



**King County**

# **Consolidated Annual Performance and Evaluation Report for the Year 2014**

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A summary and evaluation of how the King County Consortium used federal housing and community development funds in 2014 to carry out the goals and objectives identified in the *Consolidated Housing and Community Development Plan for 2010 – 2014*.

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## **The King County Consortium 2014**

The King County Consortium is an inter-jurisdictional partnership of King County and the cities and towns of Algona, Auburn, Bellevue, Black Diamond, Beaux Arts, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Federal Way, Hunts Point, Issaquah, Kenmore, Kent, Kirkland, Lake Forest Park, Maple Valley, Medina, Mercer Island, Newcastle, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville, and Yarrow Point.

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## Executive Summary

King County's community stakeholders helped establish goals and objectives for the use of its Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Services Grant (ESG) formula funds. King County receives approximately \$8 million in federal formula funds from the U.S. Department of Housing and Urban Development (HUD) each year. Annual formula funds awarded are supplemented by program income, chiefly from loan repayments. The County administers these federal formula funds on behalf of King County and participating cities and towns in the King County Consortium.

In addition to federal formula funds, King County also administers federal CoC and Supportive Housing Program funds of approximately \$24 million, and other state and local funds to assist low-income and homeless households.

The goals and objectives that stakeholders helped establish are described in the Consolidated Plan. There are specific objectives, strategies and annual performance targets for each of three major goals. Consistent with the intent of the federal funds, the three major goals are:

- Goal One: Ensure Decent, Affordable Housing
- Goal Two: Ending Homelessness
- Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities.

This is a summary of King County's performance in meeting its housing and community development goals, strategies and objectives during 2014.

### Goal One: Ensure Decent, Affordable Housing

In 2014, the King County Consortium provided funding for housing strategies for very low, low and moderate-income households (households at or below 30 percent, 50 percent and 80 percent of the area median income [AMI]). Strategies include expanding and preserving the supply of rental and owner housing affordable to these income levels, preserving the housing of homeowners at these income levels, providing first-time homebuyer opportunities for households at these income levels and affirmatively furthering fair housing.

A total of 316 new units of housing will be created with 2014 housing capital funds; 130 of those units are targeted to persons with special needs, including homeless households, persons with disabilities and households at risk of homelessness; 180 of those units were designated for households with extremely low incomes at or below 30 percent of AMI; 60 of those units are designated for qualified veteran tenants.

A total of 524 homes of low to moderate-income homeowners were repaired to improve the health and safety of the housing stock in King County; of the total, 145 units of substantial home repairs were completed by the King County Housing Repair Program and 379 minor home

repairs were completed by the participating consortium cities in their separate minor home repair programs (Renton, Tukwila, Des Moines, Pacific and Covington).

## **Goal Two: Ending Homelessness**

In 2014, the King County Consortium continued to work with the regional CoC through the CEH to align and coordinate King County's program with the goals and objectives of the Ten Year Plan to End Homelessness in King County and, moving forward, the CEH Strategic Plan for 2015-2018. Strategies include housing stability services, temporary housing, services, permanent supportive housing and service enriched permanent housing. Strategies have increasingly moved towards permanent (non-time limited) housing with supportive services in order to reduce homelessness, particularly chronic homelessness.

A total of 459 households received housing stability services through the King County Housing Stability Program (HSP) to stabilize them in their permanent housing.

A total of 765 households were in permanent supportive housing at any given point in time during 2014 through the CoC Program, which serves homeless households with a history of mental illness, substance abuse and/or acquired immune deficiency syndrome (AIDS).

A total of 4,262 homeless households received access to permanent housing through rental assistance and/or housing support services with local funds.

A total of 81 households accessed permanent rental housing through Rapid Re-Housing programs in 2014; a total of 49 families with children received assistance with federal ESG and local funding; a total of 32 households without children (singles or couples) received assistance with federal ESG and local funding.

A total of 500,076 unit nights of emergency shelter were provided to homeless households who were safe and sheltered from the elements.

A total of 262,437 unit nights of transitional housing were provided to increase the housing stability of homeless households.

## **Goal Three: Establish and Maintain a Suitable Living Environment and Economic Opportunities**

In 2014, the King County Consortium provided funding for human services, community facility, and public improvement strategies to benefit very low to moderate-income households and communities, as well as economic development strategies to increase the viability of existing commercial or industrial areas in very low to moderate-income communities and to increase employment opportunities for very low to moderate-income persons.

One community facility projects was finalized and marked completed in HUD's Integrated Disbursement and Information System (IDIS). And a total of three public infrastructure projects were completed and closed.

A total of 49,715 persons throughout the year received human service assistance.



A total of 112 low to moderate-income individuals and 50 small businesses received technical assistance through microenterprise programs offered to eligible persons who are working to retain or grow a small business, or who desire to start a new small business.

## Introduction

### Purpose of the Consolidated Annual Performance and Evaluation Report

The King County Consortium is pleased to present the *Consolidated Annual Performance and Evaluation Report* (CAPER) for the program year 2014. Each year, King County reports to the general public and to HUD about how it used federal funds available for housing and community development in the past year. This CAPER details the use of federal funds, as required, and other funds that were available in 2014 to help carry out the priority needs and strategies identified in the King County Consortium's *Consolidated Housing and Community Development Plan for 2010 – 2014* (Consolidated Plan), as amended.

To learn more about the housing and community development needs in King County outside Seattle, and the priorities for investment of federal funds in 2014, please refer to the consortium's Consolidated Plan and 2014 Action Plan on the Housing and Community Development Program website at:

### Consolidated Plan

[http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HCD\\_Plans/ConsolidatedPlan.aspx](http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Plans/ConsolidatedPlan.aspx)

### 2014 Action Plan

<http://www.kingcounty.gov/~media/socialServices/housing/documents/HCD-ActionPlans/2014-ActionPlan/2014-ActionPlan-Amended-Nov-2014.ashx>

The Consolidated Plan is a unified approach to planning for and addressing the housing and community development needs of low-income people in King County outside Seattle. Required by HUD, the plan consolidates planning for three federal programs under which King County receives annual grants based on a formula: Community Development Block Grant (CDBG), HOME Investments Partnerships Program (HOME), and Emergency Solutions Grant (ESG). Together, the HUD formula grant programs, plus program income funds, provide approximately \$8 million annually for affordable housing development, community development, infrastructure improvements, and human services/homeless assistance. The Consolidated Plan also provides guidance regarding the use of federal Continuum of Care funds for homelessness<sup>1</sup>, as well as other state and local funds for homelessness, housing and community development.

The CAPER is designed to provide a meaningful overview of the King County Consortium's investments and activities to address affordable housing needs, work towards the end of homelessness, and to improve the living environment for low-income residents. Detailed information about specific projects supported with federal funds is located in Attachments A, B, D, and F.

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<sup>1</sup> Continuum of Care homeless assistance funds are not provided to the consortium as a formula grant, but rather based on national competition, so the funds are not under the direct control of the consortium. However, the consortium has the ability to strongly influence the federal funding decisions via its guidance in the Consolidated Plan and its role in coordinating the local applications for the annual national competition.

## **Geographic Area Covered by the CAPER**

King County prepares the Consolidated Plan and the CAPER on behalf of the King County Consortium, a special partnership between King County and most of the cities and towns in King County. King County partners with its cities and towns for the sharing of CDBG, HOME and ESG funds, as well as for a number of local funds. The CDBG Consortium is comprised of 29 regular CDBG Consortium cities and towns, plus the unincorporated areas of the County, and three CDBG Joint Agreement Consortium members for a total of 32 cities. It excludes Seattle, Bellevue, Federal Way, Kent and Auburn, which receive CDBG funds directly from the federal government. The City of Normandy Park declined to participate in the consortium. The City of Milton participates in in the Pierce County CDBG and HOME programs. For the sharing of HOME funds, the consortium includes the regular CDBG Consortium and CDBG Joint Agreement Consortium cities, plus the cities of Bellevue, Federal Way, Kent, and Auburn. For the sharing of direct ESG formula funds, the consortium includes King County, the regular CDBG Consortium jurisdictions and the Joint Cities CDBG Consortium jurisdictions. For the sharing of ESG funds acquired indirectly through the State of Washington, the consortium includes King County and the cities that receive a direct CDBG grant, except for the City of Seattle. Program-specific information is available upon request.

## **Program Accomplishments**

### **Goal One: Ensure Decent, Affordable Housing**

#### **Goal One Long-term Projected Outcome**

There will be an adequate supply of affordable housing in the consortium for low and moderate-income households, so that fewer households are paying more than they can afford.

#### **Goal One Indicator**

The 2010 Census will show that, as compared to the 2000 Census, the percentage of households at or below 50 percent of AMI who are severely cost-burdened will have been reduced.

#### **Goal One Actual Outcome**

The 2000 Census data provided information on the number of households paying more than 50 percent of their income for housing. This is considered a severe cost burden. The 2010 Census did not collect this information. The American Community Survey data for 2007-2011 does include information on the number and percent of households paying 35 percent or more of their income on housing, and this number appears to have increased since 2000 for all income groups. Although there is no comparable data from 2010, it is likely that the percentage of households experiencing a severe cost burden has not decreased in this decade. The recovery has produced a robust housing market with both rental and homeownership costs escalating and this, while a positive economic indicator, creates cost burden for families with no or very little income growth.

## **Goal One Objectives**

This broad goal of ensuring decent, affordable housing has been broken down into three objectives that are more specific and strategies that have shorter-term outputs that can be measured annually. They relate to 1) rental housing, 2) home ownership, and 3) fair housing choice. These three objectives, and the strategies to help achieve them, along with the projected and actual outputs for each of the strategies, are discussed below.

### **Affordable Housing Objective 1: Rental Housing**

Preserve and expand the supply of affordable rental housing available to low and moderate-income households, including households with special needs.

#### **Affordable Housing Objective 1, Strategy 1A**

Make capital funds available through an annual competitive process for the new construction of sustainably designed, permanently affordable rental housing for low and moderate-income households; for the acquisition of existing rental housing and the rehabilitation of that housing into safe, decent, healthy and permanently affordable rental housing for low and moderate-income households; for the acquisition of land on which to build affordable and/or mixed-income rental housing; and for the long-term preservation (through acquisition and rehabilitation) of existing affordable rental housing units.

#### ***Short-term Annual Output***

The average number of rental units to be funded for new construction, acquisition and rehabilitation for affordable housing annually:

#### **Strategy 1A (1) Projected Output**

A total of 250 units of rental housing are to be funded. At least 30 of the 250 units of rental housing shall be targeted to persons/households with special needs (special needs include the elderly, frail elderly, homeless households and persons with disabilities).

#### **Strategy 1A (1) Actual Output**

A total of 316 units of housing received awards of 2014 funds, as follows:

##### **A. New Units Funded for New Construction, Acquisition and Rehabilitation**

A total of 305 new units of permanent rental housing received awards of 2014 funds; 130 of those units are targeted to persons with special needs, including homeless households, persons with disabilities and persons at risk of homelessness. Of the total, 180 units were designated for persons or households with incomes at or below 30 percent of area median income (AMI), and 60 units will be designated for qualified veteran tenants. Twelve projects were funded through the annual competitive process to award a variety of federal, state, and local fund sources.

The following projects were funded to increase the supply of affordable rental housing by creating 305 new affordable units and preserving 11 units of transitional housing. Additionally, 121 units in the Housing Finance Program (HFP) portfolio received preservation funding.

<b>Housing Finance Program 2014 Funding</b>		
<b>Project</b>	<b>Units</b>	<b>Description</b>
FOY Phase II	10	Transitional housing for young adults aged 18 to 21
KCHA Vantage Point Senior Housing	77	Senior permanent rental housing
Valley Cities Phoenix Rising	24	Permanent rental housing for homeless young adults aged 18-24
MSC Federal Way Veterans	44	Permanent rental housing for veterans and families
Hopelink Kenmore Family Shelter	11	Emergency shelter for families
Provail Traumatic Brain Injury Residential Facility	12	Facility for persons with traumatic brain injury
Pike Place Market Western Ave. Senior Housing	40	Permanent rental housing for seniors
CHA Compass at Ronald Commons	58	Permanent rental housing
Patricia Harris Manor	40	Permanent rental housing for seniors
<b>Total New Units</b>	<b>316</b>	
<b>Total New Rental Units</b>	<b>305</b>	
<b>Total New Transitional Units</b>	<b>11</b>	
<b>Portfolio Preservation</b>		
DASH Summerwood	111	Rehabilitation of existing permanent rental housing
CPC Lake Forest Park Cluster Home	6 beds	Rehabilitation of existing group home
Foundation For the Challenged FFC V	4 beds	Rehabilitation of an existing group home
<b>Total Portfolio Preserved Units</b>	<b>121</b>	

**Strategy 1A (2) Projected Output**

Rental units completed during the year will serve an average of 280 new renter households annually.

<b>Goals for the Average Number of Renter Households to be Served Annually in Completed Housing Units by Household Type and Income with All Funds</b>				
<b>Type of Household</b>	<b>At or Below 30% of AMI</b>	<b>31 percent to 50% of AMI</b>	<b>51 percent to 60% of AMI</b>	<b>61 percent to 80% of AMI</b>
<b>Small Related Households (2-4 persons)</b>	High Need 30	High Need 36	Medium Need 7	Low Need 3
<b>Large Related Households (5+ persons)</b>	High Need 6	High Need 22	Medium Need 4	Low Need 2
<b>Elderly Households</b>	High Need	High Need	Medium Need	Low Need
	16	22	3	2
<b>Households with Special Needs</b>	High Need 16	High Need 12	Medium Need 3	Low Need 2
<b>All Other Households</b>	High Need 30	High Need 48	Medium Need 11	Low Need 5
<b>Total Renter Households Served: 280</b>	<b>98</b>	<b>140</b>	<b>28</b>	<b>14</b>
<b>Annual Goal = 280</b>				

### Strategy 1A (2) Actual Output

In 2014, completed rental units served 240 renter households, most with incomes at or below 30 percent of AMI. This is 40 households short of the annual goal, and this difference is attributed to the type of project coming online in 2014. These projects were generally smaller and targeted for higher needs populations.

<b>Actual Number of Renter Households to be Served Annually in Completed Housing Units by Household Type and Income with All Funds</b>				
<b>Type of Household</b>	<b>At or Below 30% of AMI</b>	<b>31 percent to 50% of AMI</b>	<b>51 percent to 60% of AMI</b>	<b>61 percent to 80% of AMI</b>
<b>Small Related Households (2-4 persons)</b>	High Need 38	High Need 20	Medium Need 7	Low Need 0
<b>Large Related Households (5+ persons)</b>	High Need 2	High Need 0	Medium Need 0	Low Need 0
<b>Elderly Households</b>	High Need 0	High Need 0	Medium Need 0	Low Need 0
<b>Households with Special Needs</b>	High Need 167	High Need 0	Medium Need 0	Low Need 0
<b>All Other Households</b>	High Need 0	High Need 0	Medium Need 0	Low Need 0
<b>Total Renter Households Served: 240</b>	<b>207</b>	<b>20</b>	<b>7</b>	<b>6</b>
<b>Annual Goal = 280</b>				

These activities are a few of those accomplished that address the following objective in HUD's Community Planning and Development (CPD) Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcome: Affordability

#### **Affordable Housing Objective 1, Strategy 1B**

Make capital funds available to rehabilitate existing rental units for low and moderate-income households. This strategy is different from acquisition and rehabilitation in Strategy 1A, as Strategy 1B addresses rehabilitation only; there is no acquisition involved. It either addresses the rehabilitation needs of existing affordable non-profit housing, or existing for-profit housing where the owner is willing to restrict the affordability of the rents for a specified period of time.

It includes making modifications to the rental unit(s) of low to moderate-income residents with a disability in order that the units will be accessible.

### ***Annual Output Measures***

#### **Strategy 1B (1) Projected Output**

A total of 5 to 40 units are rehabilitated and/or modified.

#### **Strategy 1B (1) Actual Output**

A total of three rental unit received accessibility modifications through the Housing Repair Program's (HRP) Home Accessibility Modification (HAM) Program. Repairs entailed Bathroom grab bars, and ADA toilets. In general, this work includes the installation of life safety equipment for hearing impaired individuals (special smoke/fire detectors, wheelchair ramps, transition strips, and widening interior doorways).

### ***Short-term Annual Outcomes***

The tenant(s) have improved satisfaction and safety in their housing due to the improvements or rehabilitation and/or modification.

#### **Strategy 1B (2) Projected Outcome Indicator**

A tenant-based survey is to be conducted by the agency or landlord that is awarded funds.

#### **Strategy 1B (2) Actual Outcome Indicator**

Survey results for the three households who received Home Access Modification Surveys follow:

<b>Home Access Modification Survey</b>		
1	Keeps my home in good shape:	50%
2	Solves a health or safety hazard:	100%
3	Provides the support I need to continue to live independently:	50%
4	Improves my quality of life:	50%
5	Greatly improves my feeling of safety:	100%
6	Overall satisfaction with the repair or service provided by the HRP:	80%



<b>Housing Repair Effectiveness Survey</b>	<b>Yes</b>	<b>No</b>
Did the program respond in a timely manner?	50%	50%
Did the staff clearly explain what the program can and cannot do for you?	100%	
Was the County staff responsive to your needs?	100%	
If the Housing Repair Program was not available to you, would you have made the repair (s) anyway?	50%	50%
Would you hire back the contractor(s) that you hired to complete your next project?	50%	50%

### **Affordable Housing Objective 1, Strategy 1C**

King County staff will work in partnership and/or coordination with consortium cities staff and community stakeholder organizations on the following housing-related activities. These activities do not have annual output or outcome goals and will be reported on as progress occurs, in narrative fashion.

#### **Strategy 1C (1) Projected Performance**

The consortium will support the creation of affordable rental housing in the private market through zoning and incentive programs in all consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and allocation of surplus County or City property for affordable housing. County staff will help provide technical assistance, as feasible, to help consortium cities meet Countywide Planning Policy (CPP) goals for affordable housing.

#### **Strategy 1C (1) Actual Performance**

##### **A. Surplus Property Program Activities**

1. North Lot Property/Hirabayashi Place - HCD staff assisted with developing the covenant requirements for the affordable rental housing project, Hirabayashi Place. These affordable units are being developed as a part of the agreement with the North Lot Development LLC who commenced construction on 740 residential units in the west block at the former parking lot next to the stadiums. On June 25, 2012 the Metropolitan King County Council approved amending the covenant to approve increasing the affordable units from 100 to 115 and moving the location of some the affordable units to the nearby International District. The Hirabayashi Place project fulfills this agreement. This project will come online in 2015.

2. Other Surplus Properties - Staff has continued to monitor and evaluate properties that are proposed to be designated as surplus properties to determine if they are suitable for affordable housing. During 2014, staff undertook review of several properties that various King County departments proposed to sell. These have not proved to be suitable for low or moderate-income or special needs housing development.

#### B. Fee Waivers and Density Bonus Activities

Staff collaborated with partners to implement private market affordable development in the Redmond Ridge area. Twelve low-to-moderate homeowner opportunities were created in 2014.

