Attachment A

King County

King County Consortium

Consolidated Housing and Community Development Plan 2020-2024



Table of Contents

Executive Summary 1

ES-05 Executive Summary 1

The Process 8

PR-05 Lead and Responsible Agencies 8

PR-10 Consultation 9

PR-15 Citizen Participation 19

Needs Assessment 41

NA-05 Overview 41

NA-10 Housing Needs Assessment 43

NA-15 Disproportionately Greater Need: Housing Problems 44

NA-20 Disproportionately Greater Need: Severe Housing Problems 60

NA-25 Disproportionately Greater Need: Housing Cost Burdens 62

NA-30 Disproportionately Greater Need: Discussion 63

NA-35 Public Housing 64

NA-40 Homeless Needs Assessment 67

NA-45 Non-Homeless Special Needs Assessment 71

NA-50 Non-Housing Community Development Needs 72

Housing Market Analysis 73

MA-05 Overview 73

MA-10 Number of Housing Units 78

MA-15 Housing Market Analysis: Cost of Housing 75

MA-20 Housing Market Analysis: Condition of Housing 77

MA-25 Public And Assisted Housing 80

MA-30 Homeless Facilities and Services 83

MA-35 Special Needs Facilities and Services 93

MA-40 Barriers to Affordable Housing 95
MA-45 Non Housing Community Development Assets..... 101
MA-50 Needs and Market Analysis Discussion.....101
Strategic Plan 103
SP-05 Overview 103
SP-10 Geographic Priorities..... 104
SP-25 Priority Needs.....115
SP-30 Influence of Market Conditions 116
SP-35 Anticipated Resources..... 124
SP-40 Institutional Delivery System..... 127
SP-45 Goals Summary..... 132
SP-50 Public Housing Accessibility and Involvement..... 132
SP-55 Strategic Plan Barriers to Affordable Housing 133
SP-60 Homelessness Strategy - 91.415, 91.215(d) 134
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)..... 135
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j) 136
SP-80 Monitoring - 91.230 139
Appendix A: Public Engagement Technical Report

Executive Summary

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

Introduction

The 2020-2024 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 Program (HOME), 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

King County intends to use these funds to address housing, homelessness, and community development needs throughout King County over the next five years. The King County Consortium includes nearly all the cities in the county, as well as the unincorporated areas. The King County Consortium is an inter-jurisdictional 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 cities of Seattle or Milton. 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. The four cities receive their own CDBG entitlement and have separate Consolidated Plans to guide the investment of those funds.

The 2011-2015 American Community Survey (ACS) five-year data set provides the primary data for the Consolidated Plan. 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.

This Consolidated Plan incorporates the findings and goals of the 2019 Analysis of Impediments to Fair Housing Choice (AI). The AI found that systemic segregation, disproportionate housing needs and individual-level discrimination are present and ongoing in King County.

Key findings from the AI include the following:

1. King County has become significantly more diverse over recent decades.
2. Jurisdictions in King County are categorized within three racial compositions: areas that are diverse, areas that are predominantly White and Asian, and areas that are predominantly White.
3. South Seattle and Southwest King County contain the most diverse areas of King County and face the greatest barriers in access to opportunity.
4. Economic segregation is a major factor to segregation patterns throughout King County and protected class status frequently correlates with lower incomes.
5. Housing prices have increased dramatically in the last ten years, displacing lower-income communities of color and immigrants.
6. Field-testing conducted across jurisdictions in King County found evidence of individual-level housing discrimination in about half of all tests.
7. Blacks are half as likely as Whites to apply for a home loan, and twice as likely to be denied.

Based on its analysis, the AI articulates the following Fair Housing Goals:

1. Invest in programs that provide fair housing education, enforcement and testing.
2. Engage underrepresented communities on an ongoing basis to better understand barriers and increase access to opportunity.
3. Provide more housing for vulnerable populations.
4. Provide more housing choices for people with large families.
5. Support efforts to increase housing stability.
6. Preserve and increase affordable housing in communities at high risk of displacement.
7. Review zoning laws to increase housing options and supply in urban areas.
8. Work with communities to guide investments in historically underserved communities.
9. Support the Affordable Housing Committee's efforts to promote fair housing.
10. Report annually on Fair Housing Goals and progress.

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).

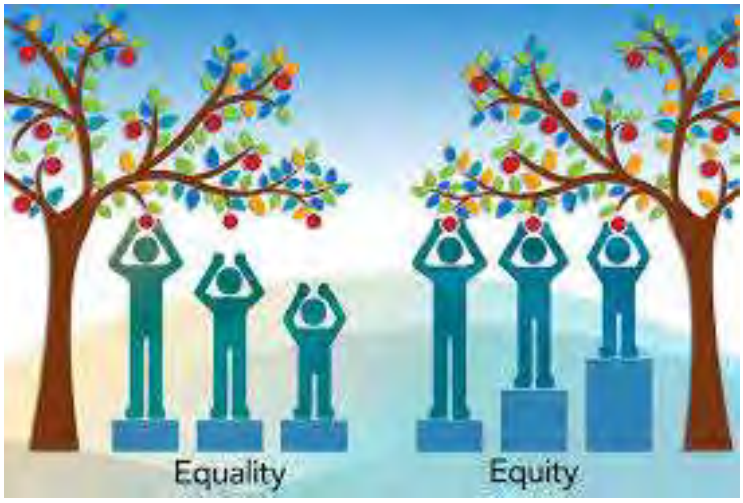
Within that broad national goal, Consortium jurisdictions work together as partners to identify and address the needs of low- and moderate–income people, communities, and neighborhoods.

The Consortium has set the following goals:

Goal One: **Affordable Housing -** Ensure access to healthy, affordable housing for low- and moderate-income households throughout the region and advance fair housing to end discrimination and overcome historic patterns of segregation.

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

Goal Three: **Community and Economic Development** - Establish and maintain healthy, integrated and vibrant communities by improving the well-being and mobility of low-and moderate-income residents, and focusing on communities with historic disparities in health, income and quality of life.



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Regional Collaboration on Housing: The Regional Affordable Housing Task Force convened 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 sixteen 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. A Standing Advisory Panel and a Staff Working Group supported the Task Force, providing policy perspective and analytical information.

The Regional Affordable Housing 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 percent area median income.

Goal 3: Prioritize affordability accessible within a half-mile walk 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: Improve engagement with local communities and other partners in addressing the urgent need for and benefits of affordable housing.

Regional Collaboration on Homelessness Governance: King County and Seattle are developing a new regional structure and approach to tackle homelessness. Following a series of recommendations to improve the region's approach to homelessness, King County Executive Dow Constantine, Seattle Mayor Jenny Durkan and other regional leaders outlined their support for a new, unified entity that would set policy and funding solutions to make homelessness rare, brief and one-time. Stakeholders from the public sector, business, philanthropy, nonprofit service providers, advocates and people with lived homelessness experience are working with consultants National Innovation Service and the Corporation for Supportive Housing to develop recommendations that incorporate a strong focus on racial equity and research on successful models for addressing homelessness from communities across the nation.

Evaluation of past performance

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

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 (HHCDD) website.

From 2015 through 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 down-payment 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
- 824 businesses received assistance.

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 and agencies working in housing, homelessness, human services, and community and economic development. The Consortium solicited public input on community needs, priorities and draft strategies. Outreach and engagement activities were designed to reduce barriers to participation and ensure public input was broad and representative of program beneficiaries. Notices for public meetings ran in the Seattle Times and were posted on the King County Department of Community and Human Services (DCHS) website, distributed to jurisdiction partners and stakeholders, and posted at the meeting locations. The draft of the Consolidated Plan posted online on June 14, 2019 for public comment.

Summary of public comments

The Housing, Homelessness and Community Development Division (HHCDD) of DCHS collected input on Consolidated Plan strategies to ensure that updates reflected resident needs and concerns, mitigated downstream risk, and avoided unintended consequences

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

from proposed actions. HHCDD also sought information on changing demographics, specifically information on housing needs for people with disabilities, large families, families transitioning out of homelessness, and older adults. These planning efforts also aimed to identify potential links between affordable housing, transportation, environmental health, access to opportunity and other determinants of equity. Through this outreach, HHCDD not only informed the public about the draft Consolidated Plan goals, but also established affordable housing as a countywide need and asset.

The HHCDD engagement strategy particularly sought to reach underrepresented members of the community and provide multiple ways for the public to provide comment or feedback to the process. County staff collaborated with local jurisdiction staff to help reach more communities and boost attendance. Information on the Consolidated Plan update, the notice of the public meetings and survey were widely distributed through this targeted outreach. Meeting notices and the survey tool were available in English, Somali, Spanish and Vietnamese from June 25, 2019-July 26, 2019. The comment period extended to July 26, 2019 to provide a full 30 days for review.

Key Themes Highlighted from Public Stakeholders:

- Fair Housing Enforcement needs additional attention, as the current system relies on the injured party to report the discrimination (racism, classism, ableism, etc.)
- There are inherent barriers to accessing housing for certain protected classes (i.e. disability, national origin, etc.)
    - Need more translated materials (forms, websites) and available interpreters to help immigrants/refugees access information and apply for housing
    - Need to prioritize more accessible units for people with disabilities and policies to ensure access
- The impacts of displacement are being felt across the county:
    - Available housing is pricing out low-income individuals
    - Evictions are disproportionately impacting women of color
    - Cost of housing restricts geographical choice, forcing residents to relocate
    - Number of people experiencing homelessness continues to increase
- Immigrant and refugee communities are afraid of government/public entities/ organizations
- Credit scores and social security numbers are being used as neutral tools to discriminate against potential tenants.

Recommended Actions Identified by Public Stakeholders:

- Prioritize more accessible, affordable housing and larger capacity units across King County
- Educate landlords, property managers and housing providers on working with tenants with disabilities, with domestic violence survivors, and with tenants with criminal records

- Establish a centralized housing database that provides a reference list of available housing programs, resources and available units.

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

Staff addressed all comments from public hearings.

Summary

Consortium partners, All Home (the local Continuum of Care lead), community members, stakeholders, service providers, housing providers, the Joint Recommendations Committee, public and private funders and many residents provided valuable input to the development of the outcomes and objectives of the Consolidated Plan. The Consolidated Plan relies upon and incorporates the goals and recommendations of the 2019 King County Analysis of Impediments to Fair Housing Choice. Both seek to improve access to housing and other supports and improve the overall livability of our region.

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 (DCHS) is responsible for the preparation of the Consolidated Plan guiding investment of these funds.

Table 1 – Responsible Agencies

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

Narrative

DCHS is the lead entity for the Consolidated Plan on behalf of the Consortium. Auburn, Bellevue, Federal Way and Kent administer their CDBG funds and prepare Consolidated Plans for administration of these funds. These cities contribute to the King County Consolidated Plan relating to the HOME program due to their participation in the HOME Consortium.

Lead staff for King County are:
- Consolidated Plan – Valerie Kendall
- CDBG Program – Kristin Pula
- HOME Program – Kristin Pula
- ESG Program – Kate Speltz

Lead staff for jurisdictions in King County receiving direct CDBG entitlements are:
- Auburn CDBG – Joy Scott
- Bellevue CDBG –Denise Catalano
- Federal Way CDBG – Sarah Bridgeford
- Kent CDBG – Dinah Wilson

Consolidated Plan contact information:

Valerie Kendall, Affordable Housing Planner
Housing, Homelessness and Community Development
401 Fifth Avenue, Suite 510, Seattle, WA 98104 Phone: 206-263-9076
Email: 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 (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, residents, community organizations and other public entities to identify the needs and priorities outlined in this plan, including All Home, designated 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, engaging in ongoing coordination between jurisdictions, housing providers, health providers and service agencies. The 38 members of the Consortium conduct and participate in ongoing meetings with each other and regularly engage with multiple stakeholders. These include: Washington State Housing Finance Commission; Washington State Department of Commerce; A Regional Coalition for Housing (ARCH); public housing authorities (King County Housing Authority, Renton Housing Authority, and Seattle Housing Authority); All Home Continuum of Care (CoC); nonprofit housing and service providers; members of the Housing Development Consortium of Seattle-King County; Public Health-Seattle & King County; Human Services Planners for North, East and South King County; and the DCHS Behavioral Health and Recovery Division. This coordination is ongoing throughout the program year and, together with official stakeholder and public meetings, informs recommendations for the Joint Recommendation Committee (JRC).

Describe coordination with the Continuum of Care (CoC) 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.

King County hosts the staff for All Home. Staff from King County and the City of Seattle collaborate on the annual CoC application to HUD. King County and the City of Seattle have applied for these funds jointly since 1995, on behalf of a regional consortium of service providers, and distribute the funds to approximately 70 programs. The CoC's biggest achievement since the 2015-2019 Consolidated Plan was to implement Coordinated Entry for All (CEA) for all populations.

In 2016, King County and the CoC launched the 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. A key feature of the CEA system includes a common assessment tool, the CEA Housing Triage Tool, based upon vulnerability and severity of service needs. This tool ensures that people who need assistance the most can receive it in a timely manner. Chronically homeless individuals and families, families with children, veterans and unaccompanied youth and young adults are a part of the coordinated system. In addition, CEA utilizes regional access points that serve as the primary "front door" for the homeless housing system. CEA team members are HHCDD employees and work as a part of the HHCDD Homeless Housing Program team.

Chronically Homeless Individuals and Families - The Consortium members coordinate closely with the CoC in addressing chronic homelessness for individuals and families. With chronic homelessness more pronounced among individuals, during the 2015-2019 Consolidated Planning period, King County developed the coordinated entry system for chronically homeless individuals. In 2018 and 2019, King County opened two new shelters serving homeless individuals – Harborview Hall and West Wing – and the Jefferson Day Center, all in County-owned buildings. Local funds made the new shelters and day center possible.

Families with Children - King County operates a coordinated entry system for homeless families, focused on addressing the specific needs of families with children. Two features of the coordinated system are rapid re-housing and homeless diversion programs that assist families to find housing and shorten the length of time families experience homelessness.

Rapid Re-housing - RRH is a housing-first intervention that pairs case management and financial assistance based on a progressive engagement model. The Rapid Re-housing (RRH) program provides a time-limited intervention intended to house families or individuals experiencing homelessness as quickly as possible. The service model includes three core components: 1) housing; 2) case management; and 3) financial assistance.

Housing Connector - The Housing Connector Program provides a bridge that connects private property owners and managers to people most in need of housing, particularly those experiencing homelessness. A risk mitigation fund provides certainty for property owners and managers that rent will be paid and damages mitigated. This helps attract participating property owners, who lower screening barriers for participating clients.

Diversion – Diversion (also called *Path to Home*) helps a household solve their current housing situation by exploring creative solutions that can get them housed quickly and efficiently. Diversion plans are client-centered and unique to each household and can include mediation, relocation, and assistance with move-in expenses for a private apartment or other solutions. This program serves people experiencing homelessness or people fleeing domestic violence without a safe housing option.

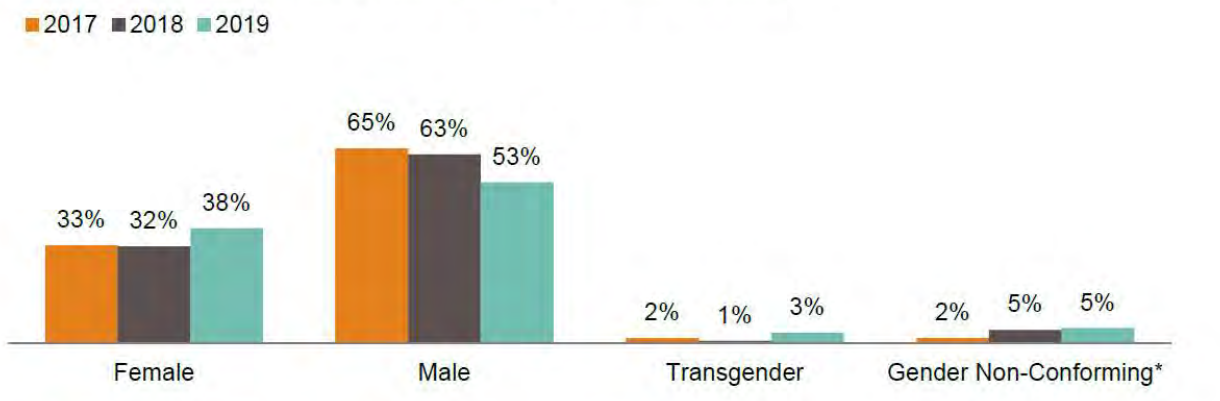
Veterans, Seniors & Human Services Levy Implementation Plan - Adopted by the King County Council in 2018, the Veterans, Seniors and Human Services Levy

Implementation Plan connects veterans and service members, residents age 55 or older and other vulnerable populations to programs and services that help them live healthy, productive and meaningful lives. This may include transition to affordable housing, job training to find employment and access to health and behavioral health treatment.

