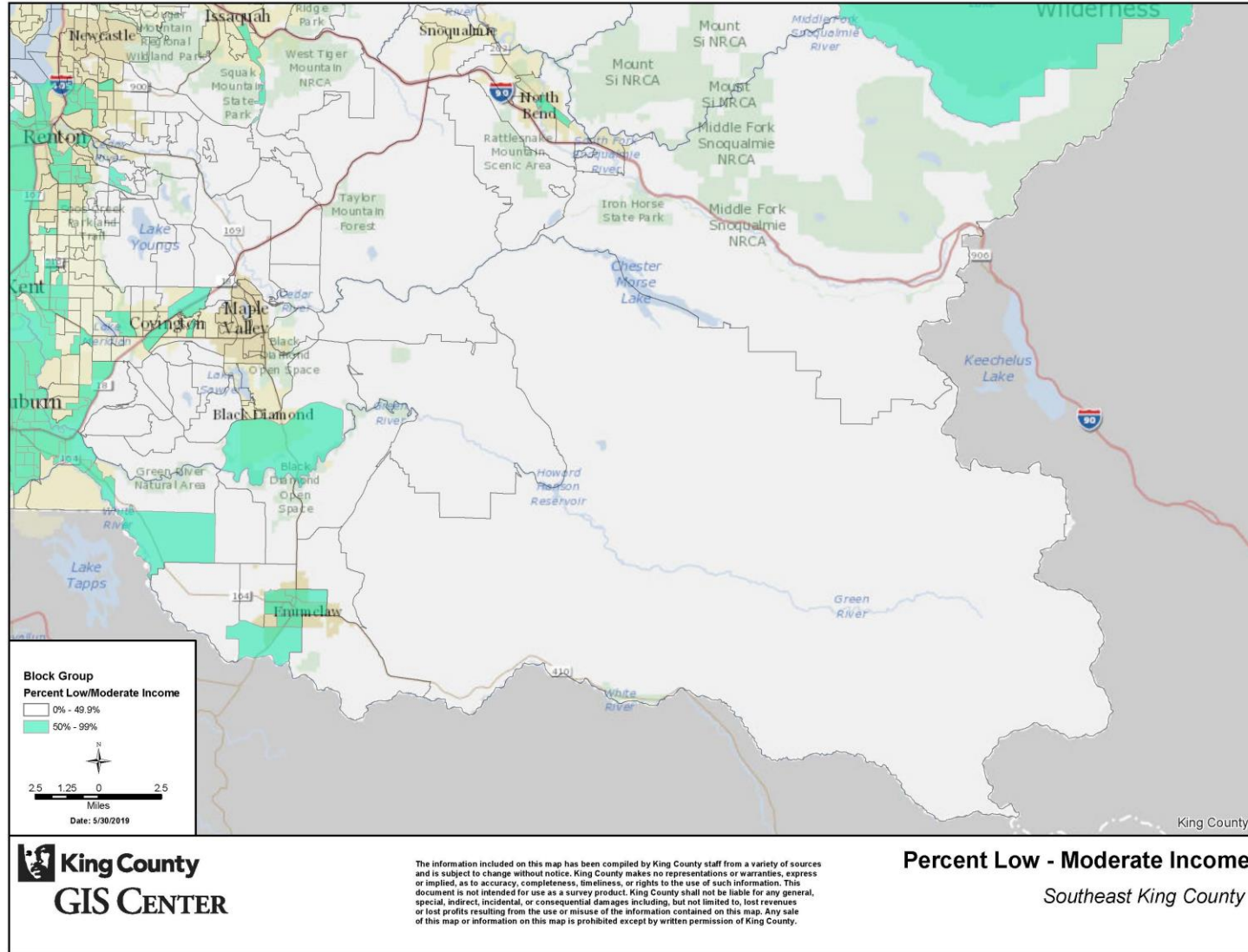
File Name: \\gisnas1\projects\kcgis\client_services\DC\5119xxx_WallMap\Projects\LMinc_BGmap_notposter.mxd

Northeast King County



File Name: \\gisnas1\projects\kcgis\client_services\DCHS\19xxx_WallMap\Projects\LMinc_BGmap_notposter.mxd

Southeast King County



File Name: \\gisnas1\projects\kcgis\client_services\DC\HS19xxx_WallMap\Projects\L\Minc_BGmap_notposter.mxd

Describe the basis for allocating investments geographically within the jurisdiction.