#### C. Collaboration with Puget Sound Regional Council on Housing Tools

Puget Sound Regional Council launched its Housing Innovations Program website in 2011. This website continues to provide in-depth descriptions of the most successful tools for creating housing choice and affordability. They have continued to provide technical assistance each year to help consortium cities meet affordable housing goals, especially smaller cities with less planning staff capacity.

#### D. Collaboration with King County Cities on the Housing Chapter of the Countywide Planning Policies (CPP) and Comprehensive Plans

As part of the 2012 update of the CPPs, HCD staff led an inter-jurisdictional team to update the housing section policies and these were adopted by the King County Council on August 20, 2012. In addition to revising the policies and narrative text of the housing chapter, staff included an appendix that will provide technical guidance to the County and Cities when they update the housing element of their respective comprehensive plans. The appendix includes specific details on what to include in a housing analysis, and on tools and strategies that can be used to achieve their housing goals and targets. Because there was concern about the methodology used to allocate affordable housing targets to individual cities, agreement was found in the establishment of regional affordable housing targets. Housing and Community Development staff, in collaboration with King County Executive staff, continues to support the implementation of programs and initiatives that will help the region to meet the regional affordable housing targets.

#### E. Use of the Housing Technical Appendix to the King County Comprehensive Plan 2012 Update

As part of the housing needs assessment for King County's updated Comprehensive Plan, HCD staff completed an extensive analysis of the demographics, income, housing economics and need, development trends, housing affordability, and available resources for affordable housing development in King County. This Housing Technical Appendix has been made available to city staff and elected officials through the King County and is

serving as a resource and model for local jurisdictions as they update the housing element of their respective comprehensive plans.

#### F. Growing Transit Communities (GTC) Work Group

The Puget Sound Regional Council received a three year planning grant from the HUD Sustainable Communities Initiative in 2010 (on behalf of a large number of regional partners, including King County). The Central Puget Sound Region (four counties) formed the GTC work group to develop a plan for growing healthy, equitable and sustainable communities around major transit hubs.

During 2014, staff from HCD and many other King County departments, continued to participate in the development of the affordable housing elements of the final implementation strategies for GTC and in the Fair Housing Equity Assessment for the Central Puget Sound Region that will guide the strategies.

#### G. HousingSearchNW

In 2014, the housing locator website for King County, [www.HousingSearchNW.org](http://www.HousingSearchNW.org) received 440,495 searches. It provides a call center which can assist those with visual impairments or language barriers, and the website is available in over 20 languages. Landlords reported that 40 percent of their inquiries for rental units originated with the site. Detailed information on accessibility features of units is available.

### **Strategy 1C (2) Projected Performance**

King County will assist non-profit affordable housing development organizations in assessing their need for technical assistance with development. King County will consider providing funds for such assistance through the funding cycle for affordable housing capital depending on the documented need of an organization.

### **Strategy 1C (2) Actual Performance**

Staff provided technical assistance to non-profit housing development organizations for portfolio preservation and life cycle cost analysis.

**Strategy 1C (3) Projected Performance**

King County will provide a credit enhancement program that promotes the development of housing for low to moderate-income households through loan guarantees on long-term permanent project financing, and will explore other innovative methods of assisting with the financing of affordable housing.

**Strategy 1C (3) Actual Performance**

Staff had two inquiries and contacts with organizations interested in accessing the credit enhancement program. The King County Housing Authority (KCHA) met with HCD staff a number of times and is expected to make an application for credit enhancement in 2015.

**Strategy 1C (4) Projected Performance**

King County will continue to collaborate with the KCHA to support the planning and development of Phase 1 (Greenbridge), and Phase 2 (Seola Gardens) of the Hope VI mixed-income housing and community development project at the former Park Lake Homes I and II sites in White Center. This work may be done in conjunction with the neighborhood revitalization strategy developed with the White Center community (see Goal 3, Objective 2 of the Consolidated Plan).

**Strategy 1C (4) Actual Performance**

The planning and affordable housing development of Phase 1 (Greenbridge) and Phase 2 (Seola Gardens) is complete. This is a great example of neighborhood revitalization. No longer has a physically distressed community, Greenbridge and Seola Gardens been transformed into a new, well-designed urban neighborhood, comprising for-sale single-family homes, attached townhomes, and multi-story apartments. Half of the market rate housing has been sold in Seola Gardens and one third of the market rate housing has been sold in Greenbridge.

**Strategy 1C (5) Projected Performance**

King County will support legislation and other initiatives designed to increase funding and other support for affordable housing; and will coordinate with statewide and community-based housing agencies to provide housing education for the public and policy makers in order to build support to increase the housing funding base and to enhance acceptance of affordable housing.

**Strategy 1C (5) Actual Performance**

The HCD Program worked with the Washington Low Income Housing Alliance (WLIHA) to secure a state appropriation of \$68 million to the Washington State Housing Trust Fund (HTF) for the biennium. The HTF allocation starts at zero every legislative session and HCD

works with other housing advocates to support an increase to this fund for homeless and affordable housing. The HCD also worked with the Committee to End Homelessness in King County, WLIHA, and private apartment owners to extend local funding sources for homeless housing and services that were due to sunset in 2015 and 2017.

### **Strategy 1C (6) Projected Performance**

King County will work with local housing authorities to provide mutual support and coordination on affordable housing planning issues on applications for various programs, such as rental assistance and vouchers targeted to persons with disabilities; on planning issues such as the allocation of project-based vouchers that complement the consortium's priorities; on efforts to educate and inform landlords about the benefits of participating in the Section 8 program; and on the development of other programs that may benefit our region.

### **Strategy 1C (6) Actual Performance**

During 2014, HCD staff worked with the KCHA, Seattle Housing Authority (SHA), and the Veterans Administration regarding the use of Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers to plan for the housing needs of the most vulnerable members of the community. In addition, staff and other local funders worked to coordinate housing authority vouchers with the consortium's capital funds, regional supportive services, and operating support funding for non-time limited housing with supportive services administered by HCD. This allowed the agencies to completely fund high priority very low-income and homeless housing projects.

### **Strategy 1C (7) Projected Performance**

King County will continue to work 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. This effort will help to develop supportive housing plans and partnerships for populations that need enhanced housing support in order to be successful in permanent housing; to advocate for funding for the operations and maintenance of housing for very low-income households and households with special needs, and for the services needed for supportive housing.

**Strategy 1C (7) Actual Performance****A. Collaboration with the Washington State Division of Developmental Disabilities (DDD)**

The HCD staff worked with Region 2 of the Washington State DDD and the King County Developmental Disabilities Division (KCDDD) to coordinate funding decisions between the Housing Finance Program (HFP) and Developmental Disabilities (DD) mainstream system services. This work ensures that the highest-priority needs are being met in a manner that is consistent with the responsibilities of the public funders. The HCD funding decisions for DD housing projects are predicated on explicit endorsement from State DDD for the project concept and are conditioned with the requirement that the housing providers will enter into client referral agreements for the housing units.

**B. Administration of Client Care Coordination**

The HCD continues to work with the Mental Health, Chemical Abuse and Dependency Services Division (MHCADSD); Public Health - Seattle & King County; United Way of King County; the Committee to End Homelessness in King County (CEHKC); the City of Seattle; the Veterans Administration Regional Office; other homeless housing funder partners; and participating agencies to jointly administer the Client Care Coordination system that coordinates targeted recruitment of persons who are high utilizers of jails, hospitals and shelters, and vulnerable chronically homeless adults into appropriate housing units with a high level of services available.

**C. Veterans Housing Needs Assessment**

A veterans housing needs assessment, completed at the end of 2010, provided valuable information, specifically an inventory of all housing units and beds set-aside for veterans, which was used to develop the recommendations for the King County Five Year Plan to End Homelessness for Veterans, completed in 2011. This inventory was updated in program year 2014.

**Strategy 1C (8) Projected Performance**

The King County HCD will partner with King County Developmental Disabilities Division (KCDDD) to provide housing program(s) that expand community-based housing options for persons with developmental disabilities and will explore similar opportunities with systems that serve other special needs populations.

**Strategy 1C (8) Actual Performance**

- A. There were no new units funded for very low-income people with developmental disabilities in the 2014 capital funding round. HCD and KCDDD will continue to coordinate in future capital funding rounds to expand housing options for persons with developmental disabilities.
- B. The KCDDD continued to coordinate an emergency housing assistance program to provide homelessness prevention assistance to adults and families on the Washington State DDD caseload who were in jeopardy of losing their housing. In 2014, this program made 61 awards to adults and families with an average award of \$422 per grantee.
- C. The KCDDD contracts with O'Neill and Associates, LLC to provide planning and support services for individuals receiving housing vouchers so that they can live independently in the community.
- D. The KCDDD continues to provide housing information and referral to clients on the DDD caseload, including referral to affordable housing and information on ways to create affordable housing for family members with developmental disabilities. King County referred one (1) family who have a member with a developmental disability and placed them in appropriate housing in 2014.
- E. The KCDDD had 9 KCHA Section 8 vouchers issued through the Housing Access and Services Program in 2014 for households where an adult with a developmental disability was rent-burdened, homeless, extremely low income or involuntarily displaced.

**Strategy 1C (9) Projected Performance**

King County will coordinate, to the extent feasible, with housing funders and housing information and advocacy organizations to streamline funding applications, contracting and monitoring processes.

**Strategy 1C (9) Actual Performance**

- A. Statewide coordinated compliance and monitoring

The HCD continues to participate on a regular basis with local and state public funders on issues regarding annual compliance monitoring and physical property inspections. This collaboration resulted in a web-based combined annual report form. The HCD continues to work with the Washington Department of Commerce to gain efficiency by coordinating inspection requirements for jointly funded/subsidized projects and avoiding duplication of effort.

- B. Statewide coordinated funding award process

In 2014, HCD continued a highly coordinated process of award allocation with the local and state capital funders. The enhanced level of coordination resulted in successfully leveraging outcomes with the State Department of Commerce and the highly competitive

Low-Income Housing Tax Credits through the Washington State Housing Finance Commission.

### **Strategy 1C (10) Projected Performance**

King County continues to prioritize funding for affordable housing projects that have the following qualities:

- Environmentally sound (“green” housing)
- Sustainable design
- Projected to save on long-term costs for the owner and the residents
- Designed to accommodate all persons, regardless of their level of mobility
- Allow residents to age in their homes.

### **Strategy 1C (10) Actual Performance**

The County continues to encourage applicants for housing funds to use life-cycle cost analysis for selected components of planned housing projects in order to justify assumptions and specifications incorporated into project design. All new projects are required to submit a capital needs assessment report within six months of being placed in service. The County will continue to offer both training and technical information to prospective applicants, as needed, to support their efforts to design and build more sustainable housing projects.

### **Strategy 1C (11) Projected Performance**

This program will adopt the standards of the Washington State Evergreen Program, which is required for all projects seeking Washington State housing Trust fund support and may draw on Leadership in Energy and Environmental Design (LEED) environmental standards or a similar system of environmental standards for individual projects, to encourage a high level of “universal design” standards for affordable housing project applicants that volunteer to participate. The Consortium will coordinate efforts to implement this program so that participating projects do not encounter barriers from local codes that may conflict with the adopted standards, or delays in contracting.

### **Strategy 1C (11) Actual Performance**

In 2014, HCD staff participated in implementation of the updated statewide Evergreen Sustainable Development Standard (ESDS) version 2.2 which will be applicable to projects and by contributing to discussions and issue resolution relating to requests for exceptions and waivers arising from particular project circumstances.



**Strategy 1C (12) Projected Performance**

King County continues to work with housing and community stakeholders to implement the Landlord Liaison Project (LLP) throughout King County in order to reduce barriers to securing permanent housing for low to moderate-income households.

**Strategy 1C (12) Actual Performance**

Local Homeless Housing and Services Funds supported the LLP, which placed 575 households in permanent housing in 2014. Without the incentives and support provided by the LLP, these households would not have been able to secure permanent housing on their own.

**Strategy 1C (13) Projected Performance**

King County may encourage and support housing developers in applying for HUD Section 202 and 811 programs to provide housing for older adults and persons with disabilities.

**Strategy 1C (13) Actual Performance**

King County continues to support housing for older adults and person with disabilities, but no projects were funded with HUD Section 202 or 811 programs. Three senior projects were awarded 2014 funds: 1) KCHA Vantage Point Senior, 2) Pike Place Market Western Ave. and 3) Patricia Harris Manor, a HUD preservation project. These projects will incorporate universal design, providing an aging in place option for seniors to stay in their housing communities.

**Strategy 1C (14) Projected Performance**

King County may explore the feasibility of land banking for the construction of affordable rental housing, especially in areas targeted for future transit and/or slated for higher density development.

**Strategy 1C (14) Actual Performance**

Housing and Community Development is collaborating with partners through the Growing Transit Communities Initiative to secure funding from public and private sources in order to establish a land acquisition fund for the purchase of land for affordable housing at high capacity transit hubs. The fund will provide long-term interim loans that will allow the projects to secure permanent financing to develop the affordable housing. The inclusion of affordable housing will ensure that low-income people have access to new healthy and sustainable communities that are developed around high capacity transit stations. Housing access at these locations will also provide access to transportation and jobs.

## HUD Community Planning and Development Performance Measures

- Objective: Decent Housing
- Outcome: Availability /Affordability/Accessibility (designation depends on goal of particular project)

### **Affordable Housing Objective 2: Homeownership**

Preserve the housing of low to moderate-income homeowners, and provide home ownership assistance programs for low and moderate-income households that are prepared to become first-time homeowners

#### **Affordable Housing Objective 2, Strategy 2A**

Make capital funds available to repair and/or improve, including accessibility improvements, the existing stock of homes owned by low to moderate-income households (also includes individual condominiums, town homes, and mobile/manufactured homes that are part of the permanent housing stock). Programs funded under this strategy include, but are not limited to, major home repair and emergency home repair.

#### *Short-term Annual Output*

##### **Strategy 2A (1) Projected Output**

An average of 511 low to moderate-income homes will have their existing homes repaired and or improved annually; of these, 150 will be a major repairs, and 361 will be minor repairs.

Of this total, 150 repairs are accomplished through the Consortium-wide King County Major Housing Repair Program activity, which addresses major home repair issues, vital health and safety emergencies and manufactured home grants.

The remaining 361 are minor home repairs through separate activities operated by Joint Agreement cities and by a partnership of South Sub-region cities.

##### **Strategy 2A (1) Actual Performance**

A total of 547 homes of low to moderate-income homeowners were repaired in 2014, as follows:

- A. A total of 144 households were served through the major home repair program. There were 117 CDBG-funded repair contracts/projects, four emergency repairs contracts, and 27 HOME-funded repairs. The total investment made for projects closed in 2014 was \$844,108.
  1. The HRP also committed and approved 2014 CDBG funds to 25 repair projects where construction is underway and will be completed and reported in the 2015 Caper. The committed funds represent \$285,612 in CDBG funds. The HRP

- committed to an additional seven (7) projects using 2013 and 2014 HOME funds, representing a total of \$98,160 of HOME Investment Partnership funding.
2. The HRP seeks to leverage private funds, where possible, to stretch our CDBG funds to as many qualifying residents as possible. The HRP leverages private funds of individual homeowners and matches the private funds with CDBG or HOME dollars under our Deferred Payment Loan (DPL) matching program. The HRP leveraged \$74,835 of private homeowner funds (16 projects) and matched those funds with federal Deferred Payment Loan (DPL) funds, which allowed HRP to complete projects that are more comprehensive. CDBG-funded activities took place within the territory of the King County CDBG Consortium, outside the city limits of Seattle, Bellevue, Kent, Auburn, Normandy Park, and Federal Way.
- B. A total of 403 minor home repairs were completed for homes by minor home repair programs, operated by the cities of Renton, SeaTac, Covington, Tukwila, Des Moines and Shoreline. The Joint Agreement cities of Renton and Shoreline chose the minor home repair activity, and the remaining regular CDBG cities submitted a joint application to administer a minor home repair program collectively. Minor repairs include small electrical, plumbing, carpentry, and disability access improvement jobs. All of these programs enabled homeowners to maintain healthy and safe homes. This preserves and enhances energy efficiency in the housing stock in King County.

### **Strategy 2A (1) Short-term Outcome**

The owners will have an improved quality of life, with little or no cost. Through improvements to their housing, some homeowners will be able to continue to live independently in their home.

### Strategy 2A (1) Short-term Outcome

Residents indicated that the repairs keep their home in good condition, saves them money on their energy bills, provides support needed to continue living independently and solves a health hazard or a safety problem.

Surveys were completed by 58 of the housing repair clients through December 31, 2014. The response rate to the survey is 40 percent. The survey asked each program participant 6 questions regarding quality of life, health, and safety, and overall satisfaction from the services that the HRP provided. These questions were rated on a scale of one through five, one indicating a low importance or value and five representing high importance and averaged by the total 58 respondents. Five additional yes/no questions were asked regarding other areas of the housing repair process. Our clients responded as follows:

Housing Repair Effectiveness Survey		
1	Keeps my home in good shape:	81%
2	Solves a health or safety hazard:	90%
3	Provides the support I need to continue to live independently:	69%
4	Improves my quality of life:	77%
5	Greatly improves my feeling of safety:	87%
6	Overall satisfaction with the repair or service provided by the HRP:	93%

Housing Repair Service Survey	Yes	No
Did the program respond to your needs in a timely manner?	84%	16%
Did the staff clearly explain what the program can and cannot do for you?	98%	2%
Was the County staff responsive to your needs?	97%	3%
If the Housing Repair Program was not available to you, would you have made the repair (s) anyway?	31%	69%
Would you hire back the contractor(s) that you hired to complete your next project?	89%	11%

These activities are a few of those accomplished that address the following objective in the CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability/Accessibility

## **Affordable Housing Objective 2, Strategy 2B**

Make funds available for eligible home buyer opportunities, including education, housing counseling and down payment assistance for low to moderate-income households who are prepared to purchase a home; especially households who are under-served in the ownership housing market, including households with special needs. Note that in most cases, this will involve increasing access to the existing stock of ownership housing through downpayment or purchase assistance, but in some cases, this may involve creating new ownership housing.

Use Neighborhood Stabilization Program-1 (NSP-1) funds to acquire and rehabilitate foreclosed properties and to provide homebuyer opportunities to eligible households who want to purchase the properties. Depending on the success of a Neighborhood Stabilization Program 2 (NSP-2) application, work with Washington State to implement the NSP-2 program, including the activities cited in this strategy, plus additional planning objectives included in this plan.

### **Strategy 2B (1) Projected Output**

Provide homebuyer services and assistance for ten (10) to 35 households.