Unaccompanied Youth and Young Adults - A 2015 Gallup U.S. Daily Survey found that 4.8 percent of the general population living in the Seattle-Tacoma-Bellevue region identified as lesbian, gay, bisexual, or transgender. Of 2018 Count Us In Survey respondents, more than one-third (33%) of unaccompanied youth and young adults under 25 years old identified as LGBTQ+, compared to 16 percent 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 to identify circumstances where people may become homeless. The term refers to an individual or family that 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 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 Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) revised the former 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 regain stability quickly in permanent housing after experiencing homelessness and/or a housing crisis.

Consultation with CoC - During the planning process, the All Home CoC advised and collaborated with King County and Seattle in stakeholder meetings as a part of the development of the Consolidated Plan and the Action Plan. Consortium members also provide input for the All Home planning processes.

Allocation of ESG Funds - King County consults with member jurisdictions, stakeholders and the public and works with the Joint Recommendation Committee to allocate ESG funds. Funding awards are made on a competitive basis through bi-annual funding rounds managed by HHCDD, advertised publicly and conducted through King County Procurement.

Performance Standards and Evaluation of Outcomes - All projects adhere to the Homeless Management Information System (HMIS) operating standards and all reporting and program evaluations run through HMIS. HMIS collects data for target populations, including youth and young adults, singles and families for 1) exits to permanent housing; 2) average program stay; and 3) returns to homelessness. HMIS collects information for emergency shelters, transitional housing, permanent supportive housing, and prevention and rental assistance programs. Actual performance is measured against the target goals.

Funding, Policies and Procedures for HMIS - The CoC has improved the efficiency and accountability of HMIS. The HHCDD team coordinates with the HMIS team (all are County employees). This strengthens the infrastructure and refines the process that allows HMIS to act as the data system platform for the CEA system, allowing continued and substantial improvement in the amount and accuracy of data reported.

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, public housing authorities, members from the Housing Development Consortium Seattle-King County, housing providers for low-and-moderate income persons, agencies who serve people experiencing homelessness and Public Health-Seattle & King County. In addition to

these consultations, King County and Consortium partner staff coordinated closely to attend and participate in a wide range of standing meetings with city planners, housing and service providers, and attend local, statewide and national meetings like the annual Housing Washington Conference. Table 2 lists the agencies, groups and organizations that participated.

Table 2 – Agencies, groups, organizations who participated

Agency/Group/Organization	A Regional Coalition for Housing (ARCH)
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 on the crisis response system, housing, priorities and strategies for the Consolidated Plan.
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 (KCHA)
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?	King County consulted with KCHA 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 experiencing homelessness.
Agency/Group/Organization	Housing Development Consortium (HDC)
Agency/Group/Organization Type	Housing Services-Housing Services-Homeless
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis
How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HDC is a membership organization representing the many agencies and businesses involved in the nonprofit housing industry. Its members include nonprofit housing providers, homelessness services organizations, lenders, builders, architects, investors, local government and housing authorities. HDC was involved in all phases of the planning process, as well as regional efforts that preceded and directly impacted the process.

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?	King County consulted with the Renton Housing Authority through all phases of the planning process. King County conducts ongoing consultation with the RHA for housing and programs that serve people experiencing homelessness.

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

King County excluded no agencies or types of agencies involved in housing, homelessness or community development from consultation. Staff worked to ensure advance publication of meetings and other opportunities to contribute.

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

Table 3 – Other local / regional / state/federal planning efforts

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, 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	This plan informs and sets priorities and goals that link to all three overarching goals in the Strategic Plan, and particularly Goal Two,

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Veterans, Seniors and Human Services Levy 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 service members and their respective families, seniors and their caregivers, and vulnerable populations.
Best Starts For Kids Implementation Plan	King County	This plan describes the expenditure of levy proceeds for the Best Starts for Kids levy, which includes a focus on youth and family homelessness prevention.
King County Equity and Social Justice Report	King County	The principles of the Equity and Social Justice Strategic Plan inform and guide this report and its findings and recommendations.
King County Comprehensive Plan	King County	Guiding policy document for regional services and for land use and development regulations in unincorporated King County.
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 draft plan emphasizes triple bottom line decision-making: people, prosperity, and planet.
King County Strategic Climate Action Plan (SCAP)	King County	The SCAP is a 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.
Moving Toward Age Friendly Housing in King County	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 baby boomers age. The affordable housing goals in the Strategic Plan reflect this demographic.
City of Seattle Consolidated Housing, Homelessness and Community Development Plan	City of Seattle	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.

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, including member jurisdictions of the Consortium, during the development and review of the Consolidated Plan. In addition, consultations occurred with Public Health-Seattle & King County, DCHS Behavioral Health and Recovery Division, DCHS Developmental Disabilities and Early Childhood Supports Division, 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. Implementation will continue to reflect the engagement values of our Consolidated Plan development. Additionally, our inter-local agreement structure sets specific requirements for implementation which DCHS will continue to uphold.

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 HHCDD solicited input on community needs, priorities and draft strategies. Public input was encouraged throughout all phases of the Consolidated Plan process, as well as through specific stakeholder outreach activities. Public outreach and engagement activities were designed to reduce barriers to participation and ensure public input was broad and representative of program beneficiaries. Particular effort focused on engaging stakeholders and community groups underrepresented in the past. As part of the update process, HHCDD engaged with partner organizations, local jurisdictions and members of the public to gather input on housing and community development priorities in King County and how best to align funding with those priorities. This section describes how HHCDD worked with the community as part of the update process and outlines a strategy for continued engagement over the duration of the plan itself.

Community Participation Process

The HHCDD engaged with community members throughout the process to update the Consolidated Plan. The Consolidated Plan public comment period was open from June 14 through July 26, 2019. During the comment period, members of the public had an opportunity to access the draft of the Consolidated Plan on the HHCDD website, at the main office and at public meetings. Members of the public were able to submit comments on the draft plan in person, by phone or email.

The main objective for this engagement was to collect feedback on Consolidated Plan strategies to ensure that the Plan reflects resident needs and concerns, mitigates downstream risk and avoids unintended consequences from the proposed actions. In addition, community groups and the public had the opportunity to share and discuss their priorities. Lastly, HHCDD sought specific information on changing demographics and the housing needs for people with disabilities, large families, families transitioning out of homelessness and older adults. HHCDD also sought to learn more about potential links between affordable housing, transportation, environmental health, access to opportunity and other determinants of racial and social equity.

Engagement Strategies

The engagement strategy for this process strived to work with underrepresented members of the community and provided multiple ways to provide comment or other feedback. King County partnered with local jurisdiction leads to reach more communities. Information on the Consolidated Plan update and notice of the public meetings and survey were widely distributed through outreach across jurisdictions. The meeting notices and survey tool were available in English, Somali, Spanish and Vietnamese. The public comment period was open from June 25, 2019 through July 26, 2019 to provide a full 30 days.

A. Stakeholders

These organizations received targeted outreach in the form of public meeting notices and invitations to participate in stakeholder interviews to provide additional feedback.

Housing Providers/Policy Advocates

- Housing Development Consortium
- Housing Justice Project
- King County Housing Authority
- Puget Sound Sage
- Renton Housing Authority
- Tenant's Union (WA State and City of Kent)
- WA Multifamily Housing Association
- WA Realtors

Nonprofit/Community Based Organizations

- African Community Housing and Development
- Alliance of People with disAbilities
- Asian Pacific Islander Americans for Civic Engagement (APACE)
- Asian Counseling and Referral Services
- Centro De La Raza
- Refugee Women's Alliance (ReWA)
- Somali Community: Living Well Kent
- Washington State Coalition Against Domestic Violence (WSCADV)
- White Center CDA

Regional Partners

- Columbia Legal Services
- Futurewise
- Puget Sound Sage
- Skyway Solutions
- University of Washington Evans School of Public Policy & Governance

B. Community Meetings Open to the General Public

Public Drop-In Forums

Three public open houses (one in each sub-region of the county) gave residents a chance to provide feedback on Consolidated Plan proposals and share their concerns and perspectives with County representatives. The meetings followed federal requirements for public notice: providing notice in the Seattle Times and other regional newspapers, posting on the King County website, posting notice at the meeting site and providing direct notification to stakeholders 14 calendar days prior to the first meeting.

The community forums were held in mixed–income and low-income locations around King County that were walkable, were accessible by public transit, and had free parking. The venues included areas frequented by community members of all economic backgrounds, often in areas with subsidized and affordable housing options. All were in publicly accessible locations, without architectural barriers that would preclude attendance by people with a disability. The best-attended community meeting was at Crossroads Mall as the location had the most foot traffic.

King County staff talked with members of the public about their priorities for fair housing, affordable housing, homeless housing and services, and community development. Meetings occurred on Saturday late mornings at the following times:

- **East – Bellevue,** 6/15, Crossroads Mall, 11:00 a.m.-1:00 p.m.
- **North – Shoreline,** 6/22, Shoreline Library, 10:30 a.m.-12:30 p.m.
- **South – Tukwila,** 6/29, Tukwila Library, 10:30 a.m.-12:30 p.m.

Additional Meetings

King County also co-hosted community meetings jointly with the cities of Auburn and Federal Way. In addition, a stakeholder meeting provided an opportunity to discuss this work and get feedback during work hours, involving staff from the Downtown Emergency Services Center, Housing Development Consortium, and Congregations for the Homeless. King County staff also briefed the City of Renton Human Services Commission on this process, key findings, and recommendations.

C. Print Media

The Seattle Times printed the public notice regarding the public meetings at the beginning of the Consolidated Plan public comment period. The following notice ran in both print and online in their Public Notices Section from 6/1/2019 thru 6/7/2019:

Notice regarding availability of the proposed King County Consolidated Housing and Community Development Plan: 2020-2024 Update

***King County is seeking public comment on the* Consolidated Housing & Community Development Plan & Analysis of Impediments to Fair Housing Choice**

The King County Consortium

King County receives approximately $9 million in Community Planning Development (CPD) federal funds from U.S. Department of Housing and Urban Development (HUD) annually. The CPD three grants are Community Development Block Grant, HOME Investment Partnerships Program and Emergency Solutions Grants. These federal funds are received on behalf of King County and 38 cities and towns in King County outside of the City of Seattle that make up the Consortia. Funds may be used for a wide range of activities principally for low- and moderate-income persons, in accordance with the goals and objectives established in the Consolidated Housing and Community Development Plan (Consolidated Plan).

The Consolidated Plan addresses priority needs such as housing, homelessness, community development and fair housing.

The King County Consortia will be hosting three community forums on Saturdays in June to speak with residents about their priorities, gather input and take public comment on the draft plan. Representatives will be onsite for conversations during the stated times, there is no formal program planned. Everyone is welcome to come join us at the following community forums.

- ***Bellevue Crossroads Mall (Mini City Hall), June 15, 2019 at 11:00 a.m. to 1:00 p.m.*** *15600 NE 8th St., Bellevue*
- ***Shoreline Library, June 22, 2019 at 10:30 a.m. to 12:30 p.m.*** *345 NE 175th St., Shoreline*
- ***Tukwila Library, June 29, 2019 at 10:30 a.m. to 12:30 p.m.*** *14380 Tukwila International Blvd, Tukwila*

Public Review and Comment

The proposed updated Consolidated Plan *will be available for public comment for 30 days beginning on June 14, 2019. Comments must be received by 4:30 p.m. on July 15, 2019. Housing, Homelessness, and Community Development Division (HHCDD) office at 206-263-9105. The Consolidated Plan will also be available for review at the HHCDD office, located in the Chinook Building, 401 Fifth Avenue, Suite 510, Seattle. The office is open from Monday through Friday from 8:00 a.m. to 5:00 p.m.*

Comments on the proposed Consolidated Plan *may be submitted in writing via email to alice.morganwatson@kingcounty.gov, via phone 206-263-0794 or by mail to Dept. of Community and Human Services, HHCDD, Attention: Alice Morgan-Watson, 401 Fifth Avenue, Suite 510, Seattle, no later than 4:30 p.m. on July 15, 2019.*

AVAILABLE IN ALTERNATE FORMATS UPON REQUEST

CONTACT the HCD OFFICE AT 206-263-9105; TTY: 711 (Relay Service)

Processing Feedback

A. Community Meeting Feedback

The HHCDD staff used questions for community members as an effective way to interface with the public and solicit specific feedback on a person's experience and priorities for their community.

Table 4, beginning on the following page, summarizes the citizen comments from public meetings, community meetings and stakeholder interviews.

Table 4: 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 people 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 the New Holly neighborhood operated by Seattle Housing Authority) for public testimony on the experiences and perspective on housing affordability; 50 people provided testimony.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None
Public Meeting	Individuals with lived experiences of homelessness Elected Leaders Business Community Service Providers Broad Community	The January 22, 2018 One Table Kick-off meeting gathered elected officials and service providers to discuss the root causes of homelessness and to develop a community approach to homelessness and affordability.	See meeting summary https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx	None

Table 4: Citizen Participation Outreach				
Mode of Outreach	**Target of Outreach**	**Summary of response/attendance**	**Summary of comments received**	**Summary of comments not accepted and reasons**
	Individuals with lived experiences of homelessness Elected Leaders Business Community Service Providers Broad Community	The April 4, 2018 One Table meeting gathered elected officials and service providers to discuss the root causes of homelessness	See meeting summary https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx	None
	Individuals with lived experiences of homelessness Elected Leaders Business Community Service Providers Broad Community	The August 3, 2018 One Table meeting gathered elected officials, service providers to discuss the root causes of homelessness.	See meeting summary https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx	None
Public Meeting	Broad Community	The April 19, 2018 Regional Affordable Housing Task Force Meeting at Kenmore City Hall organized small group discussions around a specific issue of affordable housing, with groups reporting out to the whole. Approximately 50 people participated.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	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 on prioritizing goals.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None

Table 4: 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 on 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 on 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
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 and fewer barriers to obtaining housing including: tenant screening, selective micro-targeting through social media, discrimination against domestic violence survivors, and rental application fees. Single-family zoning was mentioned as exclusionary and limiting to the housing supply. Other supply constraining factors mentioned included permitting processes and regulations.	None

Table 4: 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 (Bellevue)	On June 15, 2019, King County staff organized a community drop-in opportunity in Bellevue at Crossroads Mall for community members to discuss countywide housing needs and fair housing needs, as well as provide public comment on the Consolidated Plan and Analysis for Impediments.	Residents expressed a need for more affordable housing options for renters and homebuyers. They shared concerns that their community is becoming unaffordable, and that employees need to travel further from work to find housing. Lack of affordable housing is impacting efforts to help people out of homelessness, so people are on waitlists longer. Community needs: workforce housing, ADUs, subsidies that provide both housing and cost of living assistance.	None
Public Meeting	Broad Community (Shoreline/Lake Forest Park)	On June 22, 2019, King County staff organized a community drop-in opportunity at the Shoreline Library for community members to discuss countywide housing needs and fair housing needs, as well as provide public comment on the Consolidated Plan and Analysis for Impediments.	Members of the public shared the fear immigrant communities are feeling to join public meetings, and a need for more outreach to immigrant communities, and expressed concerns about availability of housing stock, and impact of tech companies expanding campuses. Community needs: rental assistance to help keep housing, low-income apartment stock, resources on what to do when you are experiencing discrimination and better responsiveness to reported discrimination.	None