The Consortium allocates funds to address the strategies under the three overarching goal areas: 1) Affordable Housing; 2) Homelessness; and 3) Community Development. Investments are distributed throughout the County, and there are guidelines adopted by the Consortium to balance investments geographically over time. Allocation guidelines are determined through use of low to moderate- income population data, and other data, as applicable. The Affordable Housing Committee is tasked with implementing the Action Plan contains seven goals to with supporting strategies and actions for each goal (listed in the Executive Summary of this plan). Goal 2 is to “increase construction and preservation of affordable homes for households earning less than 50% area median income; Goal 3 to “prioritize affordability accessible within half mile walkshed of existing and planned frequent transit service, with a particular priority for high-capacity transit stations”; and Goal 5 to “protect existing communities of color and low-income communities from displacement in gentrifying communities”. This Committee is charged with overseeing the implementation of the Action Plan and tracking the region’s progress toward meeting the goals in the Action Plan. This represents a significant shift in how affordable housing funding decisions are made.

King County and the Consortium also consider other plans and initiatives in making allocation decisions, such as climate change, transit-oriented development, equity and social justice, and Health & Human Services Transformation Initiatives. Examples of intersections with such initiatives and plans are included below.

Housing, Homelessness and Community Development near High Capacity Transit Nodes

Following upon the Consortium's work on the regional Growing Transit Communities grant, the Consortium will prioritize investments in affordable housing and eligible community development projects near high capacity transit, including high capacity bus routes, bus rapid transit and light rail. Future light rail lines will be completed by 2023 serving East King County, North King County, and South King County continuing with new routes to serve the region. The Consortium has been a partner in creating an acquisition fund to acquire land for affordable housing and community development near high capacity transit nodes before the land is too expensive to acquire. That fund is the Regional Equitable Development Initiative (REDI) Fund and it has geographic targets.

Communities of Opportunity

Communities of Opportunity is an initiative undertaken jointly between Public Health – Seattle and King County and the Seattle Foundation to address inequitable outcomes based on geography. Geographic communities targeted currently include:

- The Rainier Valley (City of Seattle)
- White Center
- SeaTac/Tukwila
- The City of Kent
- The Central District of the City of Seattle
- Rural Snoqualmie Valley
- The urban Native Community
- The Latinx Community of Vashon Island
- Transgender and gender nonconforming communities

There is significant overlap between these targeted communities and federal protected classes. Each community develops its own vision and priorities, which range from:

- Anchoring multi-cultural communities at risk of displacement,
- Advocating for the preservation and development of affordable housing in areas that are near transit, jobs, and education,
- Access to health, affordable food and safe places outside to be physically active, especially for youth,
- Workforce development that includes local hires, support of new local businesses, and inclusion of youth, and Increased civic participation and engagement, cultural preservation, and access to safe public spaces.

Priority Needs: In the following Priority Needs tables, the Sort Order column is an identifying system for Priority Needs to reference activities listed in *Table 52 Goals Summary*. The Sort Order does not indicate a priority tier.

Table 36 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	Countywide and potential Neighborhood Revitalization Strategy Areas
	Associated Goals	Affordable Housing

	Description	The Consortium will engage in other housing activities, collaborations and partnerships to enhance opportunities for equitable development and the creation/preservation of affordable housing. During the course of the Consolidated Plan, funding may be prioritized for coordination with the intended Neighborhood Revitalization Strategy Area (s) in the South Subregion, as identified through the Communities of Opportunity Initiative. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs. Fair housing will be reported on annually.
	Basis for Relative Priority	The Regional Affordable Housing Task Force stated an overarching goal to “strive to eliminate cost burden for households earning 80 percent Area Median Income and below, with a priority for serving households at or below 50 percent Area Median Income.” The Regional Affordable Housing Task Force recommended a Five-Year Action Plan as a way to spur the region into action quickly. The Action Plan includes seven goals and each goal has a number of strategies to achieve the goal.

2	Priority Need Name	Ending Homelessness
	Priority Level	High
	Population	Extremely Low Income and Low Income Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Countywide and potential Neighborhood Revitalization Strategy Areas
	Associated Goals	Ending Homelessness
	Description	We value working together with collective impact to continue the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First and shared outcomes; we invest in projects that ensure that homeless households from all sub-populations are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasize recovery, as needed; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; receive only what they need to be returned to housing quickly and to be as self-reliant as possible.