### **Strategy 2B (1) Actual Output**

No new funding was awarded for homebuyer activities in 2014. However, existing projects such as Seattle/King County Habitat's La Fortuna project located in the city of Renton completed the sale of the last two homes in 2014. HomeSight provided downpayment assistance to the last three buyers in the Greenbridge project in the White Center neighborhood of unincorporated King County. Under the House Key – ARCH program, the Washington State Housing Finance Commission provided two downpayment assistance loans to income-qualified buyers in East King County in 2014. Activity in this program has markedly slowed over the last several years due to the increasing costs of both single family homes and condominiums in East King. The program uses HOME funds and has been constrained by the HUD-issued purchase price of \$288,000 for existing homes and \$294,000 for new homes. Finally, using Housing for Persons with Developmental Disabilities (HIPDD) funds, Parkview Services provided downpayment assistance to three homebuyers in the cities of Issaquah, Federal Way, and Seattle.

### **Strategy 2B (2) Projected Output**

Through the use of the NSP revolving loan funds, acquire, rehabilitate, provide energy efficiency upgrades to approximately three (3) to six (6) additional foreclosed properties, and provide homebuyer or affordable rental opportunities for additional income-eligible households (over successive years of the program).

### **Strategy 2B (2) Actual Output**

In 2014 there were no NSP sales. This program receives no new NSP funds. When a homeowner sells their home, the proceeds are revolved into another homeowner purchase.

### **Strategy 2B (3) Projected Outcome**

- A. Households assisted will succeed as a homeowner and be satisfied with homeownership over time.
- B. Homeowners assisted will build equity in their home.

### **Strategy 2B (3) Actual Outcome**

The NSP program was developed in response to the foreclosure problem during the recession. Five nonprofit housing organizations implemented this program. All of the homes in the NSP program resulted in stabilizing a foreclosed property and offering homeowners an opportunity to create equity. None of the homes developed through the NSP program have gone back into foreclosure.

These activities are a few of those accomplished that address the following objective in the CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability

## Affordable Housing Objective 2, Strategy 2C

King County staff will work in partnership and/or coordination with consortium city staff and community stakeholder organizations on the following activities. These activities do not have annual output or outcome goals and will be reported on as progress occurs, in narrative fashion.

### Strategy 2C (1) Projected Performance

King County will support the creation of a range of affordable home ownership opportunities through zoning and incentive programs in all consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and the allocation of surplus County or City property. County staff will assist in providing technical assistance, as feasible, to help consortium cities meet CPPs goals for affordable housing.

### Strategy 2C (1) Actual Performance

Five new developments in Redmond and Kirkland with inclusionary zoning were completed in 2014, offering homes to families with incomes at or below 80 percent of AMI.

A Regional Coalition for Housing (ARCH) is a partnership of 15 East King County jurisdictions, including King County representation for the unincorporated areas, that works together to further the development of affordable housing in East King County. From 1994 through 2014, ARCH and King County generated a total of 1,065 low to moderate--income units and 474 affordable workforce units through a variety of incentive and zoning programs. These have been completed and are occupied. In 2014, ARCH and King County have generated an additional 31 low to moderate--income units and two (2) affordable workforce units through incentive programs. In total, 1,539 affordable units have been created on the Eastside since 1994.

<b>Eastside (ARCH) Workforce and Affordable Units Created by Incentives</b>					
	<b>Workforce</b>		<b>Low-Mod</b>		<b>Total</b>
	Owner	Renter	Owner	Renter	
1994-2013	454	18	205	829	1,506
2014	2	0	12	19	33
<b>Total</b>	<b>456</b>	<b>18</b>	<b>217</b>	<b>848</b>	<b>1,539</b>
Workforce units are those affordable at 80-120 % of AMI. Low-Mod units are affordable at 80% AMI or below.					

**Strategy 2C (2) Projected Performance**

King County will work with certified housing counseling agencies and the countywide Asset Building Coalition to support efforts to assist income-eligible homeowner households at risk of foreclosure.

**Strategy 2C (2) Actual Performance**

King County has taken steps to improve the income of persons at risk of losing their housing and has provided fair housing workshops to assist person in retaining or securing housing. The King County Office of Civil Rights held over 90 Fair Housing presentations and events in 2014. To assist formerly homeless persons increase income, the rapid re-housing (RRH) pilot pairs Employment Navigators (EN) with designated rapid re-housing providers in order to assist participating families in accessing employment and increasing income as rental assistance is decreased. Employment Navigators assist families with increasing their income through employment services. The EN works with clients to increase access to employment opportunities by developing tailored plans for services and bridging the gaps between housing, workforce services, and work support programs and systems. The Employment Navigator provides specialized case management services by partnering with mainstream workforce services, including specific sector training, educational programs and job placement services.

**Strategy 2C (3) Projected Performance**

King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low and moderate-income mobile homeowners who might otherwise be displaced due to redevelopment. King County will explore a comprehensive strategy to extend further the long-term affordability of mobile home parks that currently have an agreement with the County, including strategies to have parks owned by park residents.

**Strategy 2C (3) Actual Performance**

King County staff continue to work with representatives of private non-profit and industry groups to discuss strategies to protect mobile home parks in King County from redevelopment. The Housing Repair Section funds a mobile home repair program. There were no investments in the preservation of mobile home parks in 2014.



**Strategy 2C (4) Projected Performance**

King County will support the work of the KCHA to ensure that there are affordable ownership opportunities for low and moderate-income households (especially Park Lake Homes' tenants who are prepared for home ownership) in the Greenbridge HOPE VI project in White Center.

**Strategy 2C (4) Actual Performance**

A second phase was added to the HCD contract with HomeSight to develop an additional 5 affordable homeownership opportunities at KCHA's Greenbridge HOPE VI. Construction was completed in 2014 and three (3) homebuyers were provided with downpayment assistance to purchase homes.

**Strategy 2C (5) Projected Performance**

King County will work with housing authorities and community agencies to provide targeted outreach to federally subsidized tenants and other low to moderate-income tenants who are prepared to work towards the goal of achieving home ownership.

**Strategy 2C (5) Actual Performance**

This activity was funded with American Dream Downpayment Initiative (ADDI). The ADDI program was concluded.

**Strategy 2C (6) Projected Performance**

King County may work with community stakeholders to plan for and support programs that reduce the cost of homeownership for low to moderate-income households, such as land trusts, limited-equity co-ops, and sweat equity programs.

**Strategy 2C (6) Actual Performance**

The HCD continues to work with Habitat for Humanity, Homestead Community Land Trust (HCLT) and other non-profit organizations to support programs and projects that reduce the cost of homeownership for low to moderate-income households.

**Strategy 2C (7) Projected Performance**

King County may work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom homeownership is appropriate.

**Strategy 2C (7) Actual Performance**

Three special needs households purchased homes and were assisted with downpayment assistance by Parkview Services.

**Strategy 2C (8) Projected Performance**

King County may advocate for a waiver or regulatory change to enable the consortium to assist low to moderate-income condominium owners with the payment of common area repair assessments that exceed regular homeowner dues and are unaffordable to the low to moderate-income condominium owner.

**Strategy 2C (8) Actual Performance**

After coordinated effort, this change is no longer being pursued.

**Strategy 2C (9) Projected Performance**

King County may explore land banking for the acquisition of land on which to construct affordable ownership housing, especially land that is in an area targeted for future transit and/or slated for higher density development.

**Strategy 2C (9) Actual Performance**

King County HCD is an active member of the Growing Transit Communities Initiative for the tri-county Puget Sound region. The initiative was funded with a HUD Sustainable Communities grant. King County is a partner in implementing the initiative, and HCD is contributing in-kind staff time. One of the sub-committees of the affordable housing committee is working to create an acquisition fund to acquire land for affordable housing near transit stations along the light rail corridor and major bus rapid transit stations.

**Strategy 2C (10) Projected Performance**

King County may work with local housing authorities, other funders and financial institutions to explore the development of Section 8 homeownership program(s) in our region. A Section 8 homeownership program would work with households that are prepared to become homeowners to use a Section 8 voucher to help subsidize the purchase of a home rather than ongoing rent.

## Strategy 2C (10) Actual Performance

The HCD Program ended discussions with housing authority staff on this initiative, based on an understanding between KCHA and King County that this use of vouchers would not be a priority for approximately the next five years due to the regional focus on ending homelessness.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Availability/Affordability/Accessibility

### Affordable Housing Objective 3 Fair Housing

Plan for and support a fair housing strategy that affirmatively furthers fair housing, and increases access to housing and housing programs and services for very low to moderate-income households. King County staff will work with consortium city staff and community stakeholder agencies to carry out its Fair Housing Action Plan, adopted in 2007. These strategies do not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.

### Affordable Housing Objective 3, Strategy 3A

King County's Analysis of Impediments to Fair Housing Choice (AI) was developed in 2006, and informed the development of the Consortium's Fair Housing Action Plan 2007-2013. This Plan has been extended through 2015 pending the final issuance of the new AI rule from HUD, when the new AI will be adopted. See the following section under this strategy for a discussion of the development of the regional Fair Housing Equity Assessment (FHEA) and the Consortium's updated AI based on the FHEA. The AI identified the following impediments:

- A. Discriminatory conduct in rental housing – data and testing revealed that discrimination occurs in the rental housing market, especially with respect to disability, race/color, national origin, family status, and gender. Findings for this impediment were established through focus groups, analyzing civil rights office complaint data, analyzing testing data and interviews/testimony from stakeholders.
- B. Disparate impacts exist in rental housing, creating barriers to a number of populations. Rental property screening procedures often have disparate impacts on persons with disabilities, persons who do not speak English as a first language, and persons who are undocumented. Findings for this impediment were established through focus groups and interviews/testimony from stakeholders.

- C. Discriminatory conduct creates barriers in home purchase and ownership housing for persons of color (primarily non-Asian persons of color) in King County; barriers also exist for persons with disabilities in the condominium market predominantly. Findings for this impediment were established through fair lending testing data and interviews/testimony.
- D. Disparate impacts exist in home purchase and ownership housing for persons of color (primarily non-Asian persons of color): denial/withdrawal rate on mortgage applications is considerably higher for persons of color than for white households; Federal Housing Administration lending in King County is highly concentrated amongst Hispanic households; the highest levels of subprime home purchase and refinance loans are in predominantly minority and racially diverse areas of the County; the highest levels of payday lending are in predominantly minority and racially diverse areas of the County; many households are in trouble on their home payment, in part, due to overextensions on payday loans. Findings for this impediment were established through Home Mortgage Disclosure Act data, Washington State Department of Financial Institutions Study of Payday Lending, and interviews/testimony.
- E. Informational, Systemic and/or Institutional Impediments to Fair Housing Choice (primarily for persons with disabilities). These impediments include: lack of comprehensive service systems for persons with hoarding disorder; lack of adequate temporary guardianship and guardianship services; inadequate payee programs to cover the need; lack of an affordable housing locator system that is accessible to persons with disabilities; complaints regarding WA State Human Rights Commission intake and investigation process; lack of “just cause” eviction protection County-wide; and fair housing issues in the zoning code definitions of participating jurisdictions. Findings for this impediment were established through interviews/testimony and collection of zoning code information.

#### **Draft Update of Consortium Fair Housing Assessment in 2014**

Following upon HCD’s work in 2013 with regional partners to complete a Fair Housing Equity Assessment (FHEA) for the Central Puget Sound Region, King County HCD staff completed a draft fair housing assessment for King County in 2014 based upon the findings in the FHEA. During the development of the FHEA numerous meetings and opportunities for input and feedback were provided for stakeholders and members of the public. As well, HCD circulated the draft fair housing assessment in Housing Objective #4, updating the Consortium’s findings regarding fair housing impediments, and the proposed actions to address those findings. Given the delay in the issuance of the new AI rule from HUD, the King County Consortium has used the regional FHEA to update the assessment of fair housing in the 2015 Consolidated Plan, to be adopted by year end 2015. Once the new rule and associated tools for fair housing assessment are finalized and published, the Consolidated Plan fair housing assessment section will be updated as needed to comply with the new rule.

### Strategy 3A (1) Projected Performance

**Action Area 1** - Coordinate fair housing workshops, trainings and outreach with local partners covering rental housing issues as well as zoning/land use issues. Trainings will be crafted to meet the needs of housing funders, housing providers, service providers, private attorneys, commissioners, judges and planners.

### Strategy 3A (1) Actual Performance

#### Action Area 1

Fair Housing Trainings, Workshops, and Outreach Conducted in 2014
Housing Outreach Auburn Food Bank (info table)
Housing Outreach Federal Way Public Health Clinic (info table)
Housing Outreach Black Diamond Community Center/Food Bank (info table)
Housing Outreach Auburn Public Health Clinic (info table)
Bimonthly FH Workshop
Bimonthly FH Seminar
Housing Outreach Green River Comm. College (info table)
Housing Outreach Renton Public Health Clinic (info table)
Urban Indian Legal Clinic
Homeless Youth & Young Adult FH Training
Fair Housing Training at SeaTac LLP
Housing Outreach Issaquah Food Bank (info table)
Housing Outreach Birch Creek Public Health Clinic (info table)
Housing Outreach SE Auburn Food Bank (info table)
Commonwealth Management
Housing Outreach Northshore Public Health Clinic (info table)
Bimonthly FH Workshop
Bimonthly FH Seminar
Enumclaw Food Bank (info table)
Enumclaw Youth and Family Services (info table)
Housing Outreach SE Auburn Food Bank (info table)
Housing Outreach Renton Public Health Clinic (info table)
First Community Properties – MHCA
Housing Outreach Issaquah Food Bank (info table)
Housing Outreach Birch Creek Public Health Clinic (info table)

Housing Outreach Algona Pacific Food Bank (info table)
Housing Outreach Federal Way Public Health Clinic (info table)
Bimonthly FH Workshop
Bimonthly FH Seminar
Housing Outreach Black Diamond Food Bank (info table)
Housing Outreach Auburn Public Health Clinic (info table)
Allied Group
National Adoption Day Ceremony (provided FH materials)
FH Workshop for Olympic Management
Housing Outreach Issaquah Food Bank (info table)
Housing Outreach Enumclaw Food Bank (info table)
Housing Outreach Enumclaw Youth and Family Services (info table)
Housing Outreach Auburn Food Bank (info table)
Housing Outreach Northshore Public Health Clinic (info table)
Housing Outreach Northshore Public Health Clinic (info table)
Western WA FH Conference (info table)
Western WA FH Conference – FH workshop for Transitional & Shelter Providers
Western WA FH Conference – 2 workshops on Disability Accommodations
Western WA FH Conference – FH workshop on "Hot Topics"
Solid Ground + Mercy Housing
FH 101 for Nonprofit Transitional & Shelter Housing Providers
Board for Developmental Disabilities
Housing Outreach Black Diamond Food Bank (info table)
Housing Outreach Birch Creek Public Health Clinic (info table)
Housing Outreach Algona Pacific Food Bank (info table)
Housing Outreach Renton Public Health Clinic (info table)
Housing Outreach Renton Public Health Clinic (info table)
Housing Outreach SE Auburn Food Bank (info table)
Housing Outreach Federal Way Public Health Clinic (info table)
Housing Outreach Auburn Food Bank (info table)
Housing Outreach Auburn Public Health Clinic (info table)
Housing Outreach Issaquah Food Bank (info table)
Housing Outreach North Shore Public Health Clinic (info table)
Cirrus Asset Management
Bimonthly FH Workshop

Bimonthly FH Seminar
Federal Way – Housing Provider workshop
Housing Outreach Issaquah Food Bank (info table)
Housing Outreach Birch Creek Public Health Clinic (info table)
Community Conversation – Fair Housing Basics presentation
Reasonable Accommodations & Modifications FH Workshop
Housing Outreach Enumclaw Food Bank (info table)
Housing Outreach Federal Way Public Health Clinic (info table)
Housing Outreach Black Diamond Food Bank (info table)
Housing Outreach Auburn Public Health Clinic (info table)
Service Animal workshop
Housing Outreach North Shore Public Health Clinic (info table)
Housing Outreach Renton Highlands Library
Bimonthly FH Workshop
Bimonthly FH Seminar
FH workshop for King County Housing Authority, SE region
FH workshop for Rental Housing Association
FH workshop for King County Housing Authority, SW region
Fair Housing for You! Workshop for tenants, Renton (in Russian)
Fair Housing for You! Workshop for tenants, Issaquah (in Russian)
FH Workshop, Federal Way
Fair Housing 101 for Nonprofit Transitional & Shelter
FH workshop for Rental Housing Association, Reasonable Accommodations
Fair Housing for You! Workshop for tenants, Kent (in Russian)
Hoarding webinar for American Assn. of Service Coordinators
Bimonthly FH workshop
Bimonthly FH seminar
Reasonable Accommodations & Modifications workshop
TRENDS Rental Management Conference, vendor booth
TRENDS Conference FH workshop for maintenance personnel

### **Strategy 3A (2) Projected Performance**

**Action Area 2** - Coordinate fair housing/lending/predatory lending workshops and trainings on ownership housing issues with local partners. Trainings will be crafted to meet the needs of lenders, realtors and real estate agents, community-based housing counselors, senior services agencies and homebuyers.

### **Strategy 3A (2) Actual Performance**

**Action Area 2** - The King County Office of Civil Rights (KCOCR) provided Fair Housing information/Fair Lending materials for a number of the workshops in 2014 as listed above that included the topic of homeownership.

### **Strategy 3A (3) Projected Performance**

**Action Area 3** - Provide written informational materials about fair housing, basic landlord-tenant issues and fair lending/predatory lending. Materials will be created for housing consumers, landlords, community agencies and others. Look for funding opportunities for a fair housing advertising campaign.

### **Strategy 3A (3) Actual Performance**

**Action Area 3** - The KCOCR distributed fair housing materials widely to landlords, property managers, members of the public, and services agencies, including materials translated into several different languages.

- A. The KCOCR distributed fair housing materials in print and compact disk format at the above-listed outreach events, including:
  - 1. More than 1,000 fair housing CDs
  - 2. More than 1,000 booklets entitled "Fair Housing in Washington State: Top 100 Questions for Housing Providers"
  - 3. More than 500 booklets entitled "A Guide to Fair Housing for Nonprofit Housing and Shelter Providers".
  
- B. The KCOCR distributed hundreds of the following publications:
  - 1. Sample Policy – Reasonable Accommodations and Modifications for People with Disabilities
  - 2. Sample Policy – Service Animals
  - 3. Sample Policy – Harassment & Retaliation
  - 4. Sample Policy – Domestic Violence & Fair Housing



5. Fair Housing posters
  6. Reasonable Accommodations & Modifications for Residents with Disabilities
  7. Housing Discrimination & Your Civil Rights (in four (4) languages)
  8. Domestic Violence and Your Housing Rights brochure (in four (4) languages)
  9. OCR brochures (in three (3) languages).
- C. Most fair housing publications were updated in 2014 to streamline the information and provide it in "plain language" at a lower reading level, as well as to meet the needs of diverse cultural communities.
- D. King County Office of Civil Rights (KCOCR) completed development of a new guidebook entitled "A Guide to Fair Housing for Nonprofit Housing and Shelter Providers". The HCD Program requested assistance from KCOCR to create the policy materials and a specialized training session for homeless housing providers due to the identification of some fair housing barriers in screening processes. HCD coordinated the work together with City of Seattle Office of Housing staff.

#### **Strategy 3A (4) Projected Performance**

**Action Area 4** - Provide technical assistance to contracted housing providers and others to affirmatively promote fair housing choice. Consider a menu of enhanced fair housing requirements for contracted agencies, as well as agencies entering agreements with King County to include affordable housing in a for-profit development. Monitor new requirements.