Table 4: 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 (Tukwila)	On June 29, 2019, King County staff organized a community drop-in opportunity at the Tukwila Library for community members to discuss countywide housing needs and fair housing needs, as well as provide public comment on the Consolidated Plan and Analysis for Impediments.	Residents shared their concerns regarding the use and misuse of evictions and concerns about the growing number of homeless women and homeless veterans. Additionally, they discussed how affordability is impacting the ability to stay in their preferred neighborhoods. Community needs: help with planning around credit scores, education, financial planning, and new, accessible homes at affordable prices.	None
Stake-holder Meeting	Partners/Stake-holders	On July 9, 2019, King County staff organized a community drop-in opportunity for partners and stakeholders to discuss countywide housing needs and fair housing needs, as well as provide public comment on the Consolidated Plan and Analysis for Impediments.	Partners shared their concerns that there are not adequate resources for behavioral health needs, aging in place, or access to adult care homes, and additional concerns included unhealthy housing. Partners shared that the county needs more long-term medical care, education for landlords, long-term subsidized housing, private landlord/rental repair, and fair housing testing and enforcement	None

Table 4: 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	Joint Recommendation Committee Members of the Public	On July 12, 2019 King County staff organized a special meeting of the Joint Recommendations Committee (JRC) to review and approve the Consolidated Plan and Analysis of Impediments to Fair Housing	The JRC held a special meeting and heard a presentation on the Consolidated Plan and Analysis for Impediments. Members of the public shared concern for the displacement of immigrants/refugees from their neighborhoods of choice, and how that type of displacement has a distinct ripple effect for both the community member that is forced to move and the community left behind.	None

Stake-holder Interview	Alliance of People with disAbilities	Interviewed leadership at Alliance of People with disAbilities	-Fair housing barriers: people who are impacted need extra support; housing access is unaffordable and inaccessible - Accessible units rented on first serve basis, not held for tenants with accessibility needs; increases the wait for units and rigorous search needed for those tenants -Alliance of People with disAbilities acts as a system navigator to help people access services; work with anyone who states they have a disability -People with disabilities are missing/not reflected by current reports on homelessness, even though they continue to represent a growing part of the homeless population -Distinction between ADA accessible and accessible for specific individual; some more work is needed on educating housing providers on tenants' rights to have a unit modified to be accessible for them -Need more accessible units and subsidized housing, with range of options to customize for tenants with disabilities -Need one stop housing database with all currently available housing and info on housing programs -Need voice at the table in these processes; there is a problem with the process -Need more funding for accessibility work, specifically advocating for tenants with disabilities and educating housing providers -Need more housing to be designed and built in a more broadly accessible	None
Stake-holder Interview	King County Housing Authority	Interviewed leadership and staff at KCHA	-Fair housing barriers: market availability and geographic choice present barriers to fair housing -low-income individuals are being priced out; qualifying for these benefits gets you on the list but not immediate access to	None

Table 4: Citizen Participation Outreach				
Mode of Outreach	**Target of Outreach**	**Summary of response/attendance**	**Summary of comments received**	**Summary of comments not accepted and reasons**
			benefits; not enough resources to help everyone in need -KCHA working with City of Seattle on Creating Moves to Opportunity Pilot to improve outcomes of children by evaluation strategies that support Housing Choice Vouchers in moving to higher opportunity neighborhoods -KCHA increasing landlord engagement work; build and maintain relationships with local landlords to educate them about HCVs -Harder for housing authorities to work with undocumented family members; need to disclose all members of household living in residence -Increase in intakes of tenants coming directly out of homelessness (40-50%); demand for Section 8 vouchers is also increasing -Growing urgency and need for housing resources overall -Need more multifamily housing, affordable home ownership and concessionary sales prices	

Table 4: Citizen Participation Outreach				
Mode of Outreach	**Target of Outreach**	**Summary of response/attendance**	**Summary of comments received**	**Summary of comments not accepted and reasons**
Stake-holder Interview	Washington State Coalition Against Domestic Violence (WSCADV)	Interviewed staff member at WSCADV	-Fair housing barriers: Survivors of DV cannot be denied housing on the basis of DV history, but it does happen in practice (both by landlords and housing authorities) -Lack of understanding on how to work with survivors of domestic violence -Needs: improved education for housing providers on how to work with survivors and what a tenant's rights are for survivors to be safe (i.e. changing locks, breaking a lease without repercussions, requesting new housing location) -Needs: navigation for survivors help to get safe and stable housing; eviction reform and tenant screening; improved process of housing applications and timelines	None
Stake-holder Interview	Puget Sound Sage	Interviewed staff at Puget Sound Sage	-Fair housing barriers include rising house costs, restricted land use (single-family housing), and rising evictions, which increases displacement, real estate market and cost of housing. -Equitable Development Initiative a good example of funding to support community initiated projects in high-risk displacement neighborhoods; community engaged in solutions -Need to strengthen affordable housing; use more affirmative marketing and preferential strategies	None

Table 4: Citizen Participation Outreach				
Mode of Outreach	**Target of Outreach**	**Summary of response/attendance**	**Summary of comments received**	**Summary of comments not accepted and reasons**
Stake-holder Interview	Asian Counseling and Referral Services (ACRS)	Interviewed staff at ACRS	-Fair housing barriers: distrust in institutions, availability of interpreters and availability of materials and forms printed in multiples languages for clients to access -ACRS assists clients finding housing and navigating services, but it takes more time and resources due to language barriers and the need to fill out forms with clients. The barriers cause delays, as clients cannot access the information themselves. ACRS has limited resources to meet the need. -CEA is working well, providing multiple resources in community to determine needs. Housing First model has had a positive impact as well. -Need: more translated materials; more interpreters at housing provider offices to assist with housing process, forms	None

Table 4: Citizen Participation Outreach				
Mode of Outreach	**Target of Outreach**	**Summary of response/attendance**	**Summary of comments received**	**Summary of comments not accepted and reasons**
Stake-holder Interview	Columbia Legal Services (CLS)	Interviewed staff at CLS	-Fair housing barriers: racism/unacknowledged racism, affordability (credit score as "neutral" barrier to housing, enforcement model falls on victim to report discrimination, type of housing stock and lack of units -Columbia Legal Services: work with clients with criminal records on access to housing (leaving jail, homelessness, accessibility of shelters, reasonable accommodation, and undocumented residents). -Need: education on many forms of housing discrimination that exist (ex. SSN is not needed on all the forms it is requested but can have a barrier impact); increasing access for tenants with disabilities (accommodation vs. modification).	None
Stake-holder Interview	University of Washington, Evans School of Public Policy and Governance	Interviewed Evans School professor	-Fair housing barriers: discrimination without enforcement, use of other issues as proxy issues, Ban the Box had unintended consequences -Need more education around what fair housing is, and enforcement for parties who are violating it	None

Key Themes Highlighted from Public Stakeholders:

- Fair Housing Enforcement needs improvements. It relies on the injured party to report the discrimination (racism, classism, ableism, etc.).
- Inherent barriers exist to accessing housing exist for certain protected classes (i.e. disability, national origin etc.).
    - Need for more translated materials (forms, websites) and available interpreters to help immigrants/refugees access information and apply for housing
    - Need to prioritize more accessible units for people with disabilities
- The impacts of displacement are being felt across the county, and are primarily impacting communities of color:
    - Immigrant/refugee displacement isolates displaced members from their chosen communities and impacts the community left behind;
    - Available housing is pricing out low-income individuals;
    - Evictions are disproportionately impacting women of color;
    - Cost of housing restricts geographical choice, forces residents to relocate;
    - Number of people experiencing homelessness continues to increase.
- Immigrant and refugee communities are feeling fear of government/public entities/organizations.
- Use of credit scores and social security numbers are neutral tools to discriminate against potential tenants.

Recommended Actions Identified by Public Stakeholders:

- Need more accessible, affordable rental housing and larger capacity units across King County
- Need more affordable home ownership across King County
- Need to educate landlords/property managers/housing providers on working with tenants with disabilities, with domestic violence survivors, and with tenants with criminal records
- Need a centralized housing database that provides a reference list of available housing programs, resources and available units

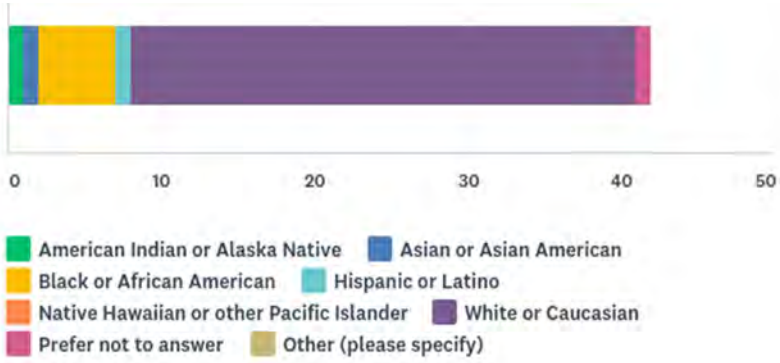
B. Survey Feedback

King County DCHS posted a survey online (www.kingcounty.gov/hcdreports) at the start of the public comment period. It was available for members of the public to take in English, Somali, Spanish and Vietnamese throughout the extended public comment period ending July 26, 2019. By the end of the comment period, 46 participants submitted responses and comments.

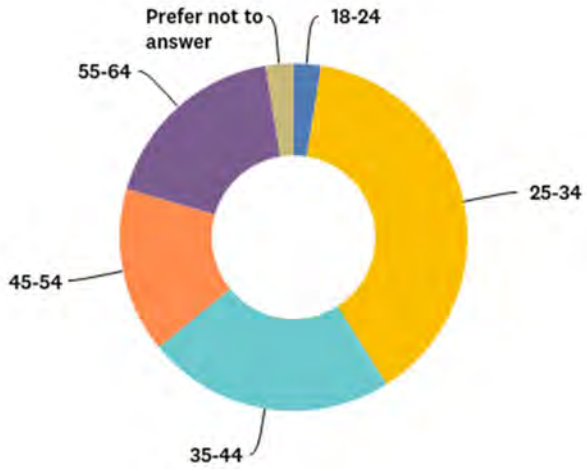
The survey asked each participant 21 questions. The first eight addressed demographic information and any protected class status their household might represent. The remaining 13 questions focused on a participant's specific experience with housing in King County. See Appendix A: Public Engagement Technical Report.

The following questions provided further insight into survey respondents answers:

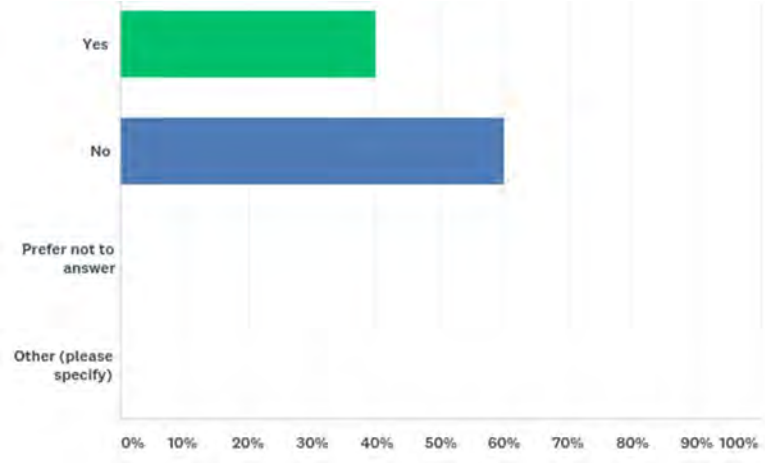
Question 2: Please select the race/ethnicity with which you identify. This chart shows we had mostly respondents who identify as White/Caucasian, followed by Black/African American respondents.



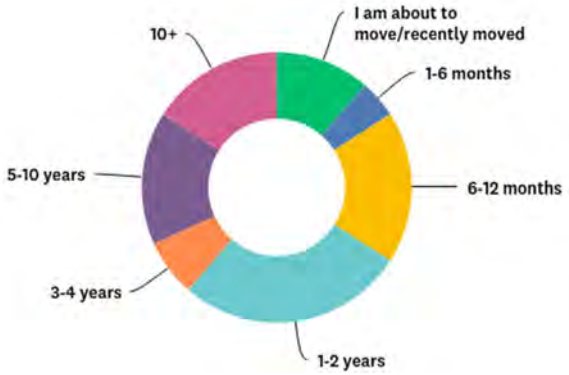
Question 3: Age Range. This graph depicts that a majority of the respondents were in the 25-34 range, followed by the 35-44 range.



Question 5: Do you identify as a member of the Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ+) community? Of the respondents who answered this question, 40 percent identified as a member of the LGBTQ+ community, and six respondents chose to skip the question.



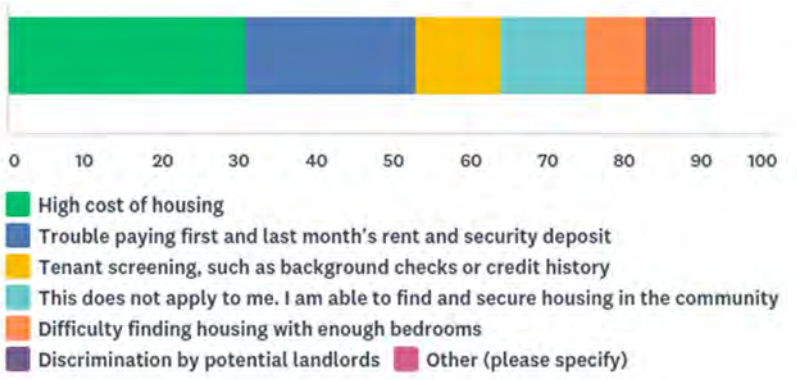
Question 12: When was the last time you moved? This graph reveals that 61.3 percent of respondents fall in the recently moved categories (1-2 years (12%) and 6-12 months (18%)).



ANSWER CHOICES		RESPONSES	
I am about to move/recently moved		11.36%	5
1-6 months		4.55%	2
6-12 months		18.18%	8
1-2 years		27.27%	12
3-4 years		6.82%	3
5-10 years		15.91%	7
10+		15.91%	7
Other (please specify)	Responses	0.00%	0
TOTAL			44

Many respondents shared that they are getting priced out of housing due to rising rents or general affordability of rent; struggling to find roommates or a good housing fit; being forced to stay in less than ideal situations to be housed; moving due to an eviction, mutual lease termination or rent increases; and moving to lower monthly housing payments. It was notable that the reasons provided for the moves were mostly negative.

Question 15: Have you had trouble securing housing? If so, why? The bar graph below reflects how high cost of housing continues to play a role in a tenant's search for a new residence. The responses reflect that, for 71 percent of respondents, high cost of housing continues to play a role as a tenant searches for a new residence, with 50 percent responding that trouble paying first/last month's rent with a security deposit presents an additional barrier.



Question 17: If you are renting, are you paying more than 30% of your income? Of the 45 respondents that answered this question, 60 percent (26 people) answered yes. This reduces a tenant's ability to respond to emergencies with unexpected costs or further rent increases.

Question 20: What are the characteristics of a neighborhood you prefer to live in? These comments reflected the need for good investments in community spaces and neighborhood amenities, including child friendly, safe/walkable surroundings; good schools; a mix of types of housing close to transit and small businesses; a diverse (racial, ethnic, generational, socioeconomic, LGBTQIA) representation of neighbors; low crime; and lots of good opportunities to engage with one's community..

Question 21: What kind of features does your community need to thrive?
Responses highlighted usable parks/playgrounds, safe pedestrian walkways and community center/gathering space upgrades as the top features.