	Basis for Relative Priority	We value shared outcomes. Shared outcomes include, but are not limited to, the following: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households are homeless; 3) increase the rate of exits to permanent housing; and 4) reduce the number of households that re-enter the homeless system after exit to permanent housing.
3	Priority Need Name	Community and Economic Development
	Priority Level	High
	Population	Extremely Low Income, Low Income, and Moderate Income Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Consortium-wide, North/East sub-region, South sub-region, and potential Neighborhood Revitalization Strategy Areas
	Associated Goals	Community and Economic Development

	Description	Establish and maintain a suitable living environment and expand economic opportunities for low-and moderate-income people. Our investments across the Consortium in low-income communities for the benefit of low-income people, help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community. Specific strategies include: 1) improve the ability of health and human services agencies to serve our low to moderate-income residents safely and effectively, 2) improve the living environment in low to moderate-income neighborhoods and communities; and 3) preserve and expand economic opportunities for low to moderate-income residents of the Consortium. In urban unincorporated King County there is a particular concern about the impacts of gentrification of the existing community members and cultural institutions.
	Basis for Relative Priority	Our investments in new developments in eligible communities are designed to promote a healthy lifestyle, reflect the range of income levels in our region, and have accessible connectivity with amenities, services and opportunities. We invest capital in projects that serve eligible low-income persons at or below 80 percent of AMI, and eligible low-income communities, that improve the livability for such persons and communities, and emphasize environmental stewardship, and the health and well-being of the persons that will access the projects.

Narrative (Optional)

The Consortium's desired outcomes for each goal are impacted by many factors, especially the larger economy, the health of other federal programs, such as the Section 8 program, and other federal, state and local funding streams that we don't control and are far beyond the capability of the Consortium's strategies to accomplish single-handedly. For that reason, it is particularly important that we work across sectors towards shared outcomes that will help us all make progress towards our goals. While our goals and outcome statements may exceed our reach, it is only by making the reach that we can hope to influence them. Annual output goals for each of the strategies in this plan are dependent upon the continuation of the applicable fund sources.

SP-30 Influence of Market Conditions – 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Income inequality and the thinning of the middle income and more persons at the lower and higher income levels will increase the need for tenant based rental assistance.
Shallow Rent Subsidies for Non-Homeless Special Needs	With increasing rents, more persons are priced out of market-rate housing and in need of affordable housing.
New Unit Production	The increasing cost of land and construction coupled with declining federal resources reduce the ability to produce new units.
Rehabilitation	The aging affordable housing portfolio will require additional capital investments.
Acquisition, including preservation	Preservation will be a major initiative. Housing authorities and nonprofits will be competing with market-rate developers to acquire expiring Section 8 projects.

Table 37 – Influence of Market Conditions

SP-35 Anticipated Resources – 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Consortium receives three federal entitlement grants on an annual basis. These federal funds: 1) CDBG in the approximate annual amount of \$5,160,000; 2) HOME in the approximate annual amount of \$3,250,000; and 3) ESG in the approximate annual amount of \$307,000, are the first three resources listed on Table 49 Anticipated Resources below. Other federal, state, and local funds are listed as well. Like the federal formula grants, the other resources come with restrictions and regulatory requirements regarding allowed uses. Some, such as Low-Income Housing Tax Credits (LIHTC) and Continuum of Care funds, are secured through competitive applications and are not a guaranteed source. Some of these funds, such as the Regional Affordable Housing Program (RAHP) provide leverage for federal dollars.

- Consolidated Homeless Grant: \$3,000,000
- Housing and Essential Needs: \$10,236,115
- Regional Affordable Housing Program: \$14,000,000
- Mental Illness and Drug Dependency: \$2,300,000
- King County Veterans and Human Services Levy: \$13,000,000
- King County Document Recording Fee: \$2,350,455

Anticipated Resources

Program	Source of Funds (including leverage funds)	Uses of Funds	Expected Amount Available Year 2020				Expected Amount Available Remaining Four Years of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total for Year One:		
CDBG	Federal-HUD	<ul style="list-style-type: none"> Community Facilities Public Improvements Public Services Economic Development Housing Administration Planning 	\$5,000,000	\$160,000		\$5,160,000	\$20,640,000	Resources anticipated based upon 2020 estimated entitlement.
HOME	Federal-HUD	<ul style="list-style-type: none"> Permanent housing for rental and homeownership Administration 	\$3,250,000		0	\$3,250,000	\$13,000,000	Resources anticipated based upon estimated 2020 entitlement.
ESG	Federal-HUD	<ul style="list-style-type: none"> Homeless Prevention Emergency Housing Administration 	\$307,000	0	0	\$307,000	\$1,228,000	Resources anticipated based upon estimated 2020 entitlement.
Total Federal Grant Resources			\$8,557,000	\$160,000	\$0	\$8,629,191	\$34,868,000	