#### **Strategy 3A (4) Actual Performance**

**Action Area 4** - Fair Housing information for contracted housing providers is available on the HCD website. In 2014, HCD continued to provide technical assistance to a number of agencies regarding fair housing questions, including agencies providing homeless housing for families and for youth and young adults. HCD participated in the development of a number of special training sessions and technical assistance (TA) workshops with the City of Seattle regarding mitigation of criminal justice system history in the housing application process with local non-profit housing providers. In addition, a couple of TA sessions were coordinated with civil rights staff to address fair housing issues in projects for youth and young adults with community providers.

#### **Strategy 3A (5) Projected Performance**

**Action Area 5** - Work with the community to advance programs and initiatives that promote positive change for persons impacted by impediments to fair housing choice, including providing civil rights enforcement services, and working to address the supportive services and housing needs for very low-income households, including success in housing strategies for homeless households.

## Strategy 3A (5) Actual Performance

### Action Area 5

#### A. Housing Search Northwest

HCD continues to be a sponsor of the regional affordable rental housing locator website, [www.HousingSearchNW.org](http://www.HousingSearchNW.org). The site continues to add new landlords and properties, and provides a call center which can assist those with visual impairments or language barriers; the website is also accessible in over 20 languages. Detailed information on accessibility features of units is available.

#### B. King County Office of Civil Rights Enforcement Program 2014

The KCOCR has fair housing enforcement jurisdiction over the unincorporated areas of King County. In 2013, KCOCR investigated fair housing complaints made to their office to determine whether there were adequate bases to file complaints, and administered their caseload, as follows:

##### 1. Caseload Disposition

- Cases filed during 2014 - four (4) cases
- Cases filed during prior years and carried over to 2014 - zero (0)
- Cases closed during 2013 - two (2)
- Cases previously closed with pre-finding settlement, and monitored during 2013 - two (2)

##### 2. Resolution of Cases Closed during 2013

- Case closed administratively – one (1)
- Case withdrawn by complainant - one (1)

##### 3. Bases of Cases Filed During 2014 by Protected Class

(Note: some complaints had multiple bases)

- Disability - three (3)
- Race - two (2)
- National Origin - zero (0)
- Section 8 - two (2)
- Familial Status - two (2)
- Gender - one (1)

- Religion - zero (0)
- Retaliation - zero (0)

C. Fill existing service gaps and housing needs, including success in housing strategies for homeless households.

King County HCD and jurisdictions in the King County Consortium participate in a number of regional initiatives with public and private funders, with the CEHKC to provide support programs that assist homeless and at-risk households with barriers to securing housing. Many of the households accessing these programs are persons with a disability or multiple disabilities, or a temporary disability which may have impacted their tenancy or criminal history.

1. Landlord Liaison Project (LLP)

King County HCD, in partnership with the City of Seattle and the United Way of King County, continued to fund the regional LLP through a contract with the YWCA of Seattle-King County-Snohomish County. The program continues to be very successful in opening up housing access to persons with barriers, and continues to build and increase the network of landlords in King County that are willing to lower their screening criteria in order to rent their units to homeless households with barriers. Barriers include criminal history, prior negative tenancy or credit history, lack of tenancy history or lack of credit history. The participating landlords are provided with 24-hour phone support from the LLP staff and a number of risk mitigation tools and resources. The LLP also continues to host trainings for landlords, partner agencies, and tenants on topics of de-escalation, mainstream resources, and fair housing. In 2014, the LLP placed 575 households in permanent housing through a network of participating service agencies. A total of 213 landlords were enrolled in the program.

2. Client Care Coordination

This system helps to move very vulnerable households who are homeless, chronically homeless or at risk of homelessness into housing with supportive services available on site to help them increase their health, well-being and stability. The system provides targeted recruitment into housing with enhanced services for households that often have multiple disabilities and other barriers to securing housing on their own. In King County, we have found that disability is the protected class for which the largest number of discrimination complaints is received each year, thus, the Client Care Coordination system provides an important response to that impediment.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcome: Accessibility

## Goal Two: End Homelessness

King County and the consortium have adopted long-term outcomes for our goal to end homelessness in coordination with the outcomes developed through our region-wide CoC planning body, the CEH. Long-term outcomes relate to the reduction of homelessness, and particularly the reduction of chronic homelessness in King County. There is no one overreaching outcome for this community development goal. Rather, there are separate outcome measures related to individual strategies within each of the objectives.

### King County Consortium ESG Supplemental Information

The Consortium works to ensure that all homeless projects, including projects funded with ESG, are consistent with the vision, principles and recommendations of the CEH Ten Year Plan to End Homelessness in King County and moving forward the CEH Strategic Plan for 2015-2018. King County's CEH and Continuum of Care (CoC) adhere to the Homeless Management Information System operating standards and all reporting and program evaluation is through HMIS.

The Consortium utilizes the ESG resources for emergency shelter and rapid re-housing. Allowable activities of the ESG Program are funded with other resources including CDBG, Regional Affordable Housing Program (RAHP) funding, a Washington State source, and private philanthropic sources.

### Street Outreach

Although not currently funded with ESG dollars, outreach to homeless persons is an important component of efforts to end homelessness in King County. Numerous longstanding programs focus on mentally ill persons and chronic substance abusers. A mobile medical outreach team operates in south King County, and Healthcare for the Homeless Network nurse/mental health outreach teams operate in six cities. Outreach to homeless/LGBTQ/at-risk youth is provided by coordinated ProYouth outreach workers. Kids Plus works with families on the streets or in tent cities or car camps countywide. Veteran outreach is undertaken by King County veterans' programs, as well as new federal Supportive Services for Veteran Families programs. See *Attachment D: Specific ESG Requirements and Reports* for further information regarding ESG funded programs.

Goal Two: Ending Homelessness has been broken down into four more specific objectives. Strategies for these four objectives, along with projected and actual outputs are described below.

### Homelessness Objective 1: Prevention

Support programs that prevent homelessness.

#### Homeless Objective 1, Strategy 1A

Support the consortium-wide Housing Stability Program (HSP), a program that provides grants, loans and counseling to households facing an eviction or foreclosure, and to households trying to secure the funds to move in to permanent rental housing.

### *Short-term Annual Output*

#### **Strategy 1A (1) Projected Output**

A total of 492 households will be served through all funding sources attributed to this activity.

Of the total, 120 households will be served with CDBG public services funds. The balance will be served by the King County Veterans and Human Services Levy, ESG and Rapid Re-Housing Program (RRH) funds.

#### **Strategy 1A (1) Actual Output**

- A. A total of 459 households (1,147 individuals) were served through the King County Consortium's HSP in 2014 through the use of CDBG funds and local levy funds, as described below.
1. A total of 141 households were assisted with CDBG funded homeless prevention services through the HSP in 2014.
  2. A total of 318 households were assisted Veterans and Human Services (VHS) Levy funded homeless prevention services through the HSP in 2014. A total of 142 Veteran households were served and 176 non-veteran households) were provided with housing stability services with VHS Levy funds.

### *Short-term Annual Outcome*

#### **Strategy 1A (2) Projected Outcome**

At least 75 percent of the households served remain stable in permanent housing.

#### **Strategy 1A (2) Actual Outcome**

Housing outcomes, reported and measured through HMIS, indicate if the household appeared in the homeless system at 12 months post service. Using this measure 93% of households remained housed after twelve months.

### **Homelessness Objective 1, Strategy 1B**

Strategy 1B does not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion. The homeless activities identified in this strategy are a portion of the overall human services set-aside of the Consortium, which is reported on page 51, Goal Three, Strategy 1B – Priority Human Services. The homeless activities in this strategy have been prioritized by the Consortium for emergency assistance needs.

#### **Strategy 1B (1) Projected Performance**

Support other initiatives and programs designed to prevent homelessness.

### **Strategy 1B (1) Actual Performance**

CDBG funds were awarded projects that provided emergency support services and/or emergency funding activities that are designed to help prevent homelessness for individuals. In 2013, service levels dropped due to reduced funding. The projects that provided such services are below.

A. Emergency assistance was provided by:

- Maple Valley Food Bank Emergency Housing Assistance – 116 individuals served
- HopeLink Emergency Assistance – 8,431 individuals served.

Homeless prevention assistance was provided by:

- HopeLink Service Centers, Eviction Prevention Assistance – 96 individuals served
- King County Bar Association Housing Justice Project, Kent Courthouse – 2,038 individuals served.

## Homelessness Objective 1, Strategy 1C

Strategy 1C does not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.

### Strategy 1C (1) Projected Performance

Ensure that consortium homelessness prevention initiatives and programs are consistent with the Ten Year Plan to End Homelessness in King County. Performance measures are reported in the narrative below.

### Strategy 1C (1) Actual Performance

The CoC is approaching the end of its Ten Year Plan to End Homelessness, having developed nearly 6,000 units of housing since 2005 and helping more than 36,000 people to exit homelessness. As it concludes its ten year plan, CEH is pivoting towards a Strategic Plan for the years 2015-2018, focusing on several significant shifts: 1. Engaging our full Community to make homeless Brief, Rare and One Time, 2. More focus on the causes of homelessness, 3. Shifts in funding and approach, using data to drive investments in programs that meet needs and support strengths of people, that will allow us to serve more people more effectively. King County staff is actively participating in this process, both helping to shape prevention strategies and ensuring the programs King County funds are consistent with the strategies

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability

## Homelessness Objective 2: Permanent Housing

Support the creation of a range of permanent affordable housing options for homeless households.

### Homelessness Objective 2, Strategy 2A

- A. Provide permanent supportive housing for persons with disabilities through the SPC Program per federal program requirements.
- B. Provide permanent supportive housing opportunities and service-enriched housing opportunities for the broad population of homeless households through the locally funded Supportive Housing Program, which administers Homeless Housing and Services (HHS) Funds.
- C. Support additional programs as opportunities arise.

Note: King County is not the recipient of Housing Opportunities for Persons with AIDS (HOPWA) funds for our region; King County coordinates with the City of Seattle, which manages the HOPWA grant for the Seattle-King County region, and the City of Seattle reports on the region's HOPWA funds in their CAPER. King County coordinates our funding with the City of Seattle and contributes resources from our Consolidated Plan, including SPC and local resources towards the supply of supportive housing which includes structural features and services to enable persons with HIV/AIDS needs to live in dignity and independence.

### **Strategy 2A (1) Projected Output**

- A. Provide 520 units of permanent supportive housing through the SPC Program rental assistance and associated supportive services provided through HUD SPC funding.
- B. Provide 250 units of non-time-limited housing with support services and/or service-enriched housing through local HHS Funds.

### **Strategy 2A (1) Actual Output**

- A. A total of 765 households were in permanent supportive housing at any given point during the year of 2014 using funding for 520 units through the SPC. This is because our SPC system works aggressively to use funds that represent the difference between the rent standard and actual rents in order to house additional persons eligible for the program. In 2014, this was the difference between 520 units and 765 units, which means that we added 245 units of capacity to the system.
- B. A total of 4,262 homeless households were provided with rental assistance and supportive services in non-time-limited housing with local HHS Funds administered by HCD.

### **Strategy 2A (2) Projected Outcome**

A majority of households served remain housed and increase their housing stability.

### **Strategy 2A (2) Actual Outcome**

- A. In the SPC Program, 99 percent<sup>2</sup> of households remained permanently housed for at least one year after entering the program.

## **Homelessness Objective 2, Strategy 2B**

Implement RRP program with Homeless Prevention and RRP Program recovery funds to serve homeless households with low to moderate barriers to housing, placing them in permanent housing and providing short to medium term rental assistance and case management.

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<sup>2</sup> Calculated from 2014 APRs; only counts those that entered the program at least one year prior to measurement.



## ***Annual Output Measures***

### **Strategy 2B (1) Projected Output**

Fifty families with children are to be housed with an appropriate level of temporary rental assistance and housing case management.

### **Strategy 2B (1) Actual Output**

Rapid Re-housing recovery funds were one-time multi-year funds that were no longer available in 2014. Following upon the national success of Rapid Re-Housing, the Consortium has allocated new Emergency Solutions Grant (ESG) funds and local funds for Rapid Re-Housing.

A total of 81 households were able to access permanent housing quickly through Rapid Re-Housing assistance in 2014, as outlined below.

A total of 49 families with children accessed permanent housing in the private market rental units and received stabilization services with federal ESG and local funds. This program also received support from United Way of King County and the Bill & Melinda Gates Foundation. This program also partners with the King County Employment and Education Resources (EER) Career Connections team to provide comprehensive and individualized employment and career-oriented education services to eligible Rapid Re-Housing clients.

### **Strategy 2B (2) Projected Outcome**

Forty households without children (singles or couples) are to be housed with an appropriate level of temporary rental assistance and housing case management.

### **Strategy 2B (2) Actual Outcome**

A total of 32 households without children (singles or couples) accessed private market rental units and received stabilization services with ESG and local funds.

### **Strategy 2B (3) Projected Outcome**

A majority of households served will remain housed and increase their housing stability.

### **Strategy 2B (3) Actual Outcome**

A. Of the 49 family households with children who were eligible to be measured for this outcome, 88 percent maintained permanent housing for at least one year or exited the program to a stable housing situation.

- B. Of the 32 households without children who were eligible to be measured for this outcome, 92 percent maintained permanent housing for at least one year or exited the program to a stable housing situation.

### **Homelessness Objective 2, Strategy 2C**

Coordinate with public housing funders, community-based organizations, housing organizations and other stakeholders to plan for a range of additional permanent housing units and options that serve very low-income households at 30 percent of AMI and below, and that are targeted to serve homeless households, including bunkhouses, single room occupancy (SRO) units, and units that allow households to transition in place.

#### **Strategy 2C (1) Projected Performance**

There are no performance measures; progress will be reported on in narrative fashion as it occurs. Please note, however, Goal 1 Ensure Decent Affordable Housing, has unit goals related to this strategy.

#### **Strategy 2C (1) Actual Performance**

The HCD staff work with the regional Homeless Housing Funders Group on an ongoing and regular basis to coordinate a unified Notice of Funding Availability and common priorities for homeless housing. A variety of homeless housing units were funded through this process in 2014, including units for chronically homeless persons and scattered site units with rental assistance and support services. This work group also continues to implement a system to place high utilizers of emergency services and those most vulnerable into housing quickly through a targeted recruitment and referral system called Client Care Coordination. In addition, in April 2014, a new county-wide system for families with children experiencing homelessness launched that provides a centralized and uniform intake process to assess their housing needs and make appropriate referrals to homeless housing resources.

### **Homelessness Objective 2, Strategy 2D**

Ensure that all initiatives and programs related to permanent supportive housing for the formerly homeless and other forms of permanent housing targeted to homeless households are consistent with the Ten Year Plan to End Homelessness in King County. Progress will be reported on the narrative below.

All permanent housing targeted to homeless households is consistent with the Ten Year Plan to End Homelessness. The Department of Community and Human Services (DCHS) works closely to align planning, initiatives, and programs for homeless populations.

### **Homelessness Objective 3: Homeless Housing Program**

Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs.

### Homelessness Objective 3, Strategy 3A

Allocate funds for emergency shelter and transitional housing programs for operations and maintenance, supportive services, and rental assistance.

Homeless Households and Individuals Served in Shelters and Transitional Housing 2014 CDBG		
	Households Served	Individuals Served
Transitional Housing	N/A	N/A
Emergency Shelter	721	826

#### Strategy 3A (1) Projected Output

Provide 213,225 unit nights of emergency shelter annually.

#### Strategy 3A (1) Actual Output

A total of 500,076 unit nights of emergency shelter were provided by programs funded with federal, state and local fund sources, as follows: ESG, CDBG, Regional Affordable Housing Program (RAHP) Operation and Maintenance funds, State Consolidated Homeless Grant (CHG) funds, and a small amount of current expense funds for emergency winter shelters. Emergency winter shelters are only open October through March. An emergency shelter unit night is defined as the provision of emergency housing for an eligible household for a period of up to 24 hours, including one night.

##### A. CDBG Funded Shelters

Shelters funded with CDBG include the YWCA, HopeLink Kenmore Family Shelter, Friends of Youth Haven, Redmond's Sophia Way Winter Shelter and Redmond Homeless Eastside Shelter and Renton Domestic Abuse Women's Network.

##### B. ESG Funded Shelters

Shelters funded with ESG include, HopeLink Avondale Park, HopeLink Kenmore Family Shelter, Multi Service Center and the YWCA Emergency Shelter.

#### Strategy 3A (2) Projected Output

Provide 130,267 unit nights of transitional housing annually.

#### Strategy 3A (2) Actual Outputs

A total of 262,437 unit nights of transitional housing were provided by programs funded with federal, state and local funds, as follows: CoC, State CHG funds and RAHP Operating and Maintenance.

Note: We collect unit nights, rather than bed nights. For family shelters, a bed night is not a meaningful measure because the number can vary significantly depending on the size of the family. An emergency shelter unit night is defined as the provision of emergency housing for an eligible household for a period of up to 24 hours, including one night, and the household may be a single individual, or it may be a family of two or more.

***Short-term Outcome***

**Strategy 3A (3) Projected Outcome**

Homeless persons/households are safe and sheltered from the elements for the night.

**Strategy 3A (3) Actual Outcome**

Individuals and households receiving bed nights of emergency shelter were safe and sheltered from the elements for the night.

***Long-term Outcome (for some shelters and all transitional housing)***

**Strategy 3A (4) Projected Outcome**

Increase the housing stability of homeless households by helping them move along the housing continuum into more stable housing.

**Strategy 3A (4) Actual Outcome**

A. Indicator One

This indicator calculates the number and percentage of individuals and/or households who move from emergency shelter to transitional or permanent housing.

Actual Outcome for Indicator One

A total of 10,440 households exited emergency shelter, with 3,531 moving to either transitional or permanent housing, for a success rate of 34 percent using this indicator<sup>3</sup>.

B. Indicator Two

The number and percentage of individuals and/or households who move from transitional housing to permanent housing or who successfully transition in place.

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<sup>3</sup> This outcome does not include data from seasonal winter shelters and mass overnight shelters, where exit data is generally not available.

### Actual Outcome for Indicator Two

A total of 496 households exited from transitional housing; of these 45 percent exited to permanent housing.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Affordability/Accessibility (for the purpose of creating suitable living environments)

## Homelessness Objective 3, Strategy 3B

### Strategy 3B (1) Projected Performance

Ensure that all initiatives and programs related to the provision of emergency shelter and transitional housing are consistent with the Ten Year Plan to End Homelessness in King County.

### Strategy 3B (1) Actual Performance

Staff from King County and other consortium jurisdictions participates in a variety of work groups of the CEHKC to ensure that all shelter and transitional housing activities are consistent with the Ten Year Plan to End Homelessness.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Affordability/Accessibility (for the purpose of creating suitable living environments)

## Homeless Objective 4, Strategy 4A

The consortium will approach homelessness planning and coordination as a regional issue. King County will work with the CEHKC, cities, mainstream systems, the Safe Harbors initiative, housing funders, community agencies, United Way, the private sector including business, and homeless people. The strategies below do not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.