Survey Themes

- Rental Market:
    - Lack of affordable housing for low-income/fixed-income individuals
    - Instability / constantly moving due to:
        - Annual rent increases that make an area unaffordable
        - Buildings being renovated and displacing residents
    - Living with multiple roommates in crowded conditions to afford the area
    - Community members settling for sub-quality rental housing in order to manage affordability
    - Moving out of homelessness into a rental unit
- Housing ownership market is too expensive and unattainable:
    - Older housing options are the only options in lower price ranges
    - Newer housing is larger and starts in the $800K range
    - Prices prevent younger families from moving in and the elderly from staying in their homes, and pressures the new graduates to return to live at home
    - Newer housing being built does not incorporate concern for aesthetic or functional neighborhoods/communities; quantity over quality is being valued
    - Frustrated by a lack of market options/configurations; need more multi-family properties
- Need more education about how to report housing discrimination, and what tenant rights are when facing fair housing discrimination
- Need more low-barrier, affordable housing options
- Need to protect mobile home parks from development, enabling low-income residents to remain.

C. Submitted Feedback in Other Forms

No other formats were received. All comments received were accepted.

D. Continued Engagement Over 2020-2024

Each year, HHCDD submits the Consolidated Annual Performance Evaluation Report (CAPER) to mark progress toward the goals of the plan.

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, including member jurisdictions of the Consortium, during the development and review of the Consolidated Plan. Additional consultation included Public Health-Seattle & King County, DCHS Behavioral Health and Recovery Division and Developmental Disabilities and Early Childhood Supports Division, and the City of Seattle to ensure funding policy alignment and coordination of resources.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section 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 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2011-2015 American Community Survey (ACS).

King County collaborates with local 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 kicked 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.

Vulnerable Populations: Individuals, groups and communities who are susceptible to reduced health, housing, financial or social stability or outcomes because of current experience of or historical exposure to trauma, violence, poverty, isolation, bias, racism, stigma, discrimination, disability or chronic illness. Examples of vulnerable populations include, but are not limited to survivors of domestic violence or sexual assault; survivors of human trafficking or sexual exploitation; persons with a disability; family caregivers; refugees; asylum seekers; low-income residents of rural communities; persons living in poverty; persons at risk of or experiencing homelessness; persons reentering from criminal justice system involvement and persons at risk of criminal justice system involvement due to disproportionate impacts of enforcement practices on people with mental illness or substance use disorders.

The King County Department of Community and Human Services produces this Consolidated Plan in collaboration with Consortium partners, stakeholders, and with broad participation from across the County.



NA-10 Housing Needs Assessment – 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

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.

Table 5 - Housing Needs Assessment Demographics

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%

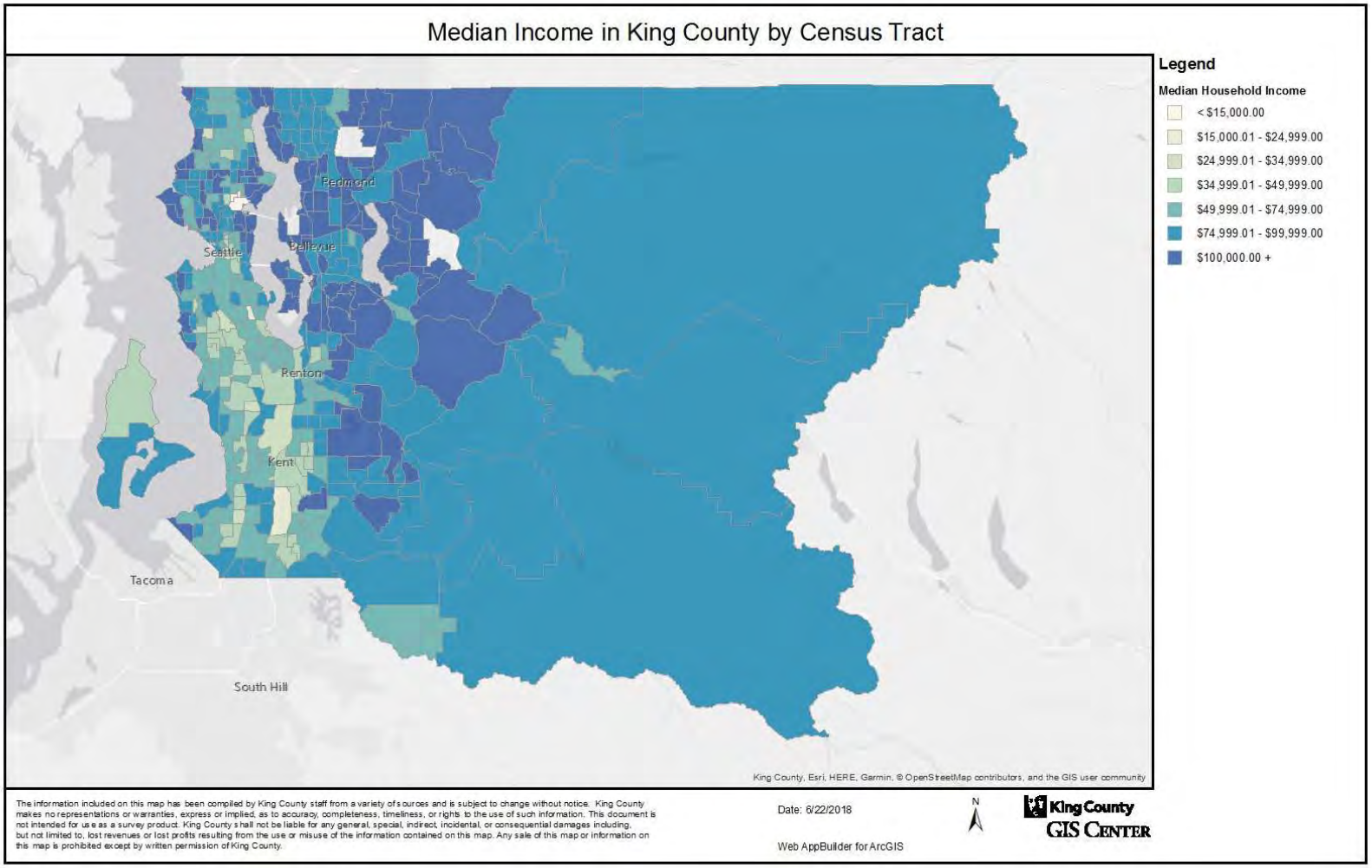
2000 Census (Base Year) 2017 ACS

Table 6 - Total Households

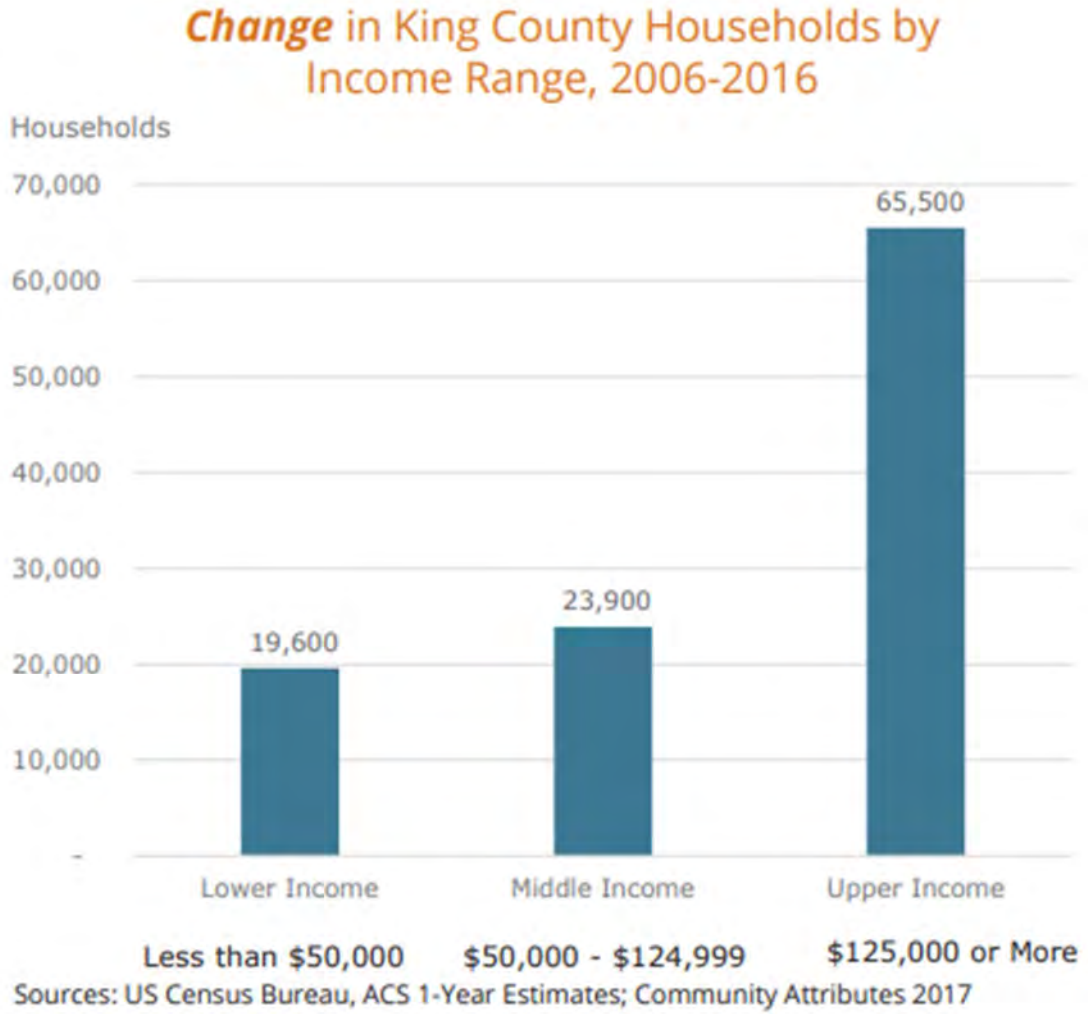
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	67,685	60,530	63,430	50,915	280,450
Small Family Households	22,155	21,810	24,015	21,745	159,975
Large Family Households	4,995	5,439	5,550	4,350	21,765
Household contains at least one person 62-74 years of age	11,735	12,115	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

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.



The change in income chart (next page) demonstrates the upper income demographic has grown the most.


Change in King County Households by Income Range, 2006-2016
Households
70,000
60,000
50,000
40,000
30,000
20,000
10,000
-
19,600
23,900
65,500
Lower Income
Middle Income
Upper Income
Less than $50,000
$50,000 - $124,999
$125,000 or More
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:

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)

Table 7 – Housing 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
Overcrowded - With 1.01-1.5 people per room (and none of the prior problems)	2,590	2,235	1,340	860	8,510	530	660	835	500	3,985

	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
Housing cost burden greater than 50% of income (and none of the prior 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 prior 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 prior problems)	2,570	0	0	0	2,570	1,685	0	0	0	1,685

Data Source: 2011-2015 CHAS

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

Table 8 – Housing Problems (2)

	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

	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
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

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

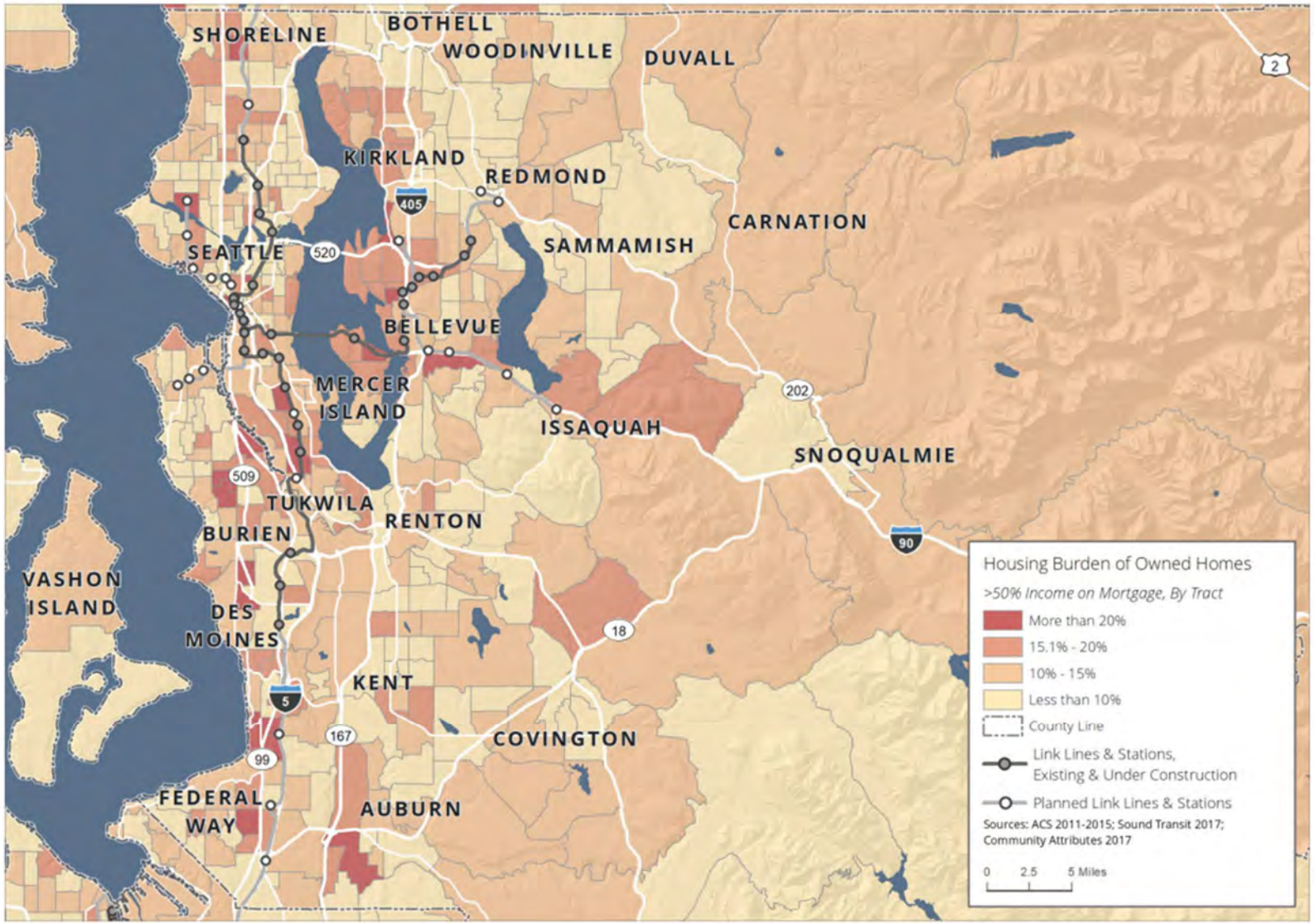
Table 9 – Cost Burden > 30%

	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
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

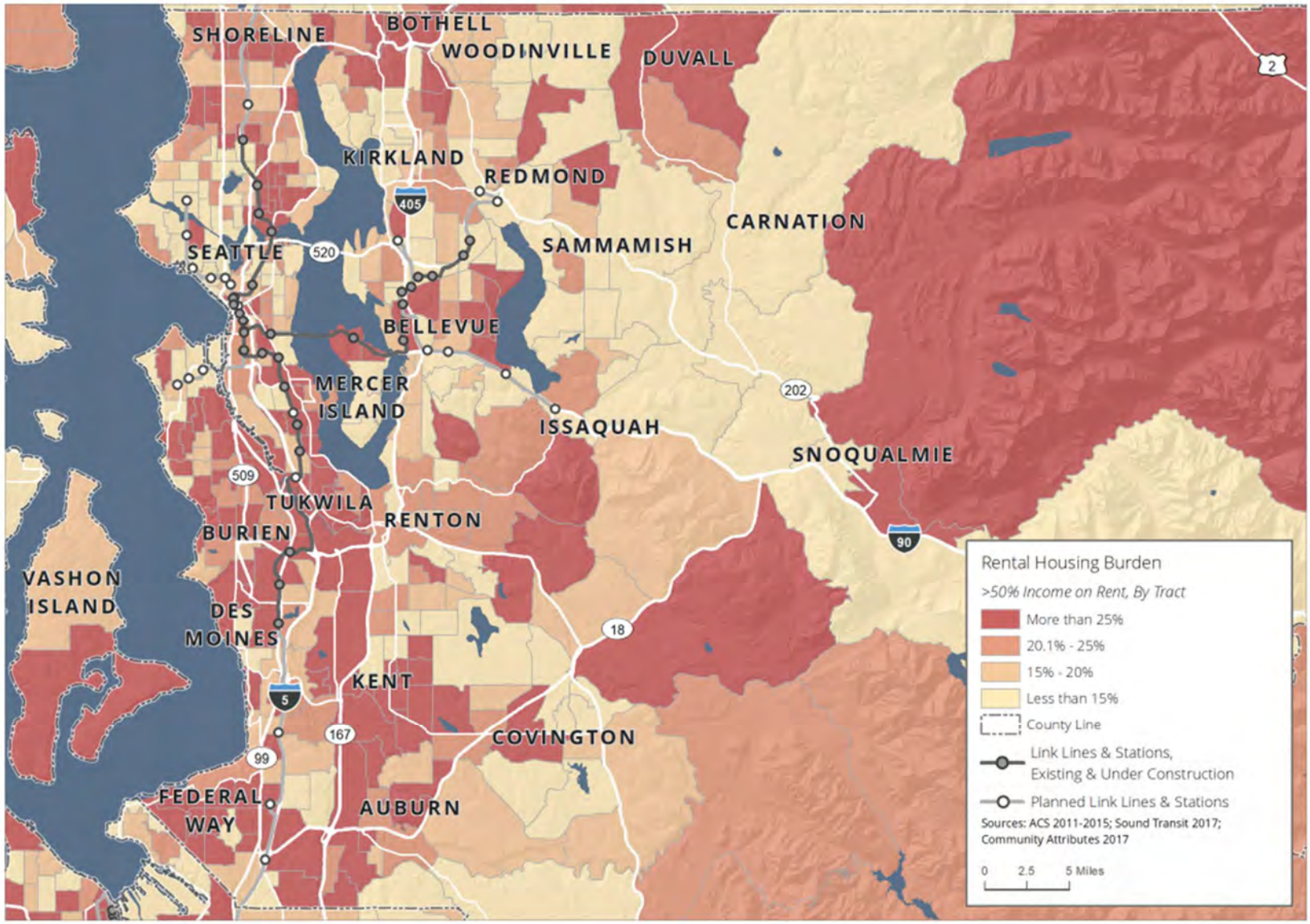
Data Source: 2011-2015 CHAS

The following maps show housing cost burden by homeowners 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 status.