Table 48 Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Federal funds leverage private, state and local funds. The sources of matching funds for housing funded with HOME are King County's local general fund, the Regional Affordable Housing Program (RAHP) funds and Veterans and Seniors Human Services Levy capital funds. The RAHP funds are a dedicated state-adopted housing resource (a document recording fee surcharge) administered by King County and targeted to the creation of affordable housing. Veterans and Seniors Human Services levy capital funds are local fund source targeted to housing development projects that provide permanent supportive housing to homeless veterans and other homeless families and individuals. The source of match for the HOME-funded ownership occupied rehabilitation activities are owner contributions. The primary source of match for ESG projects is the RAHP fund.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

On July 22, 1996, the Metropolitan King County Council unanimously passed an ordinance that provides that if a parcel of property is surplus to the needs of King County, and is suitable for housing, then it should be sold or leased for the purpose of affordable housing. The Facilities Management Division shall determine whether any of the County departments has a need for surplus property that is related to the provision of essential government services. If the property is not needed for the provision of essential government services, the Facilities Management Division shall determine if the property is suitable for affordable housing.

Discussion

In addition to the King County surplus land ordinance, a number of partner jurisdictions in the Consortium have similar legislation and have made land available for affordable housing, either through donation or a long-term lease at favorable terms.

SP-40 Institutional Delivery Structure – 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

DRAFT

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
King County Department of Community and Human Services – Housing, Homelessness and Community Development	Government	Lead for King County Consortium. Staffs the Regional Joint Recommendations Committee	King County
Regional Joint Recommendations Committee (JRC)	Governmental inter-jurisdictional body	Provides funding recommendations and advice on guidelines and procedures for King County and its consortia city partners	King County CDBG, HOME, and RAHP Consortium
City of Auburn	Government	Administrates CDBG entitlement for City of Auburn	City of Auburn
City of Bellevue	Government	Administrates CDBG entitlement for City of Bellevue	City of Bellevue
City of Federal Way	Government	Administrates CDBG entitlement for City of Federal Way	City of Federal Way
City of Kent	Government	Administrates CDBG entitlement for City of Kent	City of Kent
City of Burien	Government	Administrates CDBG entitlement for City of Burien	City of Burien
City of Kirkland	Government	Joint Agreement City member of the Consortium	City of Kirkland
City of Redmond	Government	Joint Agreement City member of the CDBG Consortium	City of Redmond
City of Renton	Government	Joint Agreement City pass through member of the CDBG Consortium	City of Renton
City of Shoreline	Government	Joint Agreement City member of the CDBG Consortium	City of Renton

Table 51 – Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

The Consortium works closely with public and private funders to maximize program delivery and to leverage other funds, such as Low-Income Housing Tax Credits, King County and Renton Housing Authority-provided Section 8 and VASH vouchers, private foundation funds, and local jurisdiction resources.

The Joint Recommendations Committee (JRC) is an inter-jurisdictional body that provides specific funding recommendations and advice on guidelines and procedures for King County and its consortia city partners on a wide range of Housing, Homelessness and Community Development issues. The JRC was created through the interlocal cooperation agreements that formed the King County Community Development Block Grant (CDBG) Consortium, the King County HOME Investment Partnerships (HOME) Consortium and the King County Regional Affordable Housing Program (RAHP) Consortium and is now codified in the King County Code in Title 24, Chapter 24.13.

The JRC is made up of three King County representatives appointed by the King County Executive, and eight representatives of cities outside the City of Seattle that participate in the King County Consortia. The City of Seattle participates on the JRC for some meetings regarding regional fund sources that are available for use in the City of Seattle. JRC meetings are open to the public. Some meetings are designated meetings for the gathering of public testimony and are specially advertised as such.

The King County Housing, Homelessness and Community Development Program staffs the JRC and prepares and presents reports and recommendations for funding awards and procedures that guide the Housing, Homelessness and Community Development programs. In fulfilling its duties, the JRC considers the advice of interjurisdictional sub-regional advisory committees, made up of one representative from each participating jurisdiction in a sub-region. The advisory committees are convened to assist HHCCDD staff in the review and recommendation of projects and programs undertaken in the sub-region.