### **Strategy 4A (1) Projected Performance**

Ensure that all homeless projects and initiatives supported with local, state and federal funds are consistent with the vision, principles and recommendations of the Ten Year Plan to End Homelessness in King County.

### **Strategy 4A (1) Projected Performance**

- A. There have been conscious, consistent efforts to ensure that to the extent possible, all homeless projects and initiatives are consistent with the Ten Year Plan to End Homelessness. There is representation from throughout the consortium on the various committees of the CEHKC, as well as frequent communication and consultation between CEHKC staff, DCHS and HCD staff, and members of the consortium.
- B. A CEHKC working committee, the Funders Group, continues to ensure that local private and public funders have a heightened and accountable role in the implementation of the Ten Year Plan to End Homelessness. HCD staff participates on this committee, which has taken a lead role in coordinating work plans and funding streams in order to be most efficient in coordinating resources. In 2014, the ongoing implementation steps for the Family Homelessness Initiative were coordinated with CEHKC and the Ten Year Plan to End Homelessness in King County, and involved a number of CEHKC sub-committees.

## **Homelessness Objective 4, Strategy 4B**

### **Strategy 4B (1) Projected Performance**

The consortium, with King County as the lead, will continue to provide a leadership role in the Countywide HUD Homeless Assistance CoC annual competitive funding round, or its successor.

### **Strategy 4B (1) Actual Performance**

A County staff person in HCD continues to lead the CoC planning process in coordination with staff from the City of Seattle.

## **Homelessness Objective 4, Strategy 4C**

### **Strategy 4C (1) Projected Performance**

The consortium, with King County as the lead, will participate in efforts to improve the efficiency and accountability of the regional homeless service system, particularly through the Homeless Management Information System (HMIS), called Safe Harbors.

### **Strategy 4C (1) Actual Performance**

The consortium uses Local Document Recording fee revenue, state Consolidated Homeless Grant funds, and federal CoC funds to help support Safe Harbors HMIS. In partnership with our consortium cities, King County, the City of Seattle, and United Way provide oversight and guidance to the Safe Harbors staff team. In 2014, Safe Harbors received a final report for technical assistance provided through HUD focused on strengthening the HMIS and its governance. A related work plan was developed and implementation begun. A Temporary Advisory Group was incorporated to support development of the work plan, a strengthened governance structure, and in response to a King County proviso, examination of location options for Safe Harbors management. Sponsoring partners, including King County, are increasingly using HMIS data for contract accountability. In addition, King County HCD staff coordinated with Safe Harbors/HMIS in 2014 to strengthen the needed infrastructure and refine the process that allows HMIS to act as the data system platform for the coordinated entry and assessment system for homeless families with children, Family Housing Connection, which was launched in April 2012. There have been some challenges in implementation of the new data standards in the system and difficulties in retrieving the data, and this will be a work item for 2015.

## **Homelessness Objective 4, Strategy 4D**

### **Strategy 4D (1) Projected Performance**

The consortium will work with other systems providing support services for persons at risk of homelessness (e.g., the mental health system) to ensure state and/or federal legislative support for coordination of housing and support services.

### **Strategy 4D (1) Actual Performance**

The HCD staff continued to represent consortium interests in working with other systems, such as Public Health-Seattle & King County, the MHCADSD, and the King County Veterans Program, to advocate for increased coordination between housing and services fund sources and programs.

## **Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities for Low and Moderate-Income Persons**

The three objectives relate to 1) improving the ability of human services agencies to serve our residents; 2) improving living conditions in low and moderate-income neighborhoods and communities; and 3) expanding economic opportunities for low and moderate-income persons. There is no one overarching outcome for this community and economic development goal. Rather, there are separate outcome measures related to individual strategies within each of the three objectives.

## **Community/Economic Development Objective 1: Human Services Agencies**

Improve the ability of health and human service agencies to serve our low to moderate-income residents effectively and efficiently.

### **Community/ Economic Development Objective 1, Strategy 1A**

Make capital funds available for community facilities in order to improve the capacity of health and human service agencies to provide priority human services to low to moderate-income residents effectively and efficiently.

#### **Strategy 1A (1) Projected Output**

An average of three community facility projects completed.

#### **Strategy 1A (1) Actual Performance**

In 2014, there was one community facility completed. The number completed is less than the goal of three due to the applications received.

These activities address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Accessibility for the purpose of creating suitable living environments

#### **Strategy 1A (2) Projected Outcome**

Human service facility providers will be able to:

- Increase the amount or type of services they provide
- Increase the number of people they serve
- Increase the quality and/or accessibility (of the building, as well as the geographic location) of service provision.

#### **Strategy 1A (2) Actual Outcome**

A. The following project was completed:

Enumclaw Senior Center Rehabilitation – Funding was provided for the rehabilitation of a senior facility addressing electrical, plumbing and ADA accessibility. Bid has been awarded and construction will be completed in spring 2014.



B. The following project activity was cancelled:

Dynamic Partners Burien Therapy Center Play Structure – Funding was provided for the installation of a play structure appropriate to meet the therapeutic needs of the children being served at the therapy center. Issues surfaced during the environmental review phase related to toxic plumes located under the surface where the play structure was slated to be constructed. Agency is considered its options and decided to relinquish the funds at this point in time. Project will not be completed with CDBG funds.

C. The following projects are underway:

1. Sno-Valley Senior Center Program Space Phase III – The project will subdivide a large room into program rooms to be used for wellness activities and will replace aged heat pumps in the senior facility. Design was completed in 2014 and construction will commence in 2015.

2. SeaTac Valley Ridge Community Center Expansion – Funding was provided for the design and construction to expand an existing facility to house a teen center that currently shares space with a pre-school program. Environmental review was underway in 2014. Design and construction will commence in 2015.

These activities are a few of those accomplished or are targeted to address the following objective in the CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Accessibility for the purpose of creating suitable living environments.

### **Community/Economic Development Objective 1, Strategy 1B**

The consortium will allocate funds for priority human services for emergency shelter and related services and emergency needs, such as food; funds to avoid utility shutoff, transportation, eviction prevention and other emergency needs; as well as other priority service needs identified by the Joint Agreement Cities.

#### **Strategy 1B (1) Projected Output**

An average of 50,000 unduplicated persons served.

#### **Strategy 1B (1) Actual Output**

The consortium served a total of 49,715 persons throughout the year with the following types of emergency related service activities.

A. In 2014, the consortium funded the following:

1. Provided distribution of food products to food banks in the south sub-region of King County Consortium through a food bank coalition administered by Des Moines Area Food Bank.
2. Provided salary for staff to provide low-income persons with emergency assistance for food, housing, emergency shelter and transportation in the north-east sub-region of King County Consortium through a sub-contract with Hopelink.
3. Provided low-income households with homelessness prevention assistance through Maple Valley Food Bank and eviction prevention through King County Bar Association. These projects are detailed in Goal Two: End Homelessness, Objective 1 and Objective 3– Support Programs that Help Prevent Homelessness.

B. In 2014 Redmond funded the following:

1. Provided funds to support the services and operation of two winter shelters for homeless individuals on the Eastside.
2. Provided funds to support Redmonds Women’s Eastside Shelter

C. In 2014 Renton funded the following:

1. Provided case management and emergency assistance through Multi-Service Center to eligible clients to meet basic needs as clients work to access social services and meet basic need.
2. Provided motel vouchers and emergency assistance vouchers during severe weather for gas, utility bills, or prescription medication for City of Renton residents.
3. Provided confidential emergency shelter for women and children who were domestic abuse survivors, and hotel/motel vouchers as needed.

D. In 2014, Shoreline funded the following:

1. Provided social, recreational, nutritional, health, legal, educational, and counseling services to seniors.
2. Other services, including meals on wheels, congregate nutrition, senior rights assistance, information and advocacy, and in-home assistance.

These activities address the following objective in HUD’s CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Affordability/Accessibility for the purpose of creating suitable living environments

## **Community/Economic Development Objective 2: Low and Moderate-Income Communities**

Improve the living environment in low and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted comprehensive plans and the CPPs.

### **Community/Economic Development Objective 2, Strategy 2A**

Make CDBG capital funds available for high priority public improvement needs such as public infrastructure, water, sewer, sidewalks, etc., park facility needs and accessibility improvements, in a range of low to moderate-income areas of the consortium.

## Strategy 2A (1) Projected Output

An average of three (3) public infrastructure/park facilities projects will be completed annually.

## Strategy 2A (1) Actual Output

A total of three (3) public infrastructure projects were completed and closed in 2014. These projects were Enumclaw MacFarland Park, Renton Avenue South Pedestrian Safety project, and the Duval ADA Ramp Replacement project. A description of completed and active project follows.

### A. Parks

*Enumclaw MacFarland Park* – Funding was provided to replace asphalt along the frontage of the park, walking path around eastern most play structure, circular pathway accessing the park features, and connective paths between the three items. MacFarland Park had asphalt pathways that were broken and cracked due to tree roots and other natural causes. The damaged asphalt pathways limited the ability of handicapped persons to access the park and made the paths unusable. The completed work addressed safety hazards and ADA accessibility for the local neighborhood residents.

### B. Infrastructure

- 2011 Funded Project  
*Renton Avenue South Pedestrian Safety Project* - King County Department of Transportation's Roads Services Division has completed sidewalk design and construction of Renton Avenue South to address pedestrian safety and neighborhood revitalization.
- 2012 Funded Project  
*Duval ADA Ramp Replacement* – Funding was provided for design and construction of a structural retaining wall just south of the Taylor Park play area to provide long term stabilization for the slope bordering the park. Construction was originally slated for summer of 2014, but SEPA plan review caused delays and construction is now scheduled for completion in 2015.

### C. The following projects were underway and not yet completed in 2014.

- 2013 Funded Projects  
*Burien Dottie Harper Park Improvements* – Funding was provided for new play structures at Dottie Harper Park. The 20 year old play structures were outdated and will be removed. New play structures, benches, trash cans, and a soft surface pathway will be added.  
  
*Covington Jenkins Creek Pedestrian ADA Trail* – Funds will be used for construction to remove architectural barriers, access for seniors, handicapped and

students in the location of a previous bridge that was washed out , and widening and paving approximately 1,225 feet of existing path in the Jenkins Creek Park.

*Skykomish Pedestrian & Drainage Improvements Phase I* – Funding was provided for the design and construction of sidewalks, curbs, gutters and drainage improvements in the central residential area of the Town of Skykomish; 214 residents will benefit from the infrastructure improvements. All construction was completed in 2014 with the exception of the striping that had to be held off due to weather conditions.

*Valley View Sewer District Phase II* – Funding was provided to complete the extension of safe and reliable public sewer service along 10th Avenue South in Burien to 10 households. Funding also covers King County Wastewater Treatment Division’s capacity charges and other charges for income-eligible households. Construction will be completed and fees were paid for income-eligible households in 2014.

- 2014 Funded Projects

*Black Diamond Asbestos Water Main Replacement & Looping* -- Funds will replace aging asbestos water main with ductile iron water man and corroded iron pipe with new pipe. A new water main will be installed to connect dead end lines for looping which will improve fire flow and water quality. Three hydrants will also be replaced. Environmental Review was completed in August, 2014.

*Carnation Spilman Ave Water Main Replacement* -- Funds will be used for design and construction of eight inch ductile iron water main to replace a six inch asbestos concrete water main in Spilman Avenue from Entwistle Street to the southerly edge of Morrison Street. The project will also replace a two inch water line that connects the eight inch water main in Alley ‘E’ with the water main in Spilman Avenue. Environmental Review is rather extensive due to archaeology and will not be completed until early 2015.

*Burien South 132nd Street Pedestrian/Bicycle Trail* -- Funds will be used for design and construction of a pervious pavement path, approximately 300 foot long and eight foot wide, for walking and bicycle use along S. 132nd Street between 9th Ave. S. and 10th Ave. S. The funds will also be used for lighting along the trail to enhance security, bench seating, bollards on both ends of the pathway, and bollards on the east side of 10th Ave S. which leads to an adjacent trail to restricting vehicular access to service vehicles only. Environmental Review was completed in spring 2014. Project is not under contract.

### **Greenbridge Section 108 Loan**

The consortium continues to make annual payments for the Greenbridge Section 108 Loan. The infrastructure portion of the Greenbridge project in White Center has been completed and the multi-family rental housing has been built and occupied. The loan balance is \$1,998,000.

These activities address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living Environment
- Outcomes: Affordability for the purpose of creating suitable living environments.

### **Community/Economic Development Objective 2, Strategy 2B**

Revitalize deteriorated areas with high rates of poverty in the consortium.

#### **Strategy 2B Projected Outcomes**

King County has developed a Neighborhood Revitalization Strategy Area (NRSA) for the White Center neighborhood in unincorporated King County, which was identified as having the highest poverty rate in the County. The White Center NRSA is appended to the Consolidated Plan as Appendix L.

The consortium may explore whether there are other high poverty areas that may benefit from a NRSA and whether there are human services needs that are specific to NRSA neighborhoods. Consortium cities will lead the process of exploring whether there are any areas within their jurisdiction that may benefit from a NRSA. Outcomes will be determined independently for each NRSA developed. Outcomes may include increases in property values, safer streets, and less crime.

#### **Strategy 2B Actual Outcomes**

White Center NRSA Benchmarks through 2014:

The Neighborhood Revitalization Strategy for White Center, which was adopted in late 2008, was updated and incorporated into the 2010 to 2014 Consolidated Plan. Benchmarks and outcomes achieved in 2014 are referenced in a chart in Attachment E along with cumulative accomplishments through 2014.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Economic Opportunity
- Outcomes: Sustainability

All activities for the White Center NRSA are reported in Attachment E.

### **Community/Economic Development Objective 3: Economic Opportunities**

Expand economic opportunities for low to moderate-income persons.

This objective will be carried out pursuant to the following principles:

- The strategies of this objective will be carried out in a manner that is consistent with the economic development vision contained in the updated Countywide Planning Policies.
- Assistance to for-profit businesses will be provided in a manner that maximizes public benefits, minimizes public costs, minimizes direct financial assistance to the business and provides fair opportunities for all eligible businesses to participate.

#### **Community/Economic Development Objective 3, Strategy 3A**

Provide CDBG loans and loan guarantees to assist small and/or economically disadvantaged businesses that are located in predominantly low to moderate-income communities and are providing services predominantly to those communities, or that are creating or retaining jobs for low to moderate-income persons, or that are combating blight.

##### **Objective 3, Strategy 3A Projected Output**

This strategy does not have annual goals, and will be reported by narrative in the CAPER as opportunities arise.

##### **Objective 3, Strategy 3A Actual Output**

There was no loan activity to report in 2014.

#### **Community/Economic Development Objective 3, Strategy 3B**

Assist small micro-enterprise<sup>4</sup> businesses by providing assistance for comprehensive economic development activities designed to address the economic needs of low to moderate-income persons or households seeking to start or expand their own small micro-enterprise businesses.

Fund Sources – Federal CDBG funds, and private funding

##### **Objective 3, Strategy 3B Projected Outputs**

Assist an average of 50 individuals with training, technical assistance and/or access to business support group meetings and activities.

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<sup>4</sup> Microenterprise means a business having five or fewer employees, one or more of whom owns the business.

Outcomes - Help small businesses gain critical start-up business knowledge; improve both personal and business financial position and credit; increase business viability, profitability and stability; and use access to small loans to increase inventory, lower costs and increase profits.

### Objective 3, Strategy 3B (1) Actual Outputs

A. A total of 162 low to moderate-income individuals were served through two funded microenterprise programs.

1. A total of 50 low to moderate-income individuals were served with comprehensive microenterprise development activities designed to build small business success and address the economic needs of low-income families in the south sub-region of King County through a contract with Diocese of Olympia.
2. A total of 112 low to moderate-income individuals received technical assistance in starting or growing a microenterprise business in South Sub-Region Cities by: 1) providing intensive operations training and technical assistance to improve business management and decision-making capabilities; 2) delivering “Microenterprise English as a Second Language” modules to improve business and financial literacy, through a contract with Highline Community College StartZone. Communities served included Algona, Black Diamond, Burien, Covington, Des Moines, Enumclaw, Maple Valley, Pacific, SeaTac, Tukwila and the unincorporated South Sub-region of King County.

<b>Businesses and Persons Assisted in Economic Development Activities: 2014 CDBG</b>			
<b>Priority Need Category</b>	<b># of Businesses Assisted</b>	<b># of Persons Assisted</b>	<b># of Jobs Created/Retained</b>
StartZone Microenterprise Program – 2013 Funds	3	31	3
StartZone Microenterprise Program – 2014 Funds	4	81	4
Diocese of Olympia	15	50	14
<b>TOTAL:</b>	<b>22</b>	<b>162</b>	<b>21</b>

These activities are a few of those accomplished that address the following objective in HUD’s CPD Outcome Performance Measurement System:

- Objective: Economic Opportunity
- Outcomes: Sustainability



## Public Housing and Resident Initiatives

### King County Housing Authority

The King County Consortium and the KCHA continue to strengthen their partnership as they work together in addressing the County's housing needs. Building on its past performance as one of the strongest housing authorities in the nation, KCHA's Public Housing Program and Housing Choice Voucher (Section 8) Program continue to perform at the highest level while KCHA's bond and tax credit properties continue to expand in number in order to meet the housing needs of King County's working families.

The KCHA is an independent municipal corporation established under Washington State Law. The housing authority continues to play a vital role in assisting local government in rising to the challenge of developing housing and settlement patterns that are sustainable over the long term while protecting the environment and quality of life in this region. In addition to providing decent affordable housing to the County's elderly, disabled, and poorest households, KCHA continues to both shape and assist private market efforts to expand the stock of affordable workforce housing.

### Overview

Since its establishment in 1939, the KCHA has played a key role in providing affordable housing options for the residents of the Puget Sound region. Serving those with the greatest need is its primary mission and its programs ensure that diverse populations – homeless families, elderly and disabled households, immigrants and refugees, the working poor – all benefit from KCHA's programs. Nationally recognized for its innovative programs, KCHA has consistently achieved designation as a HUD High Performer under evaluations of its Public Housing and Section 8 voucher programs.

The KCHA owns and manages nearly 3,700 units of federally subsidized housing for families, the elderly, and people living with disabilities, and 4,500 units of workforce housing, financed through tax credits and/or tax-exempt bonds. An additional 9,300 households are assisted through the Section 8 program, which subsidizes families to rent housing on the private market. In partnership with local service agencies, KCHA provides about 130 units of emergency and transitional housing for homeless families and people with special needs. Many households are also assisted through the 430 units of manufactured housing owned by KCHA. The KCHA delivers housing repair project management assistance and weatherization services to private low-income homeowners, mobile home owners, and landlords who rent to income-eligible tenants living in King County. The KCHA also provides tax-exempt financing to other affordable housing developers.