Table 10 – Cost Burden > 50%

	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

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

Table 41 – Crowding Information

	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

	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
Other, non-family households	150	75	99	49	373	0	4	0	15	19
Total need by income	3,913	1,776	2,041	791	8,521	265	474	741	516	1,996

Data source: 2011-2015 CHAS

Table 52– Crowding with Children Present

	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

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 single person households are senior and elderly. The Age Friendly Housing[2] report identifies the increasing percentage of the population who will be over the age of 62 and the associated growing need for affordable housing.

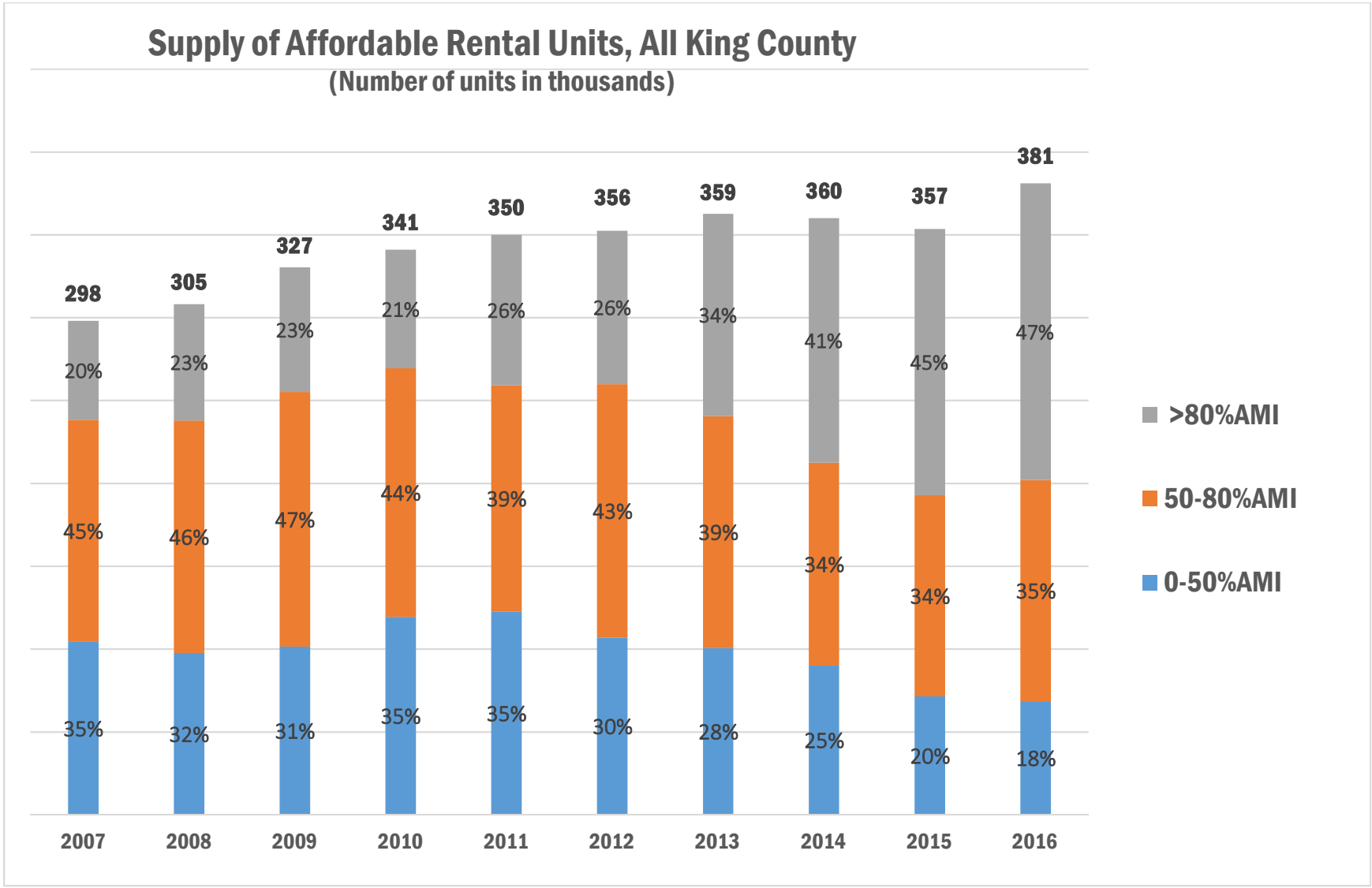
Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

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. The precise number of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault and stalking is not available, partially due to the under-reporting of these crimes. Data shows that half of families experiencing homelessness report incidences of domestic violence. The link to Aging and Disability Services of Seattle and King County is here: 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 38,000 renter households (King County net of Seattle) with incomes at or below 50 percent 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.

[2] https://www.agingkingcounty.org/wp-content/uploads/sites/185/2018/02/MovingTowardAgeFriendlyHousingInKingCounty.pdf



Data Source: 2014 HUD CHAS Data

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[3] 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 by these problems?

Single person households are the most likely to be cost burdened. Seniors make up the majority of single person households; 77 percent of senior renters live alone. 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 seniors, is manufactured housing. 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)). 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 place them at imminent risk of homelessness. During the recent period when King County oversaw the Landlord Liaison Project, program managers reported that financial setback and a lack of financial resources to bridge the gap were the most commonly cited reasons for low-income individuals and families to lose their housing. Families that are low-income and experience a significant change or challenge, such as job loss or a major medical condition, were frequently unable to pay their monthly housing expenses. When lost, it was more difficult to secure replacement housing due to income, rental screening criteria, including credit issues and criminal background, or lack of money to pay move-in fees.

Formerly homeless individuals and families receiving rapid re-housing (RRH) have a limited time-period to obtain or increase 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 pay all their housing costs. In those

[3] https://www.kingcounty.gov/services/environment/climate/actions-strategies/climate-strategies/strategic-climate-action-plan.aspx

circumstances, RRH services pair 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:

As noted in the *PR-10 Consultation*, the CoC uses the term *Imminent Risk of Homelessness*. The CoC and the Consortium use the term *Imminent Risk of Homelessness* for identifying circumstances in which people may become homeless. An individual or family is at imminent risk if:

- 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.

Housing characteristics linked to instability and increased risk of homelessness include mental illness or substance use disorder, extreme housing cost burden in households earning at or below 50 percent of AMI, difficulty in maintaining tenancy or securing a rental unit due to tenant screening barriers such as a history of eviction, criminal justice involvement or a lack of documentable income. Nationwide research noted in the All Home Strategic Plan identified four areas of risk associated with higher rates of homelessness:

1) rising rents, wherein each $100 rent increase is associated with a 15 percent increase in homelessness in urban areas
2) areas with high poverty and unemployment rates
3) areas with more single person households
4) areas where more people have recently moved in.

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 in housing is defined as a situation where the members of a racial or ethnic group experience a housing problem at a greater rate (10 percent or more) than their relative proportion to the population as a whole. In King County, people of color, particularly Alaska Natives and Native Americans experience disproportionate rates of housing cost burden and homelessness.

Introduction

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

Race/Ethnicity	Percent Severely Housing Cost Burdened
Black	29%
Some other Race	26%
Hispanic or Latinx	24%
Native American	22%
Native Hawaiian or Pacific Islander	22%
White	18%
Asian	18%

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.

Table 13 - Disproportionally Greater Need 0 - 30% AMI

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

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.

Table 14 - Disproportionally Greater Need 30% - 50% AMI

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
Hispanic	6	550	1,815

Data Source: 2011-2015 CHAS5

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.

Table 15 - Disproportionally Greater Need 50% - 80% AMI

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

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.

Table 16 - Disproportionally Greater Need 80% - 100% AMI

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
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

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

The following tables illustrate disproportionality in severe housing problems.

Table 17 – Severe Housing Problems 0 - 30% 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

Data Source: 2011S-2015 CHAS

Table 18 – Severe Housing Problems 30% - 50% 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
American Indian, Alaska Native	95	340	0
Pacific Islander	275	470	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
Hispanic	2,485	3,430	0

Data Source: 2011-2015 CHAS

Table 19 – Severe Housing Problems 50% - 80% 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

Data Source: 2011-2015 CHAS

Table 20 – Severe Housing Problems 80% - 100% 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
American Indian, Alaska Native	4	265	0
Pacific Islander	90	245	0
Hispanic	610	3,265	0

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.

Table 21 – Greater Need: Housing Cost Burdens by Area Median Income

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

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 disproportionally 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?

Considerable effort to identify community needs occurred through ongoing community input; public and stakeholder meetings; other planning processes such as the Regional Affordable Housing Task Force and One Table; and the work to develop a new governance structure for regional homelessness. Input identified racial or ethnic groups with disproportionate needs for 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 updating its Analysis of Impediments to Fair Housing Choice. Through that process, a more thorough analysis of barriers to accessing housing faced by protected class groups will occur.

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 area. As housing costs rise in Seattle, more low-income families of color are moving to communities south of Seattle where there is more low cost 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. However, as transportation and economic investments increase, these communities become more attractive to potential renters and homeowners, increasing housing costs and putting existing community members at risk of displacement.

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

Totals in Use

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PHI Information Center)

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

Characteristics of Residents

Table 23 – Characteristics of Public Housing Residents by Program Type

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
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Table 24 – Race of Public Housing Residents by Program Type

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**

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Table 25 – Ethnicity of Public Housing Residents by Program Type

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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**

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:

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 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 comply with Section 504 of the Rehabilitation Act. Unit conversions completed at developments 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 immediate needs of residents of public housing and Housing Choice voucher holders?

The combined Section 8 waiting list for KCHA and Renton Housing Authority is 4,565 households.

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

KCHA uses the flexibility of the Moving to Work 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, including: 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 households in the most vulnerable populations in our community compared to the population at large. These households are more likely to suffer a chronic disease, be disabled, unemployed, and have low and very low-incomes.

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

Introduction:

Information for the homeless needs assessment came from three sources; 1) 2018 Point-in-Time Count conducted on the morning of January 24, 2018; 2) 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. However, at the writing of this report, DCHS did not yet have access to the full data analysis. A listing of projects for permanent supportive housing, emergency shelters, and transitional housing 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.

Table 26 - Homeless Needs Assessment

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**

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 are not homeless long-term. Local data shows 70 percent of homeless families reported that this was their only episode of homelessness in the past three years. Compared with single adults experiencing homelessness, adult members of homeless families are less likely to have mental health and substance use problems, 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:

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

Formerly homeless families receiving RRH and nearing program exit are often extremely low-income and moderately-to-severely cost burdened. Some families may struggle with behavioral health needs affecting their housing and family stability. As the homeless system is encouraged to focus more on RRH, housing first and housing-focused strategies, the region will rely more on mainstream services for other family needs.

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

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; Native Americans/Alaska Natives are seven times more likely.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Count Us In 2019 found 11,199 people experiencing homelessness in King County, a slight reduction from the 12,112 people experiencing homelessness across the region in 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 and the Best Starts for Kids (BSK) property tax levy provides targeted support to address youth and young adult homelessness. The BSK-funded Youth and Family Homelessness Prevention Initiative served 1,571 families and 352 unaccompanied youth in 2018, comprising more than 5,700 people in total. Of those households, 94 percent remained housed and did not appear/reappear in the homeless system. More than 60 percent of clients were people of color, suggesting that the program is reaching those that data show are at disproportionate risk of 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 include employment and education, the King County Veterans Program, and assistance to residents with developmental disabilities and their families. The Behavioral Health and Recovery Division provides direct services for crisis outreach and investigation for involuntary commitment, behavioral 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?

Services for people with special needs are provided 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 available to residents who live in affordable housing. One approach to addressing service needs such as health care is to co-locate housing with health care delivery systems. Universal design principles facilitate aging in place and adapt for changing household formation, which is especially important for people with mobility, sensory or cognitive special needs and for 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 (below 30% of area median income).

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 and evaluating economic development needs.

During the request for proposal process, applicants submit Capital Improvement Plans and/or Capital Needs Assessments and project pro formas to indicate how applicants and residents have prioritized selected eligible activities.

How were these needs determined?

King County DCHS Community Development Program 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. Additionally, HHCDD staff attend meetings convened by nonprofit networks. The annual pre-application process for the CDBG Capital Non-Housing allocation, held before release of the official request for proposals, also helps identify needs in the communities.

Describe the jurisdiction's need for Public Services

The most pressing need for public services identified to date is preventing and reducing homelessness. Services include homelessness prevention through the Housing Stability Program, RRH, shelters, Housing Connector, and the Youth and Family Homelessness Prevention Initiative. In the CDBG planning process, the general Consortium members (excluding the Joint Agreement Cities of Burien, Kirkland, Redmond, Renton and Shoreline) directed emergency services funds to activities serving homeless populations. The Homeless Housing Program staff within HHCDD, and human service planners across King County, play a major role in leading the Consortium in identifying public service needs through its allocation processes and ongoing programs.

For King County, support and funding for Microenterprise programs in South King County is an important strategy in pursuing Equity and Social Justice is. 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?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

Home values 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, for both sale and rental inventory. High demand continues to put upward pressure on prices. Despite a recent 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)

Table 29 – Residential Properties by Number of Units (excluding Seattle)

Property Type	Number	%
1-unit detached structure	342,500	61%
1-unit attached structure	23,657	4%
2-4 units	32,586	6%
5-19 units	74,450	13%
20 or more units	98,006	12%
Mobile Home, boat, RV, van, etc.	17,322	3%
Total	**559,521**	**100%**

Data Source: 2011-2015 ACS

Table 30 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1055	0%	8,243	4%
1 bedroom	7,786	2%	52,036	27%
2 bedrooms	49,441	15%	78,208	41%
3 or more bedrooms	277,576	83%	52,123	27%
Total	**335,858**	**100%**	**190,610**	**99%**

Data Source: 2011-2015 ACS

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

As of the end of 2018, the King County Housing Finance Program has 11,800 units in the portfolio available to serve low-income and special needs populations. More than three quarters of these units serve households with incomes at or below 50 percent of AMI. To the extent possible, projects serve households with extremely low incomes, persons experiencing homelessness, 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 and other ongoing planning activities such as the King County Affordable Housing Committee.