The Community Development Coordinator is the CDBG lead who works closely with the jurisdiction cities. The Housing Finance Coordinator is the HOME lead who works closely with the HOME Consortium. King County has a strong CoC with leadership from the public and private sectors, the King County and Renton Housing Authorities, nonprofits, foundations, and faith-based communities.

Identified gaps

- Anit-displacement policies/programs for areas with rapidly increasing housing and land costs.
- Decreasing public funds for programs.
- Loss or temporary closing of human service agencies due to loss of funding.
- Increases in administrative cost burdens.
- Need for more proactive early childhood programs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Within the CDBG Consortium there are Regular Consortium members and Joint Agreement Consortium members. Regular Consortium members (29 of the 33 CDBG partners), through the Interlocal Agreement process, determined to direct all human service funding to services for homeless populations or for the prevention of homelessness. The Joint Agreement Consortium members make independent funding decisions regarding the use of CDBG human service funding. Persons with HIV are assisted but the Consortium does not have services targeted to people with HIV. The City of Seattle is the designated HOPWA entitlement recipient and they have reported on services targeted to persons with HIV in the City of Seattle Consolidated Plan.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless
Homelessness Prevention Services		
Counseling/Advocacy	X	X
Legal Assistance	X	X
Mortgage Assistance	X	
Rental Assistance	X	X
Utilities Assistance	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless
Street Outreach Services		
Law Enforcement	X	X
Mobile Clinics	X	X
Other Street Outreach Services	X	X
Supportive Services		
Alcohol & Drug Abuse	X	X
Child Care	X	X
Education	X	X
Employment and Employment Training	X	X
Healthcare	X	X
HIV/AIDS	X	X
Life Skills	X	X
Mental Health Counseling	X	X
Transportation	X	X
Other		
Cultural Navigation	X	X

Table 38 – Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

All Home, the local CoC, released its draft Strategic Plan for 2015-2018. It is framed around Rare (Prevention, Availability of Affordable Housing, End Criminalization); Brief and One Time (Address crisis as quickly as possible, Match and place to appropriate housing, Right-size our homeless system); and Governance (Create a community to end homelessness; provide effective and accountable leadership). The local system implemented coordinated entry for families and youth and young adults in the past two years and continues to refine those systems. The CoC developed a coordinated entry system for homeless single adults. Refer to *PR 10-Consultation* for efforts to coordinate on service delivery for families, families with children, veterans and their families and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Strengths of the service delivery system are identified below.

- Leaders that take a regional approach to homelessness

- The Affordable Care Act
- A long standing, dedicated, and sophisticated CoC
- Staff in government, foundations and nonprofits that are forward thinking and provide regional leadership active at the National level
- Coordination with the Veteran's Administration
- Strong ties to private foundations such as United Way, the Gates Foundation, the Seattle Foundation, and the Raikes Foundation
- A robust nonprofit environment
- Three strong public housing authorities working in collaboration with the public funders and All Home. The King County Housing Authority is a Moving to Work housing authority

Gaps of the service delivery system are identified below.

- Shrinking federal funds.
- Increasing numbers of low-income households, due to the shrinking of the middle class.
- Some inefficiencies in the health care delivery and services systems, which are being addressed.
- Persons with serious mental illness and a shortage of mental health beds.
- Persons involved with the justice system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Rather than reduce expectations and goal outcomes for service delivery, in light of shrinking federal grant amounts, the Consortium is undertaking an ambitious King County Health & Human Services Transformation Vision. Under the Transformation Vision, King County staff across departments, including Public Health of Seattle & King County, Community and Human Services, the Department of Natural Resource and Parks and the Department of Transportation is working with a large variety of partners on several initiatives to move close to realization of the Transformation goals.

Furthermore, the Consortium along with partners is working in support of a housing benefit for persons receiving Medicaid to further stretch scarce resources and provide more housing and care.

SP-45 Goals – 91.415, 91.215(a)(4)

Goals Summary Information

The following table outlines activities and specific goal outcome indicators. The numbers on the left side demonstrate which of the three overarching goals the activity supports. The other columns identify the specific activity, program beneficiaries, sources of funding supporting the activity and outcomes. The annual goal outcomes are a one-year goal. The three overarching goals are:

Goal One: **Affordable Housing** - Ensure healthy and affordable housing for low and moderate-income households throughout the region and affirmatively further fair housing.

Goal Two: **Homelessness** - Strive to make homelessness rare, brief, and one -time and eliminate racial disparities.