### Moving to Work

In 2003, seeking a long-term solution to ongoing reductions in support for federal housing programs, KCHA entered the HUD's Moving to Work (MTW) demonstration program. One of fewer than 39 high-performing agencies selected for the program, MTW participation provides KCHA a unique opportunity to break away from overly restrictive federal housing program rules and constraints in favor of new approaches to delivering affordable housing in our local

communities. As an MTW agency, KCHA's Public Housing Operating, Capital, and Section 8 program resources are combined in a single block grant with funding flexibility. The KCHA may use the MTW block grant to fund a wide array of affordable housing initiatives. These initiatives include, but are not limited to, general operation of the Public Housing or Section 8 Voucher programs, capital improvements, site acquisition and development, case management and supportive services, and other approaches to the provision of housing services to low income households. Funding by the MTW block grant is not subject to most regulations in Sections 8 and 9 of the U.S. Housing Act of 1937. In early 2009, KCHA executed a revised MTW contract with HUD, which secures KCHA's participation in the MTW program through 2018.

### **Education Initiatives**

The KCHA houses over 14,000 children in its federally assisted programs. Many of these children live in homes where English is not the primary language. The academic success of these youth is the lynchpin of our efforts to prevent multi-generational cycles of poverty and promote social mobility. King County Housing Authority has made educational outcomes an integral element of its core mission and is actively partnering with local educational stakeholders around common outcomes. KCHA worked with seven school districts to secure a \$40 million Federal Race to the Top (RTT) grant and has executed data sharing agreements with three districts to enable the development of a framework for tracking student educational progress against baseline metrics. KCHA also staffs 20 early learning or after-school facilities located in our housing communities. Place-based initiatives are currently underway in three neighborhoods with significant concentrations of assisted housing, potentially impacting some 2,200 children. A primary focus of these efforts is on achieving grade level reading competency by the end of third grade. These place-based initiatives will continue to expand in 2014 using a combination of MTW and philanthropic funding.

### **Community Youth Facilities**

In 2010, planning and design activities began for community building improvements at Valli Kee, Burndale Homes, Eastside Terrace, Spiritwood Manor, Hidden Village, and Firwood Circle. The facilities are part of a network of after-school facilities developed by KCHA to provide after-school programs for youth living in assisted housing and in the surrounding community. A HUD funded grant was secured to renovate three of the community facilities in 2011, and construction was completed at the Eastside Terrace community facility in December, 2011. Construction commenced at Burndale Homes, Firwood Circle, and Valli Kee in December 2011, and these facilities were completed in the August, 2012. The Spiritwood Manor and Hidden Village community facility construction commenced in June 2012 and was completed in 2013.

### **New Acquisitions**

When a portfolio of nine privately owned Section 8-assisted housing complexes located in five counties scattered across Washington State was offered for sale in the Spring of 2013, the King County Housing Authority spearheaded a collaborative effort to purchase it. The housing authorities of Bremerton, Grays Harbor County, Yakima, and Chelan County and the City of Wenatchee participated in assuring the preservation of a total of 337 homes within the various communities.

The unusual collective strategy – which represents the most wide-ranging state initiative to date to preserve existing subsidized housing – was necessary because the seller wanted to dispose of the portfolio as a single sale. Failure to acquire even one of the nine properties would have resulted in failure to preserve any of the properties. The current owner, who was also the initial developer and long-term owner of the properties, worked with the housing authority to try to assure long-term preservation of these apartments as affordable housing.

The four properties acquired by KCHA are: Bellevue Manor in Bellevue (66 units), Patricia Harris Manor in Redmond (41 units), Northwood Square in Auburn (24 units), and Vashon Terrace in Vashon Island (16 units). They are home to 107 seniors, more than 80 percent of whom are aged 70 or older and 40 families with children.

### **Seola Gardens (formerly Park Lake II)**

The KCHA's newest HOPE VI community, Seola Gardens, has transformed a site of severely deteriorated, 46-year-old public housing built when KCHA demolished World War II defense worker housing and constructed Park Lake II. New parks, pea patch gardens, a trail system, inspiring art pieces, and a variety of affordable housing choices punctuate this revitalized community. Former residents have the chance to return to 177 attractive new rental units; another 107 homes will be offered for sale to the public. In 2009, KCHA relocated all Park Lake II households and completed demolition and abatement of 165 public housing units. The first 90 rental homes were complete in the winter of 2012 and all units were occupied in 2014.

### **Section 8 Housing Vouchers**

Section 8 housing vouchers are one of the major federal programs intended to bridge the gap between the cost of housing and the incomes of low wage earners and people on limited fixed incomes. The Section 8 Voucher Program provides flexibility and options by issuing vouchers to eligible households to help them pay rent in privately-owned apartments of the households' choosing. KCHA has been awarded a total of 310 vouchers to assist homeless veterans and their families. The KCHA was also awarded 139 vouchers through the Family Unification Program, which enables children to reunite with their families from foster care or avoid foster care placement altogether. The KCHA administers 9,300 vouchers.

### **Resident Opportunities Plan**

The King County Housing Authority (KCHA) launched a pilot initiative in the spring of 2010, the Resident Opportunity Plan (ROP), to assist up to 100 current residents over five years in accessing wrap-around services to help participants achieve economic independence and graduate from federally-assisted housing. King County Housing Authority contracts with two partners in this effort, Bellevue Community College and the YWCA, who provide education- and employment-focused case management to ROP participants to assist them in making gains in education, employment, and income. The initiative also includes a youth employment program connecting young people who have a parent in the ROP pilot with educational and employability development services. The pilot operates in two geographic areas — the East King County cities of Bellevue and Kirkland, and Seola Gardens in White Center. Over 60 households have been enrolled in the ROP program.

## **Weatherization and Housing Repair Program**

The KCHA's weatherization program, which is free to qualified low-income homeowners and renters, provides energy conservation measures and indoor air quality improvements for single-family, multi-family, and mobile homes. Typical improvements include insulation and air sealing, heating system repairs or replacement, energy efficient refrigerators, lighting, and installation of fans for moisture control and air quality. King County Housing Authority coordinates and administers approximately \$4 million in weatherization and home repair activities annually. Funding is provided by the federal government, various utility companies, Washington State, and the City of Bellevue. Approximately 900 units of housing, including multi-family, single-family and mobile homes, receive energy conservation upgrades and basic repairs each year.

## **Renton Housing Authority (RHA)**

Sunset Terrace Revitalization: The Sunset Area emerged in the 1940's as publicly funded worker housing to support World War II manufacturing. It grew to include multi-family housing, schools, shopping areas, and civic buildings. Over time the housing stock reached the end of its useful life and the City of Renton and the RHA embarked on a revitalization effort. Since 2006 the City of Renton has reworked their Comprehensive Plan policies and zoning to create an urban village of mixed income, mixed use, housing, in a compact, walkable neighborhood. In 2011 the City of Renton approved a Planned Action for the Sunset Area (Planned Action) which includes street improvements, a sub-regional storm water system based on low-impact development principles, and redevelopment of the outdated Sunset Terrace public housing project in to a mixed-income development. The Renton Housing Authority relies on partnerships and strategic public investment for implementation of the Planned Action. The first project to benefit from the Planned Action is the Glenwood Townhomes which serve as replacement housing for eight large families. The Renton School District has begun construction on a state of the art \$25 million Early Childhood Learning Center. A new 15,000 square foot King County Library will serve as the catalyst project for the redevelopment of Sunset Terrace along with the Kirkland Townhomes and the Early Childhood Learning Center.

## **Muckleshoot Tribal Housing Authority**

The Muckleshoot Tribal Housing Authority, as a sovereign nation, reports through the Native American Housing Assistance and Self Determination Act of 1996 and does not include their activities in the King County Consortium CAPER.

## **Seattle Housing Authority**

The Seattle Housing Authority reports through the City of Seattle CAPER.

## **Resources Made Available**

From January through December 2014, the King County Consortium utilized a combination of federal and non-federal funds to further the goals and objectives in the Consolidated Plan. The Consortium administered additional local and federal housing and community development

funds in 2014, making them available to the community through competitive processes, of which approximately 8,053,383 was made available through federal HUD formula grants or entitlements. In 2014, these HUD formula funds benefited households, through housing development activities, housing repair programs, public services, facilities, public improvements, and economic development.

For the CAPER, King County HCD collects resource information from other public and private funding sources that were available to agencies and jurisdictions serving Consortium residents in 2014. The total amount of resources used in the consortium for housing and homeless activities is shown in the following table and the total amount of resources for non-housing activities is shown in the next section.

### Formula Grant Programs Funds Available and Expended

Table 1 below shows resources made available and expended for CDBG, HOME, and ESG. Funds expended do not equal funds made available because some projects are in process and will not be completed for another year.

<b>HUD Formula Grant Programs: Funds Available and Expended in 2014</b>			
<b>Grant Program</b>		<b>Funds Available as stated in 2014 Action Plan</b>	<b>Funds Expended in 2014 (includes expenditures for 2014 projects as well as projects funded with prior years funding)</b>
<b>CDBG</b>	Entitlement	4,747,024	4,417,793
	Program Income	438,197	522,068
	Recaptured and Reallocated	326,222	326,222
	<b>Subtotal</b>	<b>\$5,511,443</b>	<b>\$5,266,083</b>
<b>HOME</b>	Entitlement	2,748,083	2,166,073
	Program Income*	184,712	340,724
	<b>Less 10% of PI used for HOME administrative expenses and \$10,000 retained by nonprofit per contract</b>	(28,471)	(34,072)
	<b>Subtotal</b>	<b>\$2,904,324</b>	<b>\$2,472,725</b>
<b>ESG</b>	Entitlement	307,168	177,248
	Previous Years	136,298	136,298
	<b>Subtotal</b>	<b>\$443,466</b>	<b>\$313,546</b>
<b>TOTAL</b>		<b>\$8,722,935</b>	<b>\$8,052,383</b>
*Note that \$10,000 of program income in the expenditure column is dedicated to and held locally for Administrative Expenses for the HOME program.			

## Other Public and Private Resources for Housing Activities

In the areas of both housing and community development, the federal funds available from HOME, CDBG, and ESG were complemented by and helped leverage a broad range of other public and private resources.

### Housing Assistance

We identified other federal, state, and local dollars made available in the King County Consortium in 2014 for housing-related activities, not including most private sector contributions. The majority of this is federal dollars in the form of low income tax credits, public housing, and Section 8 rental assistance offered through the KCHA and the Renton Housing Authority. Of the remainder, over \$6 million was federal formula grant funding through HOME, CDBG, and ESG. Activities included new construction, acquisition and rehabilitation, home repair, capacity building, pre-development costs, rental assistance, support for housing operations, homelessness prevention, emergency shelters, transitional housing and other homeless programs.



<b>Other Public and Private Resources for Activities</b>		
<b>Source</b>	<b>Amount</b>	<b>Activities Supported</b>
<b>Local Funds</b>		
Regional Affordable Housing Program (RAHP)	2,872,901	Capital affordable housing projects and homeless shelter operating
King County Veterans Levy	3,898,150	Capital projects and services for homeless veterans
King County Human Services Levy	1,680,000	Capital and service funding for projects serving homeless special needs populations
King County Document Recording Fees	7,050,000	Capital and service funding in permanent supportive housing
Suburban ARCH cities	1,100,000	Capital projects
Mental Illness and Drug Dependency (MIDD)	2,000,000	Supportive housing services for MIDD eligible clients
<b>Subtotal Local Funds</b>	<b>\$18,601,051</b>	
<b>State Funds</b>		
Washington State Housing Trust Fund	7,882,549	Permanent affordable housing
Washington State ESG Allocation to King County	260,172	Emergency Solutions Grant in addition to federal formula grant
Housing and Essential Needs (HEN)	12,177,621	State program administered provides rental/utility assistance and basic needs
Consolidated Homeless Grant (CHG)	3,000,000	Rental assistance, shelters, transitional housing, rapid re-housing, and emergency assistance
<b>Subtotal State Funds</b>	<b>\$23,320,342</b>	
<b>Other Federal Funds</b>		
Low Income Housing Tax Credits (LIHTC)	60,162,400	Tax credit investments in capital projects
King County Housing Authority Tax Exempt Bonds	5,800,000	Bond investments in capital projects
Continuum of Care Competition	23,856,949	Continuum of Care and Supportive Housing Programs
King County Housing Authority and Renton Housing Authority Section 8	325,075	Project Based Section 8 units in new rental housing
<b>Subtotal Other Federal Funds</b>	<b>\$90,144,424</b>	
<b>Foundations &amp; Donations</b>		
Gates Foundation Family Homelessness Initiative	536,666	Family Homeless Initiative Implementation
Building Changes Washington Families Fund	1,600,000	Family Homelessness Initiative Implementation: Rapid Re-Housing and Employment Navigation Pilot; Shelter Diversion Pilot
United Way of King County	4,555,160	Shelter, food, housing and emergency services
Raikes Foundation	389,615	Homeless Youth and Young Adult Initiative Implementation
<b>Subtotal Foundations &amp; Donations</b>	<b>\$7,081,441</b>	
<b>Total Other Public and Private Resources for Activities</b>	<b>\$139,147,258</b>	

*Note: The above table provides funding information from local, state, federal, and philanthropic sources that were available for 2014 activities. For some fund sources which serve persons who are homeless, for example the CoC Competition, the amounts include services in Seattle, as well as King County. The LIHTC amount represents the value of the low income housing tax credits leveraged in HFP projects for 2014. The KCHA and RHA Section 8 funds represent support available in projects funded in 2014 over the five year term of the HAP contract.*

## Community and Economic Development Resources for Non-Housing Activities

### Community Development

In 2014, a total of \$5,266,112 in formula grant funding from CDBG was made available in the King County Consortium. Of that amount, \$2,403,787 was for non-housing community development projects. Approximately \$7 million was leveraged from other federal, state, local, private, and other sources. The following table lists the resources and amounts funded for non-housing community development projects by activity type which were completed in 2014.



<b>2014 Community/Economic Development Resources for Completed Public (Human) Services, Community Facilities and Public Infrastructure and Parks</b>		
<b>Source</b>	<b>Leveraged Resources</b>	<b>CDBG</b>
<b>Public (Human) Services</b>		
King County Consortium CDBG	0	765,848
Other Federal	558,668	0
State/Local	2,980,639	0
Private	1,401,740	0
Other	580,055	0
<b>Sub Total</b>	<b>\$5,521,102</b>	<b>\$765,848</b>
<b>Public Improvements and Parks</b>		
King County Consortium CDBG	0	1,064,436
Section 108	331,924	0
Other Federal	0	0
State/Local	39,657	0
Private	0	0
Other	0	0
<b>Sub Total</b>	<b>\$371,581</b>	<b>\$1,064,436</b>
<b>Community Facilities (Includes projects completed in 2013 where beneficiaries will be reported in 2014 CAPER)</b>		
King County Consortium CDBG	0	412,508
Other Federal	200,000	0
State/Local	705,282	0
Private	0	0
Other	0	0
<b>Sub Total</b>	<b>\$905,282</b>	<b>\$412,508</b>
<b>Economic Development</b>		
King County Consortium CDBG	0	160,995
Other Federal	160,020	0
State/Local	0	0
Private	0	0
Other	0	0
<b>Sub Total</b>	<b>\$160,020</b>	<b>\$160,995</b>
<b>Total Leveraged and CDBG</b>	<b>\$6,957,985</b>	<b>\$2,403,787</b>

## Evaluation of Housing and Community Development Program by Section

Households Assisted by Type 2014: CDBG and HOME				
Type of Household Assisted	HFP	Home Repair	Homeless	Total
Family Households	3,312	451	27	3,790
Single Individual Households	2,188	65	694	2,947
<b>Total Households Assisted</b>	<b>5,500</b>	<b>516</b>	<b>721</b>	<b>6,737</b>

*These numbers represent portfolio wide served with HOME and CDBG funds.*

Households Assisted With Housing by Income Level 2014: CDBG and HOME				
Income Level Percentage of median income	Homeowners	Renters	Homeless	Total
0 to 30 of median	265	3,377	204	3,846
31 to 50	139	1,447	517	2,103
51 to 80	116	556	0	672
81 +	0	116	0	116
Unknown	0	0	0	0
<b>TOTAL</b>	<b>520</b>	<b>5,496</b>	<b>721</b>	<b>6,737</b>

*These numbers represent portfolio wide income bands served with HOME and CDBG funds.*

## Self-Evaluation of Actions, Program Changes, and Certifications of Consistency with the Consolidated Plan

During 2014, the King County Consortium made significant progress in carrying out the activities described in the 2014 and prior years' action plans. The King County Consortium's activities in 2014 addressed the priority needs outlined in the 2010-2014 Consolidated Plan. We have been highly successful at utilizing our federal funds, along with state and local funds that we administer, to serve the neediest residents of the consortium. In addition, the consortium coordinated with other available federal, state, and local, and philanthropic resources (as shown in the tables above), allowing for a high degree of leveraging for CDBG, HOME, and ESG funds.

## Summary Tables

<b>Production Summary - Housing Units HOME and CDBG</b>		
<b>Housing Type</b>	<b>Units</b>	<b>% of Total</b>
Permanent housing	64	86%
Transitional housing	10	14%
Homeownership	0	0%
<b>Total</b>	<b>74</b>	<b>100%</b>
<b>Type of household to be served</b>	<b>Units</b>	<b>% of total</b>
Family units		0%
Individual units	40	54%
Special needs units		0%
Homeless units	34	46%
<b>Total</b>	<b>74</b>	<b>100%</b>
<b>Income level</b>	<b>Units</b>	<b>% of total</b>
Affordable to 0-30 percent of AMI	34	46%
Affordable to 31-50 percent of AMI		0%
Affordable to 51-80 percent of AMI	40	54%
<b>Total Units</b>	<b>74</b>	<b>100%</b>

<b>Number of Persons Served in Public Services 2014 CDBG</b>	
<b>Public Services</b>	
<b>Priority Need Category</b>	<b>Number of Persons Served</b>
Basic Needs – emergency financial assistance, emergency food	2,329
Senior Services	488
Legal Services	2,038
Youth Services	164
Battered and Abused Spouses	20
Food Banks	44,676
<b>TOTAL:</b>	<b>49,715</b>

## Housing and Community Development Program Evaluation

### A. HCD Homeless Housing Programs and Initiatives

We continue to make significant progress toward our goals of ending homelessness. We are coordinating with other community partners and aligning our work with the strategies of the Ten Year Plan to End Homelessness in King County. There continues to be many barriers to achieving this goal, including the lack of adequate funding resources to house those with the most intensive service needs and the shortage of housing affordable to the poorest segment of our residents, especially homeless individuals and families.

In 2014, we continued to examine the links and possible funding connections between the Affordable Health Care for America Act and the services that we provide to those homeless populations most vulnerable and living in permanent supportive housing. Additionally, we continue to leverage any new dollars available as well as better coordinate current funding in order to implement new promising practices in our community in order to meet the needs of all homeless populations, including youth and young adults. The Ten Year Plan is at its term; however efforts will continue to move forward in addressing the needs and issues to be identified in the CEH Strategic Plan 2015-2018, which is in draft form at this time. Our work continues through the planning and coordination of the County's Transformation Plan.