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. Manufactured Housing Communities are particularly at risk of redevelopment and/or purchase by real estate investment groups. During the public input work for this Plan, seniors reported rapidly rising monthly costs at their manufactured home communities.

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

The available housing units do not meet the needs of the population. The greatest need is for housing affordable to households with incomes at or below 50 percent of area median income. There is a particular 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 varies, depending upon the metrics used to determine need. In all of King County, approximately 48,000 households at or below 30 percent of AMI income level are severely cost burdened. At 30 to 50 percent AMI, approximately 14,000 households are severely cost burdened. Severe cost burden is defined as paying more than half of household income for housing. There is a need for more larger-capacity units to accommodate larger families and multi-generational households.

Discussion

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

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

Introduction

Cost of Housing

The tables reflect the median change in home values and rents from 2000 to 2019.

Table 31 – Cost of Housing

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

Data Source: Northwest Multiple Listing Services, Zillow

Table 32 - Rent Paid

Rent Paid	Number	%
Less than $500	17,959	9%
$500-999	69,762	37%
$1,000-1,499	62,842	33%
$1,500-1,999	25,590	13%
$2,000 or more	14,437	8%
Total	**190,590**	**100.0%**

Data Source: 2011-2015 ACS

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

Housing Affordability

Table 33 – 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**

Data Source: 2011-2015 CHAS

Monthly Rent

Table 34 – Monthly Rent

Monthly Rent ($)	Efficiency	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
Low HOME Rent	936	1,003	1,203	1,391	1,552

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 percent AMI, with the highest need for housing affordable to households with incomes at or below 50 percent 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?

Home values and rents are soaring in King County. This puts pressure on lower income individuals and families as demand increases for decreasing affordable housing supply.

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

For all jurisdictions in King County, the fair market rent is above a 50 percent AMI rent level. 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. The King County Housing Authority has a flexible payment standard, which increases location options for households with a housing choice (Section 8) voucher.

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

Introduction

Describe the jurisdiction's definition for standard condition, 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 meet state and local building code, fire, health or 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.

Table 35 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	95,975	29%	83,313	43.7%
With two selected Conditions	2111	1%	8,246	4.3%
With three selected Conditions	53	0%	183	0.1%
With four selected Conditions	45	.0%	0	0%
No selected Conditions	237,705	70%	98,836	51.9%
Total	**335,889**	**100%**	**190,578**	**100%**

Data Source: 2013-2017 ACS

Table 36 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	62,682	18%	36,753	19%
1980-1999	114,647	34%	74,397	38%
1950-1979	140,867	41%	70,862	37%
Before 1950	23,6233	7%	12,216	6%
Total	**341,999**	**100%**	**194,228/**	**100%**

Data Source: 2013-2017 ACS

Table 37 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	162,344	48%	81,259	43%
Housing Units built before 1980 with children present	53,501	16%	30,593	16%

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 region 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 five 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. Buyers make decisions regarding engaging in bidding competitions with other buyers. The vacant units present are generally 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 region. 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 healthy. 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.

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 constructed before 1978 have potential lead paint hazards. Children are present in approximately 36,000 housing units in King County constructed prior to 1980 with potential lead paint hazards. In fiscal year 2018, Seattle-King County received approximately $600,000 from the Centers for Disease Control and Prevention for childhood lead poisoning prevention programs.

Discussion

King County works closely with partners on emergency plans and protocols in the event of natural disasters, some of which may be caused by climate change.

Natural Disasters: The two most common weather events are snowstorms and flooding. Rural elderly people are particularly vulnerable to food insecurity or other medical needs during a prolonged snow event such as one experienced in February 2019. King County operates an emergency coordination center and has protocols in place for organizing coordinated responses with multiple city partners. King County and other cities open additional shelter beds to boost capacity to make sure there are enough shelter beds for anyone to come inside in severe weather situations or other emergencies. King County HHCDD developed, and in an emergency holds lead responsibility for, the Post Disaster Interim Emergency Housing Plan. This plan helps people regain housing after such a major event.

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 percent of residents in King County have access to high-speed internet. However, King County is mailing a survey to King County residents to determine the unmet need in rural King County and take steps to improve service. 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 maps shows broadband access[4] in King County.

[4] https://broadbandnow.com/Washington

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

Totals Number of Units

Table 39 – Total Number of Units by Program Type

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									

Data Source: Data furnished directly by KCHA and RHA.

Describe the supply of public housing developments.

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

Table 40 - Public Housing Condition

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

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

The KCHA has prioritized acquisition and preservation of affordable housing in high opportunity areas, where access for low-income persons has historically been limited, and in areas at high risk of displacement.

The RHA 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 and 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.

The KCHA collaborated with Seattle Housing Authority, MDRC, and a multi-disciplinary academic team that includes Raj Chetty and others from Harvard University, Johns Hopkins and MIT to identify strategies to increase opportunity area access among families with young children who receive a Housing Choice Voucher. The program, Creating Moves to Opportunity (CMTO), runs as a multi-year randomized study that will test a range of services aimed at reducing rental barriers to opportunity neighborhood access. The end-result from CMTO will identify best practices that are both impactful and scalable. The KCHA has a number of programs designed to improve the living environment of residents. Place-based initiatives are established in partnership with local school districts in neighborhoods with significant KCHA housing inventory. 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.

In 2012, the Puget Sound Educational Service District, the Auburn, Federal Way, Highline, Kent, Renton, Seattle and Tukwila School Districts and the KCHA jointly

applied for and received a $40 million federal Race to the Top grant, allowing the group to further expand its programs, which work to:

- Increase the number of children ready for kindergarten
- Raise instruction quality in math and science
- Help students plan for career training or college
- Provide early intervention for struggling students

The KCHA understands that residents need more than safe, affordable housing to gain self-reliance. In partnership with local communities and nonprofits, they 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.

Discussion

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

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

Introduction

The local CoC formed in 2005 and is led by All Home and hosted by King County. The CoC is a strong coalition of stakeholders committed to making homelessness rare, brief and one time in King County. All Home works through collective action with government, philanthropic organizations, faith-based groups, nonprofits and individual community advocates.

Facilities Targeted to Homeless Persons in 2019

Table 41 - Facilities Targeted to Homeless Persons in 2019

	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)	1,549	0	1,432	1,548	90
Households with Only Adults	2,949	271	691	4,518	127
Chronically Homeless Households	0	0	0	2,530	100
Veterans	83	0	119	1,498	27
Unaccompanied Youth	231	0	182	61	0

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 robust efforts to help enroll people who became eligible for Medicaid with the 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 expand the capacity to house chronically homeless persons.

Within King County DCHS, there is extensive cross-coordination regarding services to homeless persons between the housing programs and the behavioral 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-Seattle & King County regarding homeless services. All of these King County agencies maintain a working relationship with the CoC. DCHS piloted a streamlined behavioral health integration

system, which allows clients to access mental health, substance use and physical health services in a much more holistic manner.

The Health Care for the Homeless Network (HCHN), a program of Public Health-Seattle & King County, 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 12 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 use, case management and health access services for homeless adults, families, and youth.

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

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 as follows.

ES: Emergency Shelter

TH: Transitional Housing

PSH: Permanent Supportive Housing

OPH: Other Permanent Housing

SH: Supportive Housing

Emergency Shelters 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--Seattle & King County, Health Care for the Homeless Network	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)	Kent Hope 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 Seattle|King|Snohomish	Angeline's Enhanced Night Shelter
ES	YWCA Seattle|King|Snohomish	East Cherry Emergency
ES	YWCA Seattle|King|Snohomish	SIS Late Night Shelter
ES	YWCA Seattle|King|Snohomish	Willow Street Enhanced Emergency
ES	YWCA Seattle|King|Snohomish	YWCA Auburn Emergency
ES	YWCA Seattle|King|Snohomish	YWCA Downtown DV Shelter
ES	YWCA Seattle|King|Snohomish	YWCA Renton Emergency

Transitional Housing

Project 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	Sophia’s 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

Permanent Supportive Housing

Project 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	Sophia's 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

Supportive Housing

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

Other Permanent Housing

Project 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 All Home, Public Health- Seattle & King County, the faith community, private foundations, the local housing authorities, United Way of King County, community nonprofit agencies, DCHS Behavioral Health and Recovery Division, Washington State Department of Social and Health Services (DSHS) and the federal Veteran's Administration to provide facilities and services for special needs persons.

After the implementation of the Affordable Health Care Act, King County increased the number of persons receiving Medicaid benefits through efforts to assist individuals with registration. The possible expansion of a housing benefit for Medicaid-eligible clients would provide further support.

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 that is located near transit and health services. 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 prioritizing senior housing with enhanced management and connections to mainstream services. 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 DCHS Developmental Disabilities and Early Childhood Supports Division to support development of units specifically for families with a member who has a developmental disability. This is an ongoing priority.

Housing Finance also consults with the DCHS Behavioral Health and Recovery Division on housing for persons with mental health diagnoses and substance use disorders.

The City of Seattle is the local Housing Opportunities for Persons with AIDS (HOPWA) site. 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 King and Snohomish counties. Housing and service providers serve up to 500 people a year through this program.

King County Housing Authority is working with residents to increase self-reliance. This includes 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 sharing a common goal: starting early to help children succeed in school. This effort revolves around three

elements: engage families in early learning; ensure children enter kindergarten ready to learn; and ensure students read at grade level standard by the end of third grade.

The Consortium works to address other special needs populations, including 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 to coordinate discharge into the community. These providers develop a discharge plan and help individuals access Medicaid, behavioral health services and services through the Washington State DSHS.

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.

King County Housing Finance Program includes special needs units in each funding year awards. These units are under a contractual requirement for a 50-year term. 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.

The Consortium member jurisdictions engage in ongoing efforts to advance public policy to increase 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 promoting accessory dwelling units. One of the challenges is the number of jurisdictions in King County – 39 cities within the county – and the varying levels of understanding, development demand and applicability of various housing tools. The new (2019) Affordable Housing Committee will be working on public policies across the jurisdictions in King County.

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 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

Table 43 – 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	2,482	1,557	1	0	-1
Arts, Entertainment, Accommodations	43,350	40,601	11	11	0
Construction	23,151	24,602	6	7	1
Education and Health Care Services	58,612	44,128	15	12	-3
Finance, Insurance, and Real Estate	24,415	17,144	6	5	-1
Information	40,582	51,408	10	14	4
Manufacturing	44,393	47,304	11	13	2
Other Services	15,131	13,515	4	4	0
Professional, Scientific, Management Services	49,553	37,292	13	10	-3
Public Administration	105	0	0	0	0
Retail Trade	48,179	43,861	12	12	0
Transportation and Warehousing	15,863	23,375	4	6	2
Wholesale Trade	22,763	20,110	6	6	0
Total	388,609	364,897	--	--	--

Data Source: 2011-2015 ACS

Table 44 – Labor Force

Total Population in the Civilian Labor Force	526,569
Civilian Employed Population 16 years and over	493,410
Unemployment Rate	6.28
Unemployment Rate for Ages 16-24	18.55%
Unemployment Rate for Ages 25-65	4.3%

Data Source: 2011-2015 ACS

Table 45 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	170,333
Farming, fisheries and forestry occupations	17,910
Service	42,796
Sales and office	108,683
Construction, extraction, maintenance and repair	31,213
Production, transportation and material moving	22,078

Data Source: 2011-2015 ACS

Table 46 – Travel Time

Travel Time	Number	Percentage
< 30 Minutes	237,684	52%
30-59 Minutes	174,662	38%
60 or More Minutes	42,049	9%
Total	**454,395**	**100%**

Data Source: 2011-2015 ACS

Education

Table 47 – Educational Attainment by Employment Status (16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	24,401	2,542	12,521
High school graduate (includes equivalency)	66,471	5,422	21,320
Some college or Associate's degree	127,461	8,356	31,738
Bachelor's degree or higher	209,294	7,764	40,129

Data Source: 2011-2015 ACS

Table 48 – Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	943	3,426	4,561	7,904	5,228
9th to 12th grade, no diploma	10,110	7,387	6,577	9,626	5,982
High school graduate, GED, or alternative	19,562	22,901	22,422	48,089	28,674
Some college, no degree	22,651	27,738	26,640	61,9405	27,003
Associate's degree	4,944	12,925	12,903	25,780	7,321
Bachelor's degree	9,6353	42,382	45,267	78,233	25,835
Graduate or professional degree	493	18,523	28,051	45,095	17,145

Data Source: 2011-2015 ACS

Table 49 - Educational Attainment Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,352
High school graduate (includes equivalency)	27,589
Some college or Associate's degree	33,796
Bachelor's degree	52,283
Graduate or professional degree	60,639
Data Source:	2011-2015 ACS

Data Source: 2011-2015 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.

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 biotechnology, 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 the 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; 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, and pedestrians.

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 is actively developing a regional mass transit light rail system. Voter-approved and funded extension legs are moving forward over the coming years, and there are plans for many more extensions. Washington State is also working to replace large-scale aging infrastructure, such as major bridges.

King County works closely with the region's Workforce Development Council to create job training 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 is working closely with communities that have high unemployment rates at the community level and at the policy level and bringing 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. Many highly educated residents are well-matched for employment opportunities, and the area has seen an influx of highly educated people moving to the region for such jobs. There is a mismatch, however, for people who do not have the skills or training for many of these regional opportunities. This is one of the greatest challenges in the coming years: to reduce very large disparities 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 set a clear path through transformative work to move investments further upstream so that every person in King County can reach their full potential and thrive economically. To this end, King County will work with multiple partners, including the other 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 Council[5] include:

- 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 and strong local community colleges and vocational education institutions. Many of these institutions are collaborating to increase workforce opportunities for all people in the County.

[5] Puget Sound Regional Council: https://www.psr.org/

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-reliance. 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 DCHS Children, Youth and Young Adults Division (CYYAD) provides education and employment training for youth, skills development for out-of-school youth in need of a GED, and programs for justice-involved youth or youth at risk for being justice-involved. Programs under CYYAD offer services throughout King County in partnership with numerous community organizations.

The WorkSource system provides full service centers throughout King County certified by the Workforce Development Council of Seattle. King County DCHS plays a role in this system, working to improve the quality of workforce programs and opportunities for the people of King County. DCHS also manages the King County 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 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, the region's blueprint for long-term prosperity, which recognizes and promotes the region's substantial attributes and is designed to build on strengths.. 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

- Education
- Tourism
- Business Services
- Military and Defense
- Transportation and Logistics
- Maritime
- Life Sciences and Global Health
- 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: Defined as a number 10 percent above the overall proportion or distribution in the County.

There are areas in South King County with a concentration of households who are low-income, severely cost burdened, and have other housing problems 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, the same areas of South King County that have a concentration of low-income households in general specifically have a concentration of low-income households of color. There is an area identified in Kent as a R/ECAP (census tract with a high poverty, racially segregated area). See the 2019 King County Analysis of Impediments to Fair Housing Choice.

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, transit centers and a new light rail corridor under planning and construction.

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 key part of the Consolidated Housing, Homelessness and Community Development Plan (Consolidated Plan). It states the Consortium's goals, objectives and specific strategies designed to make progress toward those goals and objectives. Most of the strategies have output goals based on the funding projected 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

King County invests in the following priorities: projects that predominantly serve households at or below 50 percent AMI; mixed-income projects that serve a portion of households at or below 30 percent 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 for tenants.

All programs and projects 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 that require a Certificate of Consistency with the Consolidated Plan should be consistent 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 housing stock, preservation of affordable housing, and mixed-income housing development. Values 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 growing 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 to work across sectors toward shared outcomes that will help all the partners make progress toward shared 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

King County allocates CDBG, ESG and HOME funds throughout the region. King County has three target areas: SeaTac, White Center and Skyway. More target areas may be added during the period of this plan.