Goal Three: **Community Development** - Establish and maintain a healthy and vibrant community by partnering with local jurisdictions and organizations, improving the well-being of low- and moderate-income residents, and focusing on communities with historic disparities in health, income, and quality of life.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Public Housing	Consortium-wide North/East Sub-Region South Sub-Region Skyway White Center SeaTac/Tukwila Kent Vashon Island Rural Snoqualmie Valley	Affordable Housing Ending Homelessness	CDBG: \$1,924,938 HOME: \$2,877,431	Rental units constructed: 11 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 250 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Ending Homelessness	2020	2024	Homeless Affordable Housing	Consortium-wide North/East Sub-Region South Sub-Region Skyway White Center SeaTac/Tukwila Kent Vashon Island Rural Snoqualmie Valley	Ending Homelessness	CDBG: \$739,250 ESG: \$326,105	Public service activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted Rapid re-housing: 50 Households Assisted Emergency Shelter: 1,800 Persons Assisted Homelessness Prevention: 300 Persons Assisted Homelessness Diversion: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Community and Economic Development	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Consortium-wide North/East Sub-Region South Sub-Region Skyway White Center SeaTac/Tukwila Kent Vashon Island Rural Snoqualmie Valley	Community and Economic Development	CDBG: \$2,968,735	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 50,000 Persons Assisted Facade treatment/business building rehabilitation: 2 Business Businesses assisted: 140 Businesses Assisted

Table 39 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Preserve and expand the supply of affordable housing. This will be accomplished through: 1) competitive funding for new affordable rental and homeownership projects; 2) preservation of existing rental units that provide housing for income-eligible households; 3) housing repair for income eligible homeowners; and 4) innovative housing models. The Consortium will engage in other housing activities, collaborations and partnerships to enhance opportunities for equitable development and the creation/preservation of affordable housing. During the course of the Consolidated Plan, funding may be prioritized for targeted areas in South King County as identified through the Communities of Opportunity Initiative or other collaborative processes. Efforts to increase affordable housing, should not harm other community assets such as small businesses and cultural assets. If impacts are anticipated, extensive community engagement and mitigation actions should be incorporated. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs. Progress toward fair housing goals will be reported on annually.
2	Goal Name	Ending Homelessness
	Goal Description	We value working together with collective impact to continue the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First and shared outcomes; we invest in projects that ensure that homeless households from all sub-populations (families, youth/young adults, and adults without children) are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasize recovery, as needed; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; receive only what they need to be returned to housing quickly and to be as self-reliant as possible; we are not a one size fits all system. Support: 1) a range of housing options; 2) programs and services; 3) address the temporary housing needs and other needs of households when homelessness occurs; and 4) programs that prevent homelessness and that assist households in being diverted from having to enter the homeless system. Specific programs include: 1) rapid re-housing; 2) emergency shelters; 3) transitional housing; 4) housing stability; and 5) shelter diversion. The Consortium will engage in planning and other activities and initiatives to end homelessness in collaboration with All Home; work in partnerships to enhance opportunities to engage our region in exploring evidence-based best practices and promising practices to ensure that homelessness is rare, short in duration, and a one-time occurrence.

3	Goal Name	Community and Economic Development
	Goal Description	Our investments across the Consortium in low-income communities for the benefit of low-income people, help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community. Our investments in new developments in eligible communities are designed to promote a healthy lifestyle, reflect the range of income levels in our region, and have accessible connectivity with amenities, services and opportunities. Specifically, we support incubator, local and small businesses, especially if owned by vulnerable populations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

These goal numbers represent the number of new units that are HOME-Assisted households assisted in a program year.

HOME-Assisted Households

Housing Type	Units
Permanent Housing	13
Homeownership	100
Total	103
Income Level	Units
Affordable to 0%-30% of Area Median Income	8
Affordable to 31%-50% of Area Median Income	33
Affordable to 51%-80% of Area Median Income	70
Total	103

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Both housing authorities addressed in this plan have met their Section 504 requirements.

Activities to Increase Resident Involvements

Both KCHA and RHA have numerous activities to increase resident involvement including extensive school programs, the Family Self-Sufficiency program to help residents reach financial independence, and work toward long-term goals such as training for a job, education, starting a business and buying a home.

Is the public housing agency designated as troubled under 24 CFR part 902?

No, neither the KCHA nor the RHA is designated as troubled public housing agencies.