With the reauthorization of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, we are carefully looking at our CoC performance goals and moving towards changes system wide. These changes will result in program shifts and implementation of Rapid Re-Housing strategies to help create faster movement in shelters and ultimately move households to permanent housing more quickly.

#### 1. Family Homelessness Initiative

- a. The CEHKC Family Homelessness Initiative (FHI) is at a critical juncture. With direction provided by the *Moving Forward: Strategic Plan to End Family Homelessness*, the FHI and its partners are undertaking a comprehensive systems change.
- b. The first major component of the FHI was implemented, Family Housing Connection a standardized access, assessment, and referral process for homeless housing resources for families with children. More than 80 publicly funded shelter and housing programs in King County are required to participate, including emergency shelter (not domestic violence shelters), transitional housing, short-term rental assistance, and programs providing permanent housing with supports. Coordinated entry simplifies the search for resources, interventions are targeted to families based on need and allocated with fairness, and the system learns about the scope of homelessness in our community.
- c. The most significant system shift will be retooling the existing homeless services system to one that provides an array of homeless interventions that best match the

needs of families experiencing homelessness. These efforts are guided by local data and aligned with federal policy direction. Utilizing new data and improved insight from Family Housing Connection, we are now poised to undertake a system-wide conversion process. The strategies and goals of Moving Forward are congruous with the strategies and goals of the federal government. The U.S. HUD's Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act encourage each CoC to think differently about solutions to end homelessness. One of the key shifts is a focus on data driven systems performance rather than individual program performance.

B. Activities undertaken in 2014:

1. King County continued the launch of the Rapid Re-Housing program in 2013 developed under a funding priority of the Committee to End Homelessness. It aligns 8 different fund sources (a combination of federal, state, local, and private dollars including two local housing authorities), as well as state Temporary Assistance for Needy Families (TANF) dollars for rental assistance for TANF-eligible families. The pilot continues through 2015 will support the community in shortening episodes of homelessness for families and increase its' existing capacity to serve more families. Six agencies will serve nearly 300 families over the course of 14 months. The pilot emphasizes short-term rental assistance (three months) and tests progressive engagement strategies for families that may need greater levels of assistance. There is an Employment Navigator component to the pilot to encourage and support families in rapidly increasing income to support housing stability. The pilot utilizes an evaluation strategy that measures fidelity to the pilot's model and uses HMIS data to analyze its effectiveness. Providers are asked to input data into HMIS and pull monthly reports that are used in a peer learning model that promotes collaboration and learning among pilot programs and funders throughout the course of the pilot. The evaluation and learning that occurs in the pilot will inform RRH practices that occur in the future. As the county undertakes a system-wide conversion process for family programs, RRH is also being emphasized and any projects that convert their existing programs/resources to RRH will align their program with the model developed from the pilot. Work on the conversion process continued in 2014.
2. A new Diversion intervention was developed in 2013 and continued within Family Housing Connection, our community's coordinated entry system. The goal is to utilize diversion tools at the 'front door' in an attempt to assist families experiencing homelessness in avoiding the stresses of shelter; empowering families to build on their own natural strengths and resources. Providers will work with families to identify housing situations that are safe and reasonable while working on their housing goals and barriers with light-touch services and connections to community resources. Emergency shelter will continue to be an option for the most vulnerable families
3. The Family Homelessness Initiative in King County undertook a process to review and reduce screening criteria used by family programs providing emergency shelters, transitional housing, rental assistance and permanent housing with supports. This process involved the collaboration of local funders and county, city and state offices

of Civil Rights. To support the referral process from the community's Coordinated Entry and Assessment system and to increase access and equity to all families requesting homeless housing, Initiative staff completed a thorough analysis of each program's screening criteria. Training was provided to further Fair Housing and eligibility criteria for Project-Based Section 8 vouchers, which allows greater flexibility and much lower screening standards for applicants. Agencies were asked to review their screening criteria and resubmit them for a funder review process. Funders and Initiative staff provided additional one-on-one technical assistance to further support agencies in these efforts. This process has dramatically increased the system's capacity to serve families that would have otherwise been ineligible for housing and services.

4. System level analysis was undertaken to support the conversion of our time-limited housing stock. This included assessing family data, national typology, current stock and performance. In addition new refined program models were developed and the underlying system goals and assumptions that will guide the project level conversion phase. Local providers provided input and direction on the Toolkit that will provide agencies with direction and guidance through the conversion process.
5. The Moving Home Academy was launched; providing learning opportunities focused on client-centered and housing-focused strategies. Moving Home Academy is an interactive and experiential professional development series sponsored by the Family Homelessness Initiative, together with Building Changes. The Academy is designed to create a learning community to help local providers hone skills needed to assist families experiencing homelessness attain and sustain housing. This training is being offered to over 600 local staff through a variety of formats: webinars, class-room trainings, on-line classes, and peer learning circles.
6. Youth and Young Adult Homelessness Initiative

The HCD Program launched a new initiative to address youth and young adult homelessness in late 2013. The initiative is funded with a mix of private foundation funding and King County local public funding. The initiative follows upon the release of a blueprint action plan in King County to address homelessness among young people, entitled "Priority Action Steps to Prevent and End Youth/Young Adult (YYA) Homelessness: An Implementation Plan".

The creation of the action plan involved 100+ community stakeholders, including more than 30 youth and young adults. The plan has three prongs that set the blueprint for our work over the next three years: 1) establish a coordinated engagement system for youth/young adults in crisis and/or at risk of homelessness, 2) create a robust prevention avenue in the system to address family issues that impact youth and young adult homelessness, and 3) create a robust data collection system in order to clearly understand youth and young adult homelessness on a local level, and to provide the right solutions at the right time to prevent and end youth and young adult homelessness.

The Homeless YYA/ CEHKC Initiative is King County's community-wide response to prevent and end homelessness among young people. The Initiative is led by richly advised by agency and government leaders, supported by private philanthropy and the

public sector, and grounded in the voices and input of homeless and formerly homeless young people.

Since 2011, more than 100 diverse stakeholders—including the City of Seattle, King County, service providers, United Way of King County, private funders, suburban cities and young people who have experienced homelessness—have been working together to better understand and address youth homelessness in King County.

In 2014, the Homeless YYA stakeholder group of energized and committed partners continued the work outlined in the adopted regional plan that puts young people at the center and surrounds them with what we know they need: stable housing, supportive adults, education, and opportunities to gain work experience.

- Whenever possible and safe, we are preventing young people from becoming homeless through family reunification.
- When that’s not possible, we are providing housing and support to get youth off the streets quickly and move them toward productive lives.
- We are using evidence to drive our decision-making and making constant improvements as we go.

The Comprehensive Plan identifies systemic changes and priority activities to make measurable progress toward ending YYA homelessness over the next 18 months. The Plan is aligned with the US Interagency Council on Homelessness youth framework, identifying outcomes in the areas of stable housing, permanent connections, education and employment, and emotional well-being.

Progress under the Homeless YYA plan is measured by four benchmarks:

- Fewer YYA experience homelessness
- Length of time YYA are homeless is shorter
- Fewer YYA return to homelessness and
- Decrease disproportionate over-representation of homeless Lesbian, Gay, Bisexual, Transgender and Queer, YYA and homeless YYA of color.

## 7. HCD Housing Repair Program (HRP)

The HRP completed 117 of the projected 150 outputs for the consortium’s housing objective to preserve the supply of affordable housing for low to moderate-income households and to provide programs for owners, mobile home owners, and renters that have special needs requests.

Maintaining the low to moderate-income housing stock of single-family homes in King County is a basic program priority. This challenge continues to increase as we endure an economy that has slowed and created additional financial burdens for the citizens of King County. Most of the County has experienced a significant deflation of single-family home values over the last three to five years. This has complicated

many of King County low to moderate-income homeowners' home equity and financial positions.



In 2013, the HRP changed guidelines to assist in the current Real Estate climate and economic conditions and these changes remain in force for 2014. These factors include:

- An increase in loan-to-value ratio from 90 percent to 125 percent to assist with emergency repairs and health and safety related issues on homes affected by recent Real Estate devaluations and loss of owners' equity.
- The maximum amount of Manufactured Home Grants (MHG) and Home Access Modification Grants were increased from \$5,000 to \$8,000.
- An increase in the Emergency Grant amount was made from \$3,000 to \$8,000.
- The asset limitation was removed for seniors over 55 years of age.
- The asset limit for homeowners under 55 years of age the Deferred Payment Loan (DPL) was increased by \$10,000, as the MHG was increase by \$5,000.

These programmatic changes resulted in larger investments into grant funded projects as well as the Deferred Payment Loan (DPL) program that assisted residents that would not have qualified for assistance under previous guidelines. Loan, grant, asset limits and loan to value limits will be reviewed annually to insure the desired outcomes and effects.

Through the Deferred Payment Loan (DPL) program, King County HRP is assisting extremely low to moderate-income homeowners by maintaining safe, decent, and affordable homes. Repairs under this program include, but are not limited to: roof replacement, electrical repairs, weatherization retrofits, and plumbing upgrades. One of the largest populations served by this program is senior citizens. They are utilizing this program to maintain their homes, thus extending the viability to reside in their homes longer. Our program results in clean, safe, decent, and affordable home environments for our program participants.

Lack of affordable housing continues to create unmet housing needs for the low to moderate-income households of King County. Mobile homes within defined parks and/or situated on leased land provide a housing option for the low-income households. The King County Mobile Home Grant (MHG) Program provides county residents that reside in leased space, a grant program to help maintain their homes. For mobile homes, most repairs involve additional insulation, roofing, windows, doors, floor replacements, and bathroom modifications. These residents tend to have low incomes well below 30 percent of the King County AMI. Providing assistance to this important segment of our population often results in tremendous advancements towards safe, clean, decent, and stable housing.

The special needs populations of King County have a continual and growing need for accessible housing. We are providing the residents with disabilities in King County a Home Access Modification Grant (HAM) to achieve goal. The grant program addresses basic home access issues for the special needs population, and is directed toward tenants within rental units, or situated on leased land. Our HAM applicants need accessible accommodations in their living unit. The repair requests are many,

but wheelchair ramps, lifts, door enlargements, and enhanced in-line and hard-wire smoke detectors are a few activities that we routinely provide. The HAM program accessibility improvements are allowable repairs available to homeowners accessing our DPL program.

#### 8. HCD Housing Finance Program

The Housing Finance Program met its key project outputs to address the HUD outcome statement, "Affordability for the purpose of providing decent housing". As a result of the recent recession, underwriting standards have been tightened and long-term projections modeled more conservatively. The HFP continued working with sponsor agencies in 2014 to increase capitalized reserves and add language to contracts to mitigate risk and provide a measure of flexibility as projects move forward. This will strengthen tax credit projects' long-term viability for the fifty-year affordability period.

The HFP continues to support low-income housing developers working in King County outside the City of Seattle, particularly those skilled in developing housing that serves special needs populations. In 2014 HFP conducted pre-application meetings for the funding round to provide technical assistance to agencies, reduce the cost of project development, and enhance the sustainable design features that contribute the most to long-term project viability. The HFP continues to make progress in reducing paper consumption during the application process by reducing the number of hard copies submitted and moving towards an all-digital application. Increased emphasis was placed on portfolio sustainability as an indicator of sponsor agency strength and eligibility for new project funding. The HFP continued its work with other public funders to develop systems to address portfolio and agency sustainability.

In the interest of further improving HFP performance with regard to timely expenditure of federal funds, the HFP will continue to work on coordinating funding efforts with other public funders, and will prioritize federal funds in projects that are most ready to commence. All of the major public funders involved in King County projects accept identical applications for project funding, a considerable efficiency for funders, and a work-saver for applicants.

Beginning in 2012, projects were held to the revised version of the Evergreen Sustainable Design Standard (ESDS) version 2.1. The ESDS continues to move the bar for sustainable building beyond code, a significant accomplishment, given the strength of the new Washington State Energy Code. ESDS emphasizes energy efficiency, tenant health, housing connections to surrounding neighborhoods, minimizing maintenance and repair costs, and other factors closely associated with long-term sustainability.

HFP continues to support affordable home ownership by awarding funds to agencies providing down payment assistance to low income home buyers or building affordable homes on a community land trust model. Compared with prior years, the housing market is beginning to appear more stable, with average home prices in the region again on an increasing trend.

## 9. HCD Affordable Housing Planning Section

The Affordable Housing Planning staff has been involved in the following activities related to development, monitoring and evaluation of affordable housing:

- a. Monitoring progress on White Center NRSA benchmarks.
- b. Staff continued to provide technical support to a task force commissioned to re-examine the methodology used to allocate affordable housing targets in King County as a part of the Housing Chapter of the Countywide Planning Policies.
- c. Continuing to work with King County Property Services and King County Metro Transit Oriented Development (TOD) staff to develop RFPs that will include affordable housing on surplus King County properties and at Metro TOD project sites. Construction completed on a new parking garage at the South Kirkland Park and Ride site, with a 200+ mixed income residential development including 58 units of affordable housing.
- d. Continuing to provide technical assistance to human service planners in the south and north King County suburban cities, as they undertake the housing needs analysis required for the update of the housing elements of their comprehensive plans.
- e. Continuing to work with ARCH and private developers to monitor agreements and covenants for affordable housing at master planned development sites in East King County.
- f. Continuing to administer and monitor King County incentive programs for the development of affordable housing by the private sector.
- g. Working on a regional initiative to encourage the development of more senior housing for the more than 200,000 residents who will reach retirement age in the next fifteen years. This has also involved an initiative to incorporate universal design features into affordable housing in order to provide increased accessibility and options for aging in place. Several key universal design standards have been incorporated as an optional point category for the Washington ESDS.
- h. Working with other counties and cities in the Puget Sound region in developing the Growing Transit Communities project. King County has been a major partner in the successful Sustainable Communities grant application as a result of which the area received an award of \$5 million over a three year planning period beginning in 2012. Planning for sustainable, healthy, and equitable housing development along the transit corridors is continued through 2014 with outreach to many of the local communities that are likely to be affected.
- i. Improving access to affordable rental housing by supporting the development of a free web-based housing locator system. The new system, which is updated daily, was launched in December 2012 for property owners to list properties. It became operational for renters seeking housing and received 440,495 searches in 2014.

## 10. Relocation Activities

All HFP and Community Development (CD) projects receiving federal funds were evaluated for the applicability of relocation activities. None of these projects triggered relocation in 2014.

## 11. HCD Community Development Section

The CD section continued to solicit interest and identify capital projects that meet the needs of King County's consortium city and unincorporated King County residents that address the goals and strategies of the HCD Plan. During the CDBG allocation process conducted in 2014 for 2015 CDBG funds, over 31 pre-applications, totaling over \$5.8 million of infrastructure and community facility needs were submitted. Approximately \$2 million in capital funds were available for distribution to those projects. Nine (9) projects were slated to receive CDBG Non-housing capital funds.

The CD section did not meet their goal of completing three community facility and three public infrastructure projects in the program year. Delay in receipt of grant funds caused delays for all projects. The CD section continues to implement two (2) open community facility projects and eight (8) public infrastructure projects.

### a. Timeliness

On November 1, 2014, the draw down ratio for the King County Consortium (per HUD IDIS) was 1.42 for 2013 and 1.14 for 2014. This met the HUD timely expenditure target of 1.5 (averaged over a two year period).

### b. Environmental Review

The HCD staff continues to attend training and webinars on environmental regulations. The HCD Environmental Procedure Manual is updated on an ongoing basis to incorporate new regulations. HCD staff also provided technical assistance at application workshops in the spring including, but not limited to, preliminary assessments during the initial stages of the allocation process.

The HCD program areas, CD section, HFP, and HRP, continue to coordinate efforts relating to the implementation of construction projects that involve digging in previously undisturbed soil. An Unanticipated Discovery Plan is incorporated into pre-construction conference materials. King County's Historic Preservation Program and Department of Natural Resources and Parks' archeological staff is involved in the process and assists in incorporating check points and pertinent contact information of key stakeholders who need to be notified in case of an archeological discovery in the course of construction. The plan is reviewed and contact numbers updated annually.

### c. Community Development Allocation Process

The CDBG human services funds were allocated through a RFP sponsored in summer of 2014 by the Homeless Housing Program of HCD for two (2) year funding commencing in 2015.

Information about the 2015 CDBG capital allocation process was distributed in a flyer that HCD emailed and mailed to non-profit agencies, local governments, Unincorporated Area Councils and the Snoqualmie Tribe to notify them of the

upcoming availability of capital CDBG funds for community facility and public improvement projects. The notice was also posted on the King County DCHS website feature under 'What's New' section. A standard pre-application screening process was used in the capital allocation process for the following reasons:

- The pre-screening of applications continues to help reduce the administrative time required for project eligibility and national objective review.
- The pre-application provides insight concerning environmental factors and has been key for HCD staff to work with applicants in identifying budget considerations, implications and milestones that are associated with the project's activity.
- The process has helped in identifying choice limiting activities that could have a grave impact on the proposed use of CDBG funds if not addressed prior to the application being submitted to HCD.
- Provides an overview of the current interest from the community and provides information regarding financial needs for projects that can be compared against the amount of funds available.
- Directs technical assistance where needed to project applicants that have projects that can meet timeliness requirements.
- The number of weak or untimely applications has been reduced substantially. Such projects include those in which planning is not far enough along to be ready to be implemented and completed within the 17 month requirement; those with factors or requirements that would need to be addressed in order to be a competitive applicant; and those that are simply not eligible.

d. Consortium and Sub-Region Meetings

Each February, a consortium member meeting is held to solicit input from member cities regarding the allocation process. The cities then meet with HCD staff on a sub-regional level regarding the specific priorities that will be recommended to the JRC for use in allocating funds to the North/East and South sub-regions in the funding cycle (within the broad priorities established by the Consolidated Plan). The adopted priorities are then incorporated into the application process and built into the evaluation segment of the review. Consortium city representative meetings in February and at other times of the year provide the opportunity for annual feedback on the allocation process, help HCD stay abreast of consortium needs, and provide the opportunity to share new information pertinent to program rules and regulations.

C. Evaluation of Economic Development

The Small Business Loan Program revolving loan activity has not been active over the course of 2014.

The Grow King County Fund was discontinued.

## Loan Activities

A. Float Loans (short term, interim loans)

There are no float loan activities to report for 2014.

B. Section 108 Loans (long term, permanent financing)

Greenbridge Section 108 Loan in White Center – the infrastructure improvements for this predominantly low and moderate-income community, which is the site of HOPE VI redevelopment activity, including new streets and sidewalks, drainage and utilities, pedestrian paths, and greenways have been completed. The loan repayments are being made by King County over a period of 20 years, using a variety of fund sources: roads funds, surface water management funds, real estate excise tax funds, current expense, and CDBG funds. This is the eighth year of repayment with a balance remaining of \$1,998,000 on the loan. This loan will be paid in full in 2024.

White Center Square Section 108 Loan – In 2008, King County Economic Development Program staff worked with HCD to obtain approval for a Section 108 loan from HUD to a local private company for \$6.775 million. The loan provided for the development of a commercial property on a piece of property that was a health and safety nuisance in the business district of White Center.