CDBG and ESG

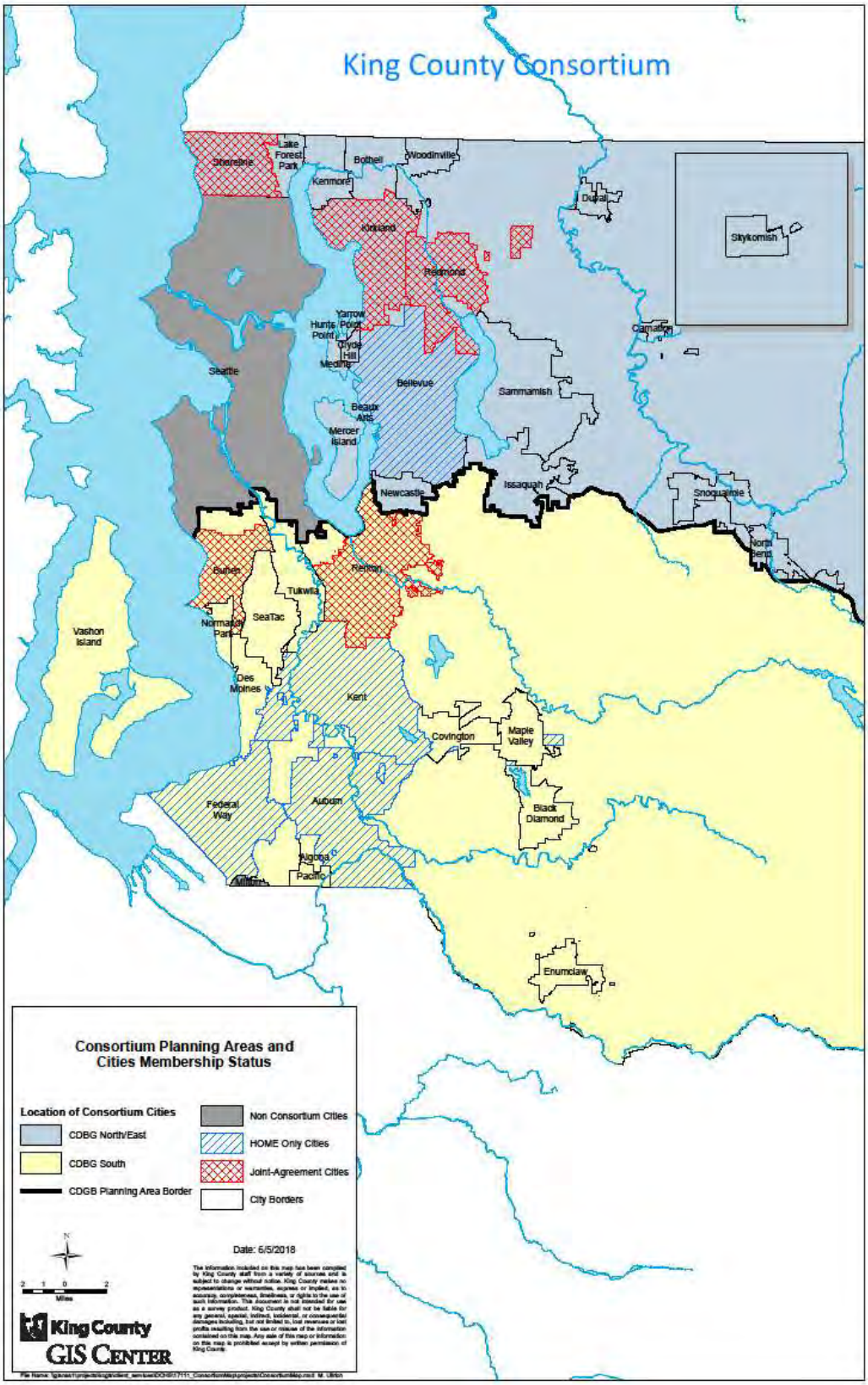
Allocations for CDBG and ESG funds are based upon the percentage of low-and-moderate- income populations in the two sub-regions, North/East and South. A map of the King County Consortium regions is included on the following page.

The North/East Sub-region consists of the following cities, towns, and census designated places: 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; 27) Kenmore, and 27) Unincorporated King County.

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-Maury Island; 30) White Center; and 31) Unincorporated King County.

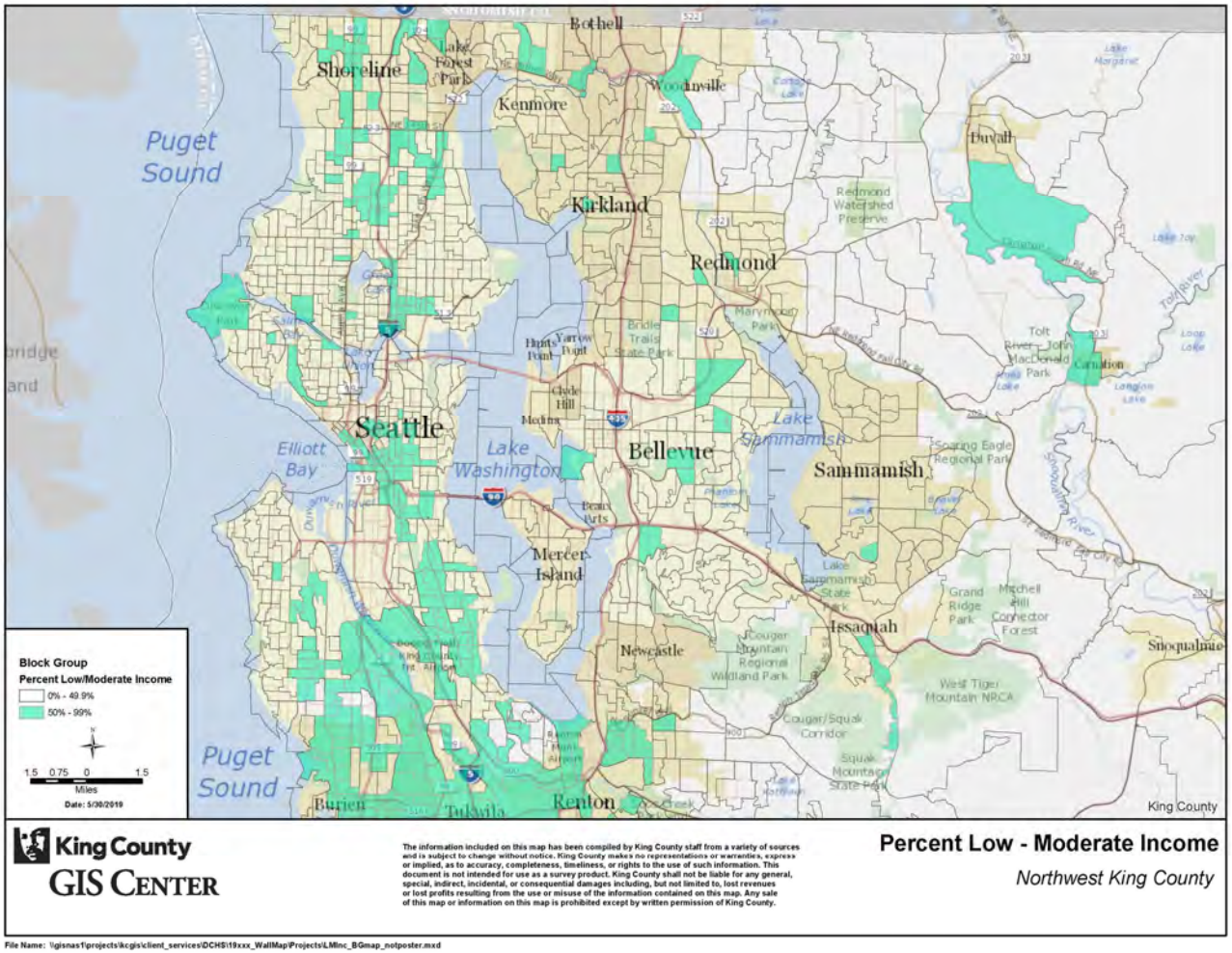
HOME

The HHCDD Housing Finance Program awards HOME funds through a competitive process. Funds are distributed countywide to the members of the HOME Consortium, which includes the cities of Auburn, Bellevue, Kent and Federal Way.

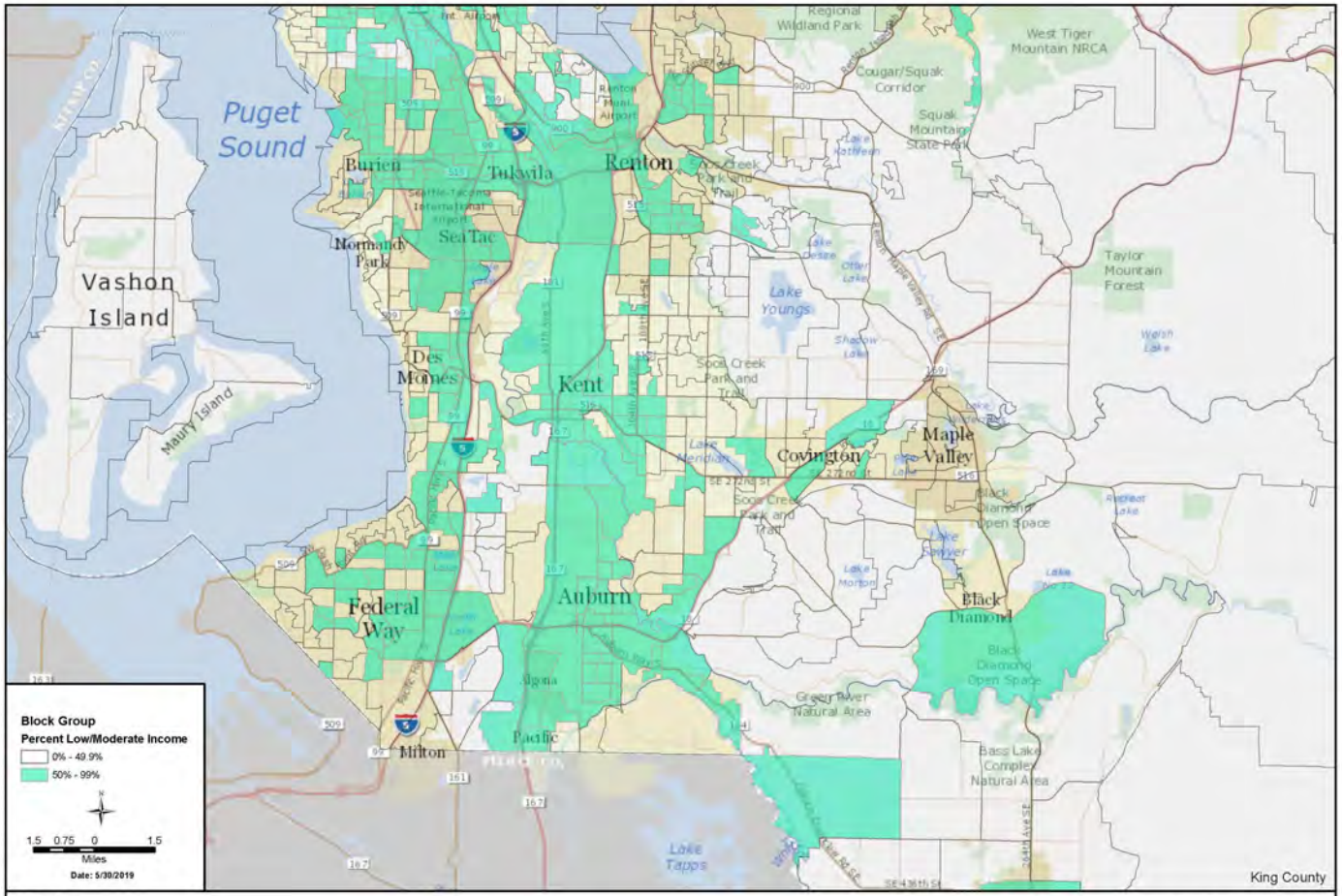

King County Consortium
Shoreline
Lake Forest Park
Bothell
Woodinville
Kenmore
Kirkland
Redmond
Duvall
Snoqualmie
Yarrow Point
Hunts Point
Clyde Hill
Medina
Seattle
Bellevue
Sammamish
Beaux Arts
Mercer Island
Issaquah
Newcastle
Burien
Renton
Tukwila
SeaTac
Normandy Park
Vashon Island
Des Moines
Kent
Covington
Maple Valley
Federal Way
Auburn
Black Diamond
Pacific
Enumclaw
Consortium Planning Areas and Cities Membership Status
Location of Consortium Cities
CDBG North/East
CDBG South
CDGB Planning Area Border
Non Consortium Cities
HOME Only Cities
Joint-Agreement Cities
City Borders
Date: 6/5/2018
King County GIS Center

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



King County GIS Center

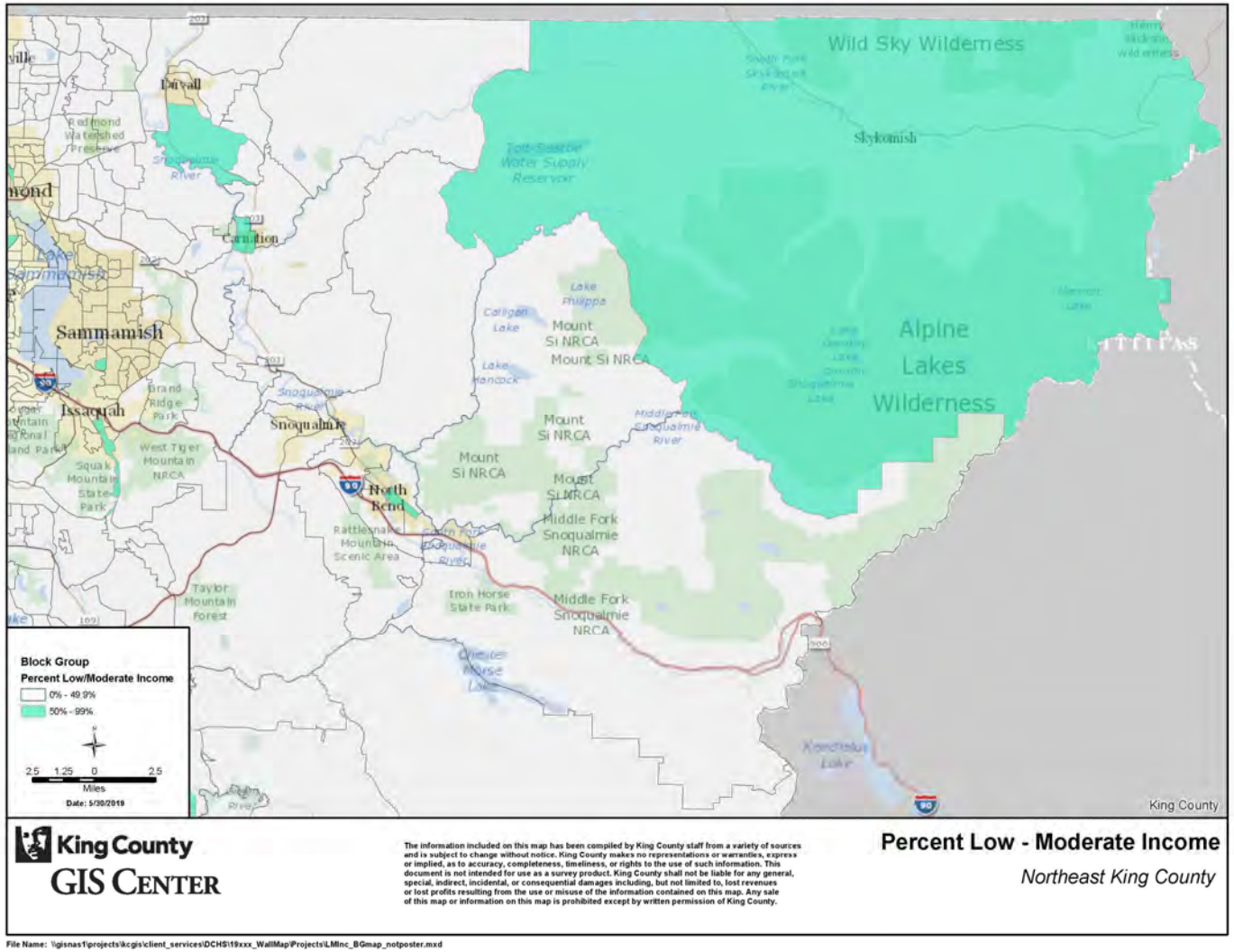
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Percent Low - Moderate Income