Plan to remove the 'troubled' designation

This is not applicable to KCHA or RHA.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

King County and the Consortium member jurisdictions engage in ongoing efforts to advance public policy for increasing the supply of affordable housing. This includes the following activities: 1) evaluation of regulatory barriers to housing production and affordability, 2) coordinated planning activities among the jurisdictions, 3) streamlining permitting, and 4) incentive zoning features, such as allowing accessory dwelling units.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The King County Growth Management Planning Council, member jurisdictions and the Consortium conduct regular efforts to identify and address barriers to people accessing affordable housing. Among these efforts is the Urban Growth Capacity Study, underway now, which informs the member jurisdictions with appropriate information to support development of the Housing Elements portion of their Comprehensive Plans.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Although not funded through the ESG grant, there are numerous programs that focus on street outreach to homeless persons in King County. Longstanding programs focus on mentally ill persons and chronic substance abusers. A mobile medical outreach team operates in south King County, and Healthcare for the Homeless Network nurse/mental health outreach teams operate in six cities. Outreach to homeless/LGBTQ/at-risk youth is provided by coordinated ProYouth outreach workers. Kids Plus works with families on the streets or in tent cities or car camps countywide. This is an example of collaboration and coordination with other providers and systems. The CoC has implemented a coordinated entry system for homeless families and youth and young adult. Coordinated entry for single adults is the next goal.

Addressing the emergency and transitional housing needs of homeless persons

The Strategic Plan sets goals for shelter and transitional housing, as well as discussing innovation programs such as rapid re-housing and shelter diversion. The Strategic Plan is aligned with the All Home Strategic Plan which is framed around making homelessness rare, brief, and one time, and on governance through working with All Home.

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 King County Consortium is in alignment with the local CoC and through a strong network of housing and mental health providers to ensure that homelessness is rare, brief and one-time. The community is working to address the causes of homelessness, to shift funding and programming to meet the needs of people experiencing homelessness, and to follow best practices.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

King County has established policies, system guidelines, and processes regarding discharge of persons from publicly-funded institutions or systems of care (such as health care facilities, foster care, other youth facilities, or correction programs and institutions) to help prevent such discharge from resulting in homelessness.

DRAFT

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

King County has participated on a statewide lead task force that was responsible for developing Washington State Lead-Based Paint Legislation. The legislation was signed by the governor and effective as of June 10, 2004. King County also participates in a Western Washington networking group of home repair service providers. Discussions in this group center around home repair issues, including lead hazards, and lead based paint legislation.

The King County Housing Repair Program, which coordinates the consortium's home repair programs for existing ownership housing of low to moderate-income households conducts lead hazard reduction work in-house. Four staff persons are currently Washington State certified risk assessors; they conduct paint inspections and or a risk assessment as needed on homes built before 1978 that is eligible for repair program funding. If lead hazard reduction is required for a given home repair project, the hazard reduction work is incorporated into the scope of the project. Housing Repair Program staff members monitor the lead hazard reduction work and perform clearance inspections when required.

The King County Housing Finance Program, which administers the capital contracts for affordable rental and ownership housing projects for the consortium, requires all projects to comply with lead paint requirements.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions of the King County Consortium Housing Repair Program and the King County Housing Finance Program ensure a consistent and systematic approach to work on homes and apartment buildings with lead-based paint present.

How are the actions listed above integrated into housing policies and procedures?

The King County Housing Repair Program is a Washington State certified firm and accredited to teach the Renovate, Repair and Paint (RRP) curriculum. This course is designed by the State of Washington Department of Commerce for training licensed and bonded contractors and their employees in lead safe work practices and RRP. They follow HUD protocols for repairs to housing, and for houses built before 1978. The Housing Finance Program has contracting

process protocols with a due diligence item requiring a Phase I Environmental Site Assessment and, if suspect materials are noted, a follow up Phase II Environmental Review.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

King County Health and Human Services Transformation Vision has set a goal that by 2020, the people of King County will experience gains in health and well-being because our community worked collectively to make the shift from a costly, crisis-oriented response to health and social problems, to one that focuses on prevention, embraces recovery, and eliminates disparities. Under the Transformation vision, King County staff across departments, including Public Health, Community and Human Services, Natural Resources and Parks, and Transportation is working with a large variety of partners on several initiatives to move closer to realization of the Transformation goals. Initiatives include:

- *The Familiar Faces Initiative* is a King County-wide collective impact partnership focused on improving systems of health and social support services and crisis prevention for jail-involved individuals who have mental health or substance use conditions, many of whom experience homelessness. Initially focused on a sentinel population of individuals with four or more bookings in a year, the initiative's multiple strategies aim to transform the health and human services system to better serve all people in King County. Strategies center around diversion from criminal legal system involvement and development of the "divert to what" infrastructure—the system of community-based care needed as an alternative to jail or emergency department utilization for individuals in behavioral health crisis. To help formulate equitable and appropriate strategies, the Initiative embeds the wisdom, perspective and knowledge of people who have lived experience in these systems through the Advisory Board, made up of individuals with multiple jail bookings, both misdemeanor and felony charges and convictions, and experience utilizing many different programs and services.
- *Best Starts for Kids Prevention Levy* – King County hopes to place an initiative on the ballot in 2015 for a voter-approved levy to fund upstream prevention programs in three areas: 1.) Birth to Early School Aged, 2.) Youth and Young Adults, 3.) Communities of Opportunity – funding for communities that are working in collective impact in a community-driven, pro-active model to bring about positive results in life outcomes for our children and families in King County.

- *Communities of Opportunity* – King County is partnering with the Seattle Foundation for the Communities of Opportunity initiative with the ambitious goal of creating greater health, social, economic and racial equity in King County so that all people thrive and prosper.
- *Accountable Communities of Health* – King County Public Health staff are coordinating across departments and with multiple community partners to move forward changes in our approach to health and well-being, moving us to an approach that better integrates services and supports, values the social determinants of health and focuses on the determinants of equity. Behavioral health integration is an essential component of the work to better integrate behavioral health, health services and preventative healthcare.
- *Regional Access Points* – In 2016 King County began funding Regional Access Points (RAPs) to ensure all residents have local access to our Coordinated Entry system. Households experiencing homelessness can easily get help finding housing and other resources to address their housing crisis. Where transportation to a RAP is a barrier, mobile services are provided ensuring the County’s commitment to providing equitable access to all is achieved. RAP’s were the first in our county to provide homelessness diversion services; a strategy that targets people as they are applying for entry into a shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing. King County RAP’s have effectively become the “front door” of our emergency housing crisis system.

These specific initiatives are tied together through a broad results-based framework to effect profound changes that will move us to a system that is primarily preventative rather than primarily crisis-oriented, to alleviate poverty. Policy and system change issues will be identified through this work at many levels of government, and work will be done across sectors to try to impact such policy and system changes.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The Consolidated Plan contains elements in a number of strategies that support funding for affordable housing and community development in coordination with the Transformation initiatives.

SP-80 Monitoring - 91.230

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

The King County Community Services Division (CSD) Contract Monitoring Handbook expands the procedures called out in the Department of Community and Human Services (DCHS) Procedures for Contract Compliance Monitoring. It establishes appropriate and effective mechanisms for ensuring compliance with federal and non-federal requirements to assure that contract goals are achieved. The procedures integrate financial and programmatic monitoring.

Federal and state funds have strict monitoring requirements. Monitoring of County-funded contracts is a good business practice and stewardship of public funds. Contractors who receive funding in the amount of \$100,000 or more are required to submit a financial audit and contractors who expend over \$750,000 of federal funds are required to submit a Single Audit (formerly referred to as an A-133 Audit). Fiscal staff reviews all audits. A contract monitoring team reviews each submitted quarterly report and monitors program progress.

The Housing, Homelessness and Community Development Division implements CDBG, HOME, ESG, and HUD Continuum of Care funded activities. Contracts with subrecipients include project goals and requirements. This ensures that subrecipients are complying with applicable federal regulations, Office of Management and Budget circulars and King County ordinances (regulatory requirements) relating to financial management systems, procurement and contracting, property management and disposition, labor standards, record keeping and reporting requirements.

Procedures include site visits to monitor program performance, compliance with federal requirements, fiscal monitoring, and desk monitoring. All invoices are reviewed for accuracy. Activities are reviewed for federal cross-cutting requirements such as environmental review, relocation, and labor standards.

The Consortium supports activities under Goal Three: Establish and Maintain a Suitable Living Environment and Economic Opportunities for low-and moderate-income persons to assist small business owners, including minority owned businesses, with technical assistance, access to business opportunities and loans. An important strategy in pursuing Equity and Social Justice work is support and funding for Microenterprise programs in South King County. Microenterprise programs have specific non-English speaking and immigrant outreach components designed to meet the entrepreneurial needs of King County's most diverse area.