## Housing and Community Development Program Monitoring

The HCD staff identified specific areas of compliance to review, and monitoring was conducted for projects under contract that included, but was not limited to:

- Documenting King County’s compliance with requirements for conducting subrecipient monitoring (set forth in CDBG program regulations)
- Assuring that subrecipient program administration and funded projects are completed in compliance with established regulations and that project activities continue to serve the target population identified in the initial application
- Ascertaining that CDBG 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.

A. Community Development Section 2014 Monitoring

1. Monitoring – Monitoring tools were updated and HCD staff identified specific areas of compliance to review. Monitoring was conducted for the following projects in 2014:

- a. Public Infrastructure
  - Baring Water Association – New Well & Improvements (C10188)
  - City of Duvall - NE Stella (C11564)
  - Valley View Sewer District (C11444)
- b. Microenterprise
  - Washington CASH (C12121)
  - Highline CC Micro-enterprise (C12542)
- c. Tukwila Minor Home Repair

Twelve surveys were returned and eleven respondents indicated that the repairs kept their home in good condition. The comments are captured in the below table.

<b>Tukwila Minor Home Repair Survey Comments</b>
“I am just so thankful the home repair for minor problems has been available to me and my parents who have passed away now and I am living in their home.”
“It’s a great program for us low income and seniors. I hope the program can continue for the future!”
“I consider the program a blessing – it is somewhere to turn to when I have no idea who to call.”
“This is a very excellent program – a great help to people in need like me and my family”.
“Thank you very much to Evie, Stacy and the program for being so helpful and working professionally.”

d. Renton Minor Home Repair Program Customer Survey – 2014 Services

The benefits noted by the program’s recipients included: saves on energy or water bill, keeps home in good condition, solves health hazard, supports living independently, and solves safety issue.

2. Joint Agreement Cities

- Redmond
- Renton
- Shoreline

Joint Agreement Cities were monitored in March 2014 to allow for review of CDBG expenditures that occurred late in 2013. There were not findings or concerns identified in the onsite monitoring.

3. Labor standards compliance is monitored on all active construction projects. Projects monitored in 2014 included:
  - Sno-Valley Senior Center (C13430)
  - Valley View 10th Avenue Sewer Extension Phase II (C13444)
  - Skykomish Pedestrian & Drainage Improvements (C13313)
4. Audit Review: The Washington State Auditor's Office Report on Financial Statements and Federal Single Audit.

<b>Audits Reviewed by the Community Development Section</b>	
City of Burien	City of Carnation
Casa Latina	City of Covington
City of Des Moines	Des Moines Area Food Bank
Diocese of Olympia	City of Enumclaw
Hopelink	City of Kenmore
King County Bar Foundation	Maple Valley Food Bank
City of Pacific	Provail
City of Redmond	City of Renton
City of SeaTac	Senior Services (for Sno-Valley Senior Center)
Town of Skykomish	City of Snoqualmie
City of Tukwila	Washington CASH

<b>Agencies With Audits Pending</b>	
City of Duvall	City of Enumclaw
Highline College	Valley View Sewer District

The reviews demonstrated that, for the most part, CDBG subrecipients are meeting performance requirements specified in the subrecipient agreement and target populations are being served. There were some issues identified in various audits that will be tracked and monitored for actions and clearance.

5. Project and program accomplishments are submitted each quarter at the time of reimbursement request. These reports are reviewed to determine whether they are meeting the performance requirements specified in the subrecipient agreement and target populations served. Many of the human service projects were over performing due to the



nature of our economic times. Technical assistance is provided in a timely fashion to ensure regulatory compliance is understood.

6. Workshops: In spring 2014, CD staff conducted and/or participated in over 11 Technical Assistance Application Workshops and had numerous one-on-one consultations prior to when responses to the RFPs were due for submittal. Workshops covered project implementation and HCD's environmental review requirements. Technical assistance was also provided, as needed, at the public forums and at north and south sub-regional meetings.

#### B. Homeless Housing Section 2014 Monitoring

In addition to regular desk monitoring of all contracts, in 2014, Homeless Housing section staff completed site visits to the following programs and projects.

<b>Homeless Housing Program Site Monitoring in 2014</b>	
<b>Agency</b>	<b>Project</b>
Asian Counseling and Referral Service	HOPES Project
Auburn Youth Resources	Case Management and Youth Development
Black Diamond Community Center	Senior Center Program
Compass Housing Alliance	Nyer Urness House
Domestic Abuse Women's Network	Comprehensive Services to Domestic Violence Survivors
Eastside Legal Assistance Program	Legal Advocacy
Friends of Youth	Supportive Housing Program
Harborview - CSATS	Sexual Assault Services-Medical Advocacy
Hopelink	Hopelink Permanent Supportive Housing
Imagine Housing	Velocity Housing Stability Program
Intercommunity Mercy Housing	Appian Way Apartments
Lifewire	Permanent Housing Program for DV Survivors
Mount Si Senior Center	Senior Center Program
Multi-Service Center	Transitional Housing
Muslim Housing Services	Homeless Housing and Services
New Beginnings	Emergency Shelter for Domestic Violence Survivors
Northwest Network	Comprehensive Services to Domestic Violence Survivors
Plymouth Housing Group	Housing Options Program
Refugee Women's Alliance	Comprehensive Services to Domestic Violence Survivors
Seattle Indian Health Board	Comprehensive Services to Survivors of Domestic Violence
Senior Services of Seattle/King County	Snoqualmie Valley Senior Center
Solid Ground Washington	Housing Counseling
Sound Mental Health	McDermott Place
Southwest Youth and Family Services	Youth Violence Prevention Program
Tenants Union	Technical Assistance to At-risk Tenants
The DOVE Project	Comprehensive Services to Domestic Violence Survivors
The Salvation Army	Men's Winter Response Shelter
The Sophia Way	Sophia's Home
Valley Cities Counseling and Consultation	Homeless Services Enhancement Project
Vashon Maury Senior Center	Senior Center Program
YouthCare	Open Doors

### C. Housing Finance Program Monitoring (HFP)

King County uses the web-based Combined Funders Annual Report System (WBARS) to collect annual report information for capital projects. Project managers participate with the Washington State Housing Finance Commission, the State of Washington Department of Commerce, the City of Seattle, the City of Tacoma, Snohomish County, and the City of Spokane in utilizing this system. Owners of publicly-funded affordable housing are required to enter annual data on a real time basis or via an upload from their property management software by a published due date. Each project's data is validated against the most restrictive contract as each funder's restrictions are built into the system. Annual reports were collected and reviewed for 68 HOME-assisted projects, covering 1,828 HOME-assisted units. These projects include transitional and permanent rental housing serving low and very low-income families and individuals.

In addition to demographic and contract compliance information on project affordability and rents charged to tenant occupants of the housing, the system collects critical year-end operating and reserve information to assist property owners and funders to identify potential issues in advance of problems. The data allows staff to provide technical assistance to property owners in a timely manner.

A joint inspection tool, based on the Uniform Physical Conditions Standards was implemented by the public funders. Visits to properties are currently coordinated between funders to minimize the burden of multiple visits to the same property over the course of a year and inspection schedules are coordinated for jointly funded projects. In 2014 HFP staff conducted site inspections at the following properties.

<b>Housing Finance Program Site Monitoring in 2014</b>		
Woodridge Park	Summerwood	Watson Manor
Glendale Apartments	Twin Lakes Home	Heron Run
Endeavor House & Pals	Greenbrier Heights Family	Greenbrier Heights Senior
Burien Vets House	Aspen Ridge	Seola Crossing One
Parkway	Southwood Square	Valley Park East
Valley Park West	Fairwind	Plum Court
Windsor Heights	Tucker	Titusville
Terry Home	Benson East Duplexes	Victorian Place II
Mitchell Place	Ellsworth House	Andrew's Heights
Andrew's Glen	East Village Talus	Johnson Hill
Terrace Hills	Kirkland Plaza	Francis Village
Highland Gardens	Katherin House	Charterhouse
J.G. Commons	Mukai Commons	Rainier Glen
YWCA Family Townhomes	Compass Center Veterans Transitional Housing	Unity Village
Salisbury Court	Northlake Grove Co-op	Glennwood Townhomes
Bonel Mobile Homes	Vue Mobile Home Park	Avon Villa Mobile Home Park
Duvall Family Housing	Tall Firs Cottages	Buchheit Garden
Harrington House	City Park	Cedar Village
Skopabsh Village	Alpha Spring Meadows	Auburn Manor
Parkview VII	Brighton Place	Avondale House

Last year the HFP developed and implemented a new system for tenant income verification monitoring. This system provides for reliable and fully accountable review and

documentation that all owners and managers of HOME-assisted rental housing are verifying income eligibility for tenant households and making accurate reports on this information using WBARS.

On-site inspections for King County HOME-funded projects were performed for 235 HOME-assisted units during 2014. Seventy four units had no documented deficiencies and 161 units had a wide range of documented deficiencies per the Uniform Physical Conditions Standards used. Insufficient clearance of baseboard heaters continues to be the most common health and safety deficiency.

#### D. Housing Repair Program Monitoring

King County Housing Repair Programs continue to monitor all projects. HRP staff frequently assists both HUD monitors and/or State auditors with questions, issues, and transactional guidance within our CDBG or HOME funded activities. Our field engineers review and approve all expenditure requests that are presented from contractors and homeowner(s).

At the end of each year, the HRP sends a customer survey form, to all clients that completed projects. The survey provides an opportunity for direct feedback on security issues, health and safety, overall program effectiveness. This survey assists the HRP in staying in touch with the customers served and projects funded.

The HRP did not have an outstanding issue that needed resolution or corrective action as it relates to a HUD monitoring and or a State of Washington audit process. Both 2014 HUD and State monitoring results were positive, without a finding or concern.

### **Amendments to the 2014 Action Plan**

Every year the King County Consortium amends its Action Plan midway through the year to include the individual affordable housing awards to specific housing projects, due to the fact that the overall amount of funding that will be dedicated to affordable housing activities is the only information known at the time the King County Consortium Action Plan is submitted to HUD in November. Any other required amendments, such as threshold changes in the amount of funding awarded to a project or projects following information about the final federal grant amounts, or recaptures and reallocations between projects are also included in the Action Plan Amendment submitted to HUD. In 2014, substantial amendments for the Emergency Solutions Grant was required and submitted for the 2012 Action Plan. The project amendments to the 2014 Action Plan are included as Attachment G.

### **Consolidated Plan Implementation**

King County staff works with the Consortium City partners and the Consortium's Joint Recommendations Committee to implement the goals and strategies of the Consolidated Plan each year, and does not engage in any actions that would hinder the implementation of the Consolidated Plan, nor engage in willful inaction which would result in failure to implement the current adopted Consolidated Plan.

In addition, King County staff works with the Consortium City partners and the Joint Recommendations Committee to pursue all resources identified in the Consolidated Plan, as well

as any additional resources potentially available at the federal, state and local level for the housing and community development goals and strategies in the current adopted Consolidated Plan. For example, King County continues to pursue ESG funds that go to the state pursuant to the ESG formula, that are representative of cities in our county that are large enough to qualify as a metropolitan city for CDBG, but not large enough to receive a direct ESG grant; those ESG funds go directly to the State of Washington, rather than passing to the King County urban county consortium. King County has been very active in pursuing those funds for the goals and strategies of our Consolidated Plan.

### **Certifications of Consistency with the Consolidated Plan**

The HCD staff reviews projects located in the King County Consortium for consistency with the current adopted Consolidated Plan and for consistency with the consortium's relocation policies, if applicable. King County staff review project applications to local funding entities, Washington State funding entities, and federal funding entities: the Washington State HFC Tax Credit and Bond Programs, the Washington State Housing Trust Fund, HUD, the CoC Application, Housing for Persons with AIDS, and Federal Home Loan Bank. The HCD staff provided all project applicants with the required certification of consistency if their projects were consistent with the current Consolidated Housing and Community Development Plan and the consortium's relocation policies.

### **Other Measures of Progress**

Because so many factors influence our region's well-being such as the economy, population growth, income levels, the impacts of welfare reform, and many others, King County has other programs to help track the overall state of the County. These include Communities Count Social & Health Indicators Across King County, King County Aims High Program, and The 2014 Equity and Social Justice Report. The housing goals are tracked through the Countywide Planning Policies.

In 2009, the County embarked on an ambitious new initiative to develop a countywide strategic plan, which will have associated performance measures. The King County Strategic Plan was adopted in 2010 and performance measures were developed during 2012. The plan will guide the County's budget in future years.

### **Lead-Based Paint**

The King County HCD Program continues to implement our Lead-Based Paint Program. We are following the Title X framework established by the U.S. Congress in 1992. This legislation resulted in the final lead-based paint rule, 24 Code of Federal Regulations (CFR) part 35 and 40 CFR part 745, which guides our program through this important process. As of April 22, 2010, HUD and the U.S. Environmental Protection Agency (EPA) collaborated on a new Lead-Based Paint Rule called Renovate, Repair and Paint Rule (RRP). This is an EPA/HUD certified training process (402 of TSCA, 40 CFR Part 745, Subpart L) that is required for all contractors and construction workers working on homes built before 1978. This rule went into effect April 22, 2010. To assist our contractors doing business with the County and participating in projects through the King County Housing Repair Program (HRP), we offer this certified EPA training as an additional service to the construction community. Housing and Urban Development has not changed the lead-based paint requirements, but has adopted the new RRP training and certificate process. Buildings constructed before 1978, and scheduled for rehabilitation, are assessed for

lead-based paint risks and potential hazards. A lead-based paint risk assessment is frequently obtained to assess potential lead-based paint risks in the housing projects we undertake.

The State of Washington, through the Department of Commerce, established under Washington Administrative Code 365-230 jurisdiction over the EPA RRP rule. Washington State's Department of Commerce, through their Lead Based Paint program, regulates and coordinates all lead based paint activities in the state of Washington. King County HRP is a State certified RRP trainer and listed as a certified firm under #0302, good through April 16, 2018.

The construction process can disturb painted surfaces that contain lead. The contractors will implement safe work practices throughout the construction activity. Licensed and bonded contractors working on projects containing lead paint are trained and certified under the RRP training model, as well as HUD's safe-work practices and interim control procedures. These procedures are designed to reduce exposure risks when dealing with lead-based paint. At the conclusion of a construction process, the contractor will obtain a final clearance report. This indicates the completion of the project and certification that it is clean, safe, and decent housing, and free of lead dust at time of inspection. These techniques reduce the potential long-term exposure to lead hazards in homes of King County residents served by our program.

### **Summary of Citizen Participation in 2014**

Throughout the program year, opportunities were provided to citizens to comment on the Consolidated Plan, its strategies, and the use of federal funds. A public notice was published in *The Seattle Times* announcing the availability of CDBG funds for the 2014 funding year. A public notice was again published in the *Seattle Times* announcing the availability of the draft 2014 Action Plan and inviting the public to attend a King County Consortium meeting of the JRC and soliciting public comment on the housing and community development needs in King County. In 2015, an additional public notice was published announcing availability of the draft 2014 CAPER and soliciting comments. The public was invited to attend meetings regarding the 2015 Action Plan and the 2014 CAPER. These notices and plans were also available on the King County website, and comment forms were provided for the Action Plan and CAPER to allow for the convenience of citizens to send comments. Copies of the draft reports were also available via public computers at area libraries. Documentation of these actions was available for review at the public meeting and is provided as a supplement to this report.

In 2014, input was gathered through the following methods:

#### **A. Community Development Planning**

County staff offered technical assistance during the allocation process. A public forum was held August 8, 2014, and applicants were invited to present their proposals to the sub-region advisory group and JRC members. This allowed for direct communication between the applicants and the sub-region advisory group members concerning details of each project proposed. The sub-region advisory group then met as one body to consider regional project activities. The members subsequently met as sub-regions to review and finalize recommendations they made within their respective areas to present to the JRC. Applicants were provided a summary of the sub-region advisory group recommendations in advance of the JRC funding meeting. The JRC considered recommendations along with conditions of the awards and adopted them for the program year.

In the fall of 2013, County staff held three meetings with representatives from consortium partners to initiate the planning for the recommendations to the update to the CDBG Interlocal Consortium Agreements. These recommendations incorporated into the updated CDBG Interlocal Agreements and were adopted by JRC in 2014.

**B. Public Comments**

Comments received from citizens concerning the Minor Home Repair Program indicated a deep appreciation for the services and stated the repairs allowed the homeowners to remain in their homes:

**C. Homeless CoC Planning**

Several public meetings were held in connection with developing the 2014 CoC application for Seattle-King County, and a community-based Steering Committee guided the process. The CEHKC Funders Group and Interagency Council Executive Committee were actively involved in the tiering process for the application. A workgroup to develop HEARTH Performance Measures refined initial system-wide performance measures and a dashboard that was accepted to be regularly reviewed by all CEHKC boards and councils. A workgroup was implemented to work with HUD-funded technical assistance and oversee a review and updating process for CoC governance, which involved focus groups, and discussion at many regular CEHKC meetings.

**D. Website Availability**

King County HCD offers website access to its federal HUD grant plans and performance reporting documents at:

<http://www.kingcounty.gov/housing>

## Public Input on 2014 Consolidated Annual Performance Report

A public notice ran in the public notices section of the Seattle Times to invite the public to comment on the preparation and review of this *2014 Consolidated Annual Performance Evaluation Report*, and the consortium sponsored a public meeting on March 16, 2015 to share 2014 accomplishments, and to gather public comments on the CAPER. The draft CAPER was posted online on March 13, 2015 at the following website:

[http://kingcounty.gov/socialservices/Housing/PlansAndReports/HCD\\_Reports.aspx](http://kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Reports.aspx)

The consortium also made copies of this draft report available on public computers at the libraries listed at the front of this report.

The following IDIS reports were made available for review at the March 16, 2014 public meeting.

- CDBG Summary of Accomplishments (PR23)
- Summary of Consolidated Plan Projects for Report Year 2014 (PR06)
- Grantee Summary Activity Report (PR08)
- Summary of Activities Report (GPR) for Program Year 2014 (PR03)
- Status of HOME Activities (PR22)
- Program Income Details by Fiscal Year and Program (PR09)
- List of ESG Activities by Program Year and Project (PR02)
- Drawdown Report by Project and Activity (PR05).

Public comments are received and responded to as well as incorporated into the citizen participation portion of a report. Comments for the CAPER report are directed to: [kathy.tremper@kingcounty.gov](mailto:kathy.tremper@kingcounty.gov) and [valerie.kendall@kingcounty.gov](mailto:valerie.kendall@kingcounty.gov). All comments receive a response from a member of HCD staff.



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**Attachments (separate documents):**

**Attachment A: Financial Summary Information for King County CDBG Consortium**

**Attachment B: King County HOME Consortium Report**

**Attachment C: Local Jurisdiction Tables (1C, 2C, 3A, 3B)**

**Attachment D: Specific ESG Requirements and Reports**

**Attachment E: NRSA Report**

**Attachment F: CDBG Activity Summary Report**

**Attachment G: Amendment to the 2014 and Prior Years Action Plans.**