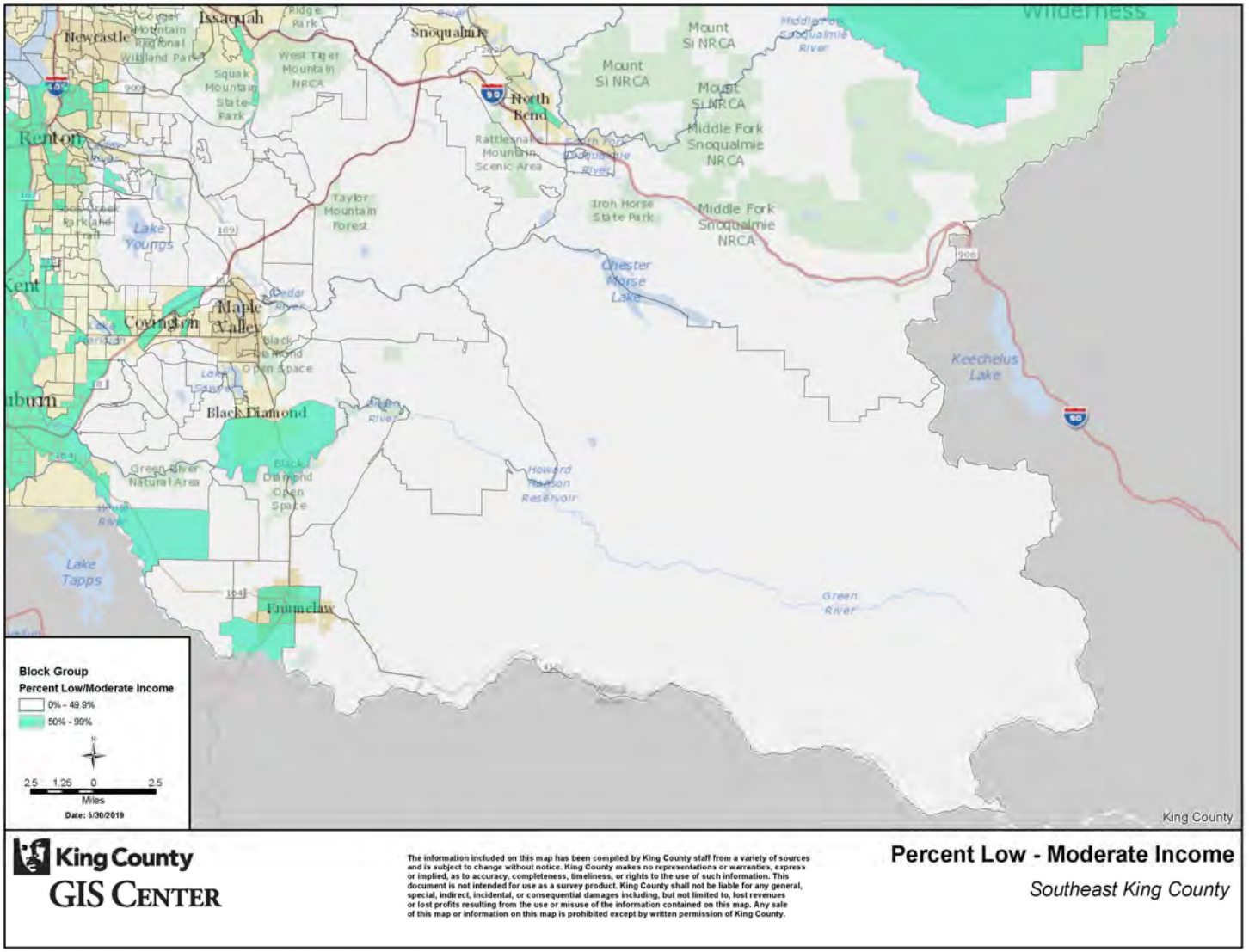
Southwest King County

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

Northeast King County



Southeast King County



Describe the basis for allocating investments geographically within the jurisdiction.

The Consortium allocates funds to address strategies under the three overarching goal areas: 1) Affordable Housing; 2) Homelessness; and 3) Community and Economic Development. Investments are distributed throughout the County, and guidelines adopted by the Consortium balance investments geographically over time. Allocation guidelines are determined through use of low-and moderate-income population data, and other data, as applicable.

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 King County Health and Human Services Transformation Initiatives. Examples of intersections with such initiatives and plans are included below.

The Affordable Housing Committee oversees implementation of their Action Plan, which contains seven goals 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 50% area median income and below; 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.” The Affordable Housing Committee will oversee implementation of the Action Plan and track the region’s progress toward meeting its goals. This represents a significant shift in policy setting for affordable housing funding.

Housing, Homelessness and Community Development near High Capacity Transit Nodes

Following 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 additional 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. The Regional Equitable Development Initiative (REDI) Fund allocates funding based on geographic targets.

Communities of Opportunity

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

- Rainier Valley (City of Seattle)
- White Center

- SeaTac/Tukwila
- City of Kent
- Central District of Seattle
- Rural Snoqualmie Valley
- Urban Native Community
- Latinx Community of Vashon-Maury Island and
- Transgender and gender nonconforming communities.

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

- 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; and
- 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.

SP-25 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 51 – 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 and Frail Elderly Public Housing Residents Chronic Homelessness Individuals People with Mental Illness People with Chronic Substance Use Disorders Veterans Survivors of Domestic Violence Unaccompanied Youth People with Physical Disabilities People with Alcohol or Other Addictions
	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 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 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 to spur the region into action quickly. The Action Plan includes seven goals, and each goal has a number of strategies.
2	**Priority Need Name**	Ending Homelessness
	Priority Level	High
	Population	Extremely Low Income and Low Income Large Families Families with Children Elderly and Frail Elderly Public Housing Residents Rural Residents Chronic Homelessness Individuals People with Mental Illness People with Chronic Substance Use Disorders Veterans Survivors of Domestic Violence Unaccompanied Youth People with Mental Disabilities People with Physical Disabilities People with Developmental Disabilities People with Alcohol or Other Addictions Non-housing Community Development
	Geographic Areas Affected	Countywide and potential Neighborhood Revitalization Strategy Areas
	Associated Goals	Ending Homelessness
	Description	Working together through collective impact continues the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First; invests 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; and receive only what they need to be returned to housing quickly and to be as self-reliant as possible.

	Basis for Relative Priority	Shared outcomes include but are not limited to: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households remain 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 and Frail Elderly Rural Residents People with Chronic Homelessness Individuals People with Mentally Illness People with Chronic Substance Use Disorders Veterans Survivors of Domestic Violence Unaccompanied Youth People with Mental Disabilities People with Physical Disabilities People with Developmental Disabilities People with Alcohol or Other Addictions 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. Investments across the Consortium in low-income communities benefit low-income people and 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 on the existing community members and cultural institutions.

	Basis for Relative Priority	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. Investments in capital projects 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, health and well-being of the persons that will access the projects.

Narrative

The Consortium's desired outcomes for each goal are impacted by many factors, especially the growing economy, the health of other federal programs (such as the Section 8 program), and other federal, state and local funding streams far beyond the capability of the Consortium's strategies to accomplish single-handedly. For that reason, it is particularly important to work across sectors toward shared outcomes. 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

Table 52 – 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 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 are in need of affordable housing.
New Unit Production	The increasing cost of land and construction coupled with declining federal resources will 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.

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 include: 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. These three resources are listed on Table 53 Anticipated Resources. Other federal, state, and local funds are listed below.

Like the federal formula grants, 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 listed. 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

Table 53 - 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	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	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	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**	

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 the Regional Affordable Housing Program (RAHP) funds and the Veterans, Seniors and Human Services Levy (VSHSL) 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. The VSHSL capital funds are local dollars targeted to housing development projects that provide permanent supportive housing to homeless veterans and other homeless families and individuals. Owner contributions provide the source of match for the HOME-funded, ownership occupied rehabilitation activities. The RAHP funds provide the primary source of match for ESG projects.

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 affordable housing. The Facilities Management Division shall determine whether any of the County departments has a need for surplus property related to the provision of essential government services. If the property is not needed for that purpose, 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, through either 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.

Table 54 – Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
King County DCHS – Housing, Homelessness, and Community Development Division	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 CDBG 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 Shoreline

Assessment 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 (Veterans Affairs Supportive Housing) 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 the Consortium member cities on a wide range of Housing, Homelessness and Community Development issues. The JRC is created through the interlocal cooperation agreements that form 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. King County Code Title 24, Chapter 24.13 codifies the creation of the JRC.

The JRC is comprised 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 Consortium. 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 specifically advertised as such.

The King County Housing, Homelessness and Community Development (HHCDD) 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 convene to assist HHCDD staff in the review and recommendation of projects and programs undertaken in the sub-region.

The Community Development Manager is the CDBG lead who works closely with the jurisdiction cities. The Housing Finance Manager 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, Seattle and Renton Housing Authorities, nonprofits, foundations, and faith-based communities.

Identified gaps

- Anti-displacement policies/programs for areas with rapidly increasing housing and land costs
- Increasing costs of land
- Loss or temporary closing of human service agencies due to loss of funding
- Increasing administrative cost burdens
- Continued need for more proactive early childhood programs

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

The CDBG Consortium includes regular Consortium members and Joint Agreement Consortium members. Regular Consortium members (29 of the 33 CDBG partners), through the Interlocal Agreement process, direct 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 report on services targeted to persons with HIV in the region in the City of Seattle Consolidated Plan.

Table 55 – Homeless Prevention Services Summary

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

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 lead, released its Strategic Plan for 2015-2018. It focuses on making homelessness **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). In concert with King County, the CoC implemented coordinated entry for families and youth, young adults, and single adults over the past three years and continues to refine those systems. 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 include:

- Leaders that take a regional approach to homelessness
- Affordable Care Act
- A long standing, dedicated, and sophisticated CoC
- Staff in government, foundations and nonprofits that are active at the national level, are forward thinking and provide regional leadership
- Strong coordination with the Veteran's Administration

- Strong ties to private foundations such as United Way of King County, the Bill and Melinda 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 the CoC.

Gaps of the service delivery system include:

- 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
- Unserved persons with serious mental illness and a shortage of mental health beds
- Unserved 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 and Human Services Transformation Vision. Under this vision, King County staff across departments, including DCHS, Public Health-Seattle & King County, Department of Natural Resource and Parks, and King County Metro are 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 stretch scare resources to ensure more stable 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, and sources of funding supporting the activity and outcomes. The annual goal outcomes are one-year goals.

The three overarching goals are:

Goal One: **Affordable Housing** - Ensure access to healthy, affordable housing for low-and moderate-income households throughout the region and advance fair housing to end discrimination and overcome historic patterns of segregation.

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

Goal Three: **Community and Economic Development** - Establish and maintain healthy, integrated, and vibrant communities by improving the well-being and mobility of low-and moderate-income residents, and focusing on communities with historic disparities in health, income, and quality of life.

.415, 91.215(a)(4)

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Table 6 – Goals Summary

ame	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
e	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-Maury Island Rural Snoqualmie Valley	Affordable Housing Ending Homelessness	CDBG: $1,924,938 HOME: $2,877,431	Rental units constructed: 11 Household Housing Units Homeowner Housing Added: 2 Household Housing Units Homeowner Housing Rehabilitated: 200 Household Housing Units 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-Maury Island Rural Snoqualmie Valley	Ending Homelessness	CDBG: $739,250 ESG: $326,105	Other Public Services : 1,300 Persons Assisted Rapid re-housing: 240 Households Assisted Emergency Shelter: 4,700 Persons Assisted Homelessness Prevention: 101 Persons Assisted Homelessness Diversion: 140 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-Maury Island Rural Snoqualmie Valley	Community and Economic Development	CDBG: $2,968,735	Public Facility or Infrastructure Activities: 15,000 Persons Assisted Public service activities: 1,300 Persons Assisted Micro-Enterprise: 140 Persons Assisted

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 further fair housing choice and increase access to housing and housing programs. Progress toward fair housing goals will be reported annually.
2	**Goal Name**	**Ending Homelessness**
	Goal Description	Working together with collective impact, King County will work to develop a cohesive and coordinated homeless system grounded in the principle of Housing First and shared outcomes. Investments in projects will 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 through 1) a range of housing options; 2) programs and services; 3) addressing 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. The Consortium will also work in partnership 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	Investments across the Consortium in low-income communities benefit low-income people and ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community. 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. This includes support for 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 serve 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 (King County, Renton) 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 are 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

The Consortium member jurisdictions engage in ongoing efforts to advance public policies that address barriers to affordable housing, particularly 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 promoting accessory dwelling units.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The King County Growth Management Planning Council, the Consortium as a whole and member jurisdictions individually make 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 jurisdictions within King County 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, numerous programs focus on street outreach to homeless persons in King County. Longstanding programs focus on people who have a mental illness or persons with chronic substance use disorder. 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. ProYouth outreach workers provide outreach to homeless/LGBTQ/at-risk youth. Kids Plus works with families on the streets or in tent cities or car camps countywide. These are examples of collaboration and coordination with providers and systems. The CoC has implemented a coordinated entry system for single adults, homeless families and youth and young adults.

Addressing the emergency and transitional housing needs of homeless persons

The All Home Strategic Plan sets goals for shelter and transitional housing and discusses innovative programs such as rapid re-housing and shelter diversion. The Consolidated Plan aligns with the All Home Strategic Plan.

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. Through a strong network of housing and mental health providers, King County works to make homelessness 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.

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 participated on a statewide lead task force that was responsible for developing Washington State Lead-Based Paint Legislation signed by the governor and effective June 10, 2004. King County 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 housing owned by low-and 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 are 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 Washington State certified and accredited to teach the Renovate, Repair and Paint (RRP) curriculum. The State of Washington Department of Commerce designed this course 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?

The King County Health and Human Services Transformation Vision has set a goal that the people of King County will experience gains in health and well-being because the 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 this Transformation vision, King County staff across departments, including DCHS, Public Health, Natural Resources and Parks, and Metro are working with a large variety of partners on several initiatives to move toward realization of the goals, including:

- *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 on 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 Levy* – King County voters approved a ballot initiative in 2015 to fund upstream prevention programs in three areas: 1.) Prenatal to age 5 early intervention programs; 2.) Continuing investments in youth and young adults ages 5-24 to preserve the gains made with early childhood investments; and 3.) Communities of Opportunity funding for lower-income 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 collaborates 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 have the opportunity to thrive and prosper.

- *Accountable Communities of Health* –Public Health staff are coordinating across departments and with multiple community partners to move forward changes in the regional approach to health and well-being, moving 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 the Coordinated Entry for All system. Households experiencing homelessness can more easily get help accessing housing and other resources to address their housing crisis. To ensure the commitment to providing equitable access to all, mobile services are provided where transportation to a RAP is a barrier. The RAPs were the first in the county to provide homelessness diversion services – a strategy that targets people as they are applying for entry into a shelter, 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 RAPs have become the "front door" to the emergency housing crisis system.

These specific initiatives are tied together through a broad, results-based framework to create profound changes that will move the region to a system that is primarily preventative rather than crisis-oriented. Policy and system change issues will be identified through this work at many levels of government, and work will be done across sectors 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 alignment 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 HHCDD Contract Monitoring Handbook expands the procedures called out in the DCHS Procedures for Contract Compliance Monitoring. It establishes appropriate and effective mechanisms for ensuring compliance with federal and non-federal requirements to ensure achievement of contract goals. 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 good 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 (HHCDD) 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: Community and Economic Development 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 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.