

Consolidated Annual Performance and Evaluation Report for the year 2007

A summary and evaluation of how the King County Consortium used its federal Housing and Community Development funds in 2007 to help carry out the goals and objectives identified in its Consolidated Housing and Community Development Plan for 2005-2009.

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The King County Consortium 2007

The King County Consortium is an interjurisdictional partnership of King County and the cities and towns of Algona, Auburn, Beaux Arts, Bellevue, Black Diamond, 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.

Ron Sims, King County Executive

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Copies of this report are available for review on the World Wide Web at

http://www.metrokc.gov/dchs/csd/Housing/CAPER_07.htm

and at the following King County libraries:

Algona	Kent Regional	Skykomish
Bellevue Regional	Maple Valley	Snoqualmie
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I. Introduction

Purpose of the Consolidated Annual Performance and Evaluation Report (CAPER)

The King County Consortium is pleased to present the *Consolidated Annual Performance and Evaluation Report (CAPER)* for the program year 2007. Each year, King County reports to the general public and to the U.S. Department of Housing and Urban Development (HUD) about how it used federal funds available for housing and community development in the past year. This CAPER details what funds were made available in 2007 and how they were used to help carry out the priority needs and strategies identified in the King County Consortium's *Consolidated Housing and Community Development Plan for 2005-2009 (Consolidated Plan)*.

To learn more about the housing and community development needs in King County outside Seattle, and the priorities for investment of federal funds in 2007, please refer to the Consortium's Consolidated Plan. 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 Investment Partnership (HOME), and Emergency Shelter Grant Program (ESG). The Consolidated Plan also provides guidance regarding the use of federal McKinney funds for homelessness.¹ Together, the formula grant programs plus program income funds, provide over \$16.7 million annually for affordable housing development, community facilities, infrastructure improvements, and human services, especially homeless assistance.

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 suburban cities and towns. Two configurations of the Consortium are recognized: for sharing CDBG funds, the CDBG Consortium comprises 34 cities and towns, plus the unincorporated areas of the County. It excludes Seattle, Bellevue, Kent and Auburn, which receive CDBG directly from the federal government, and the city of Normandy Park. For sharing HOME and ESG funds, the Consortium is the same as the CDBG Consortium except that it includes the cities of Bellevue, Kent and Auburn.

Program-Specific Information Is Available Upon Request

The CAPER is designed to provide a meaningful overview of the King County Consortium's progress in addressing affordable housing needs, in ending homelessness, and in improving the living environment and expanding the economic opportunities for low-income residents. Detailed information about specific projects supported with federal funds is located in Attachment D.

¹ McKinney 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.

II. EXECUTIVE SUMMARY

King County's community stakeholders helped establish goals and objectives for the use of its Community Development Block Grant (CDBG), HOME and other federal "formula" funds. King County receives about \$10.5 million from the U.S. Department of Housing and Urban Development each year, which is supplemented by program income, chiefly from loan repayments. The county administers on behalf of the county and participating cities and towns (the Consortium).

The goals and objectives that our stakeholders helped establish are described in the King County Consortium's Consolidated Housing and Community Development Plan for 2005–2009. 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: End 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 the year 2007.

Goal One: Provide decent affordable housing to King County's communities.

In 2007, the King County Consortium provided funding for housing strategies for very low-, low- and moderate-income households (households at or below 30%, 50% and 80% of the area median income). Strategies include: expanding and preserving the supply of rental and owner housing affordable to these income levels, preserving the housing of home owners at these income levels, providing first-time homebuyer opportunities for households at these income levels and affirmatively furthering fair housing.

595 units of new affordable rental housing were funded; 378 of those units are targeted to persons with special needs, including persons with disabilities, homeless households and households at risk of homelessness; 485 of those units were designated for households with very low-incomes at or below 30% of area median income.

41 rental units preserved for very low-income households.

32 units of new ownership housing were funded; 16 units for households at or below 50% of area median income and 16 of the units are for households at or below 80% of area median income.

532 homes owned by very low- to moderate-income households were repaired or improved, improving the health and safety of the housing stock in King County.

Goal Two: End Homelessness in King County

In 2007 the King County Consortium continued to work with the regional Committee to End Homelessness to align and coordinate our program with the goals and objectives of the Ten Year Plan to End Homelessness in King County. Strategies include homeless prevention,

temporary housing and services and permanent supportive housing; strategies will increasingly move towards more non time-limited supportive housing in order to substantially reduce homelessness, particularly chronic homelessness.

236 households received homelessness prevention services through the King County Housing Stability Program to stabilize them in their permanent housing; 95% of the households that received these services were still housed 6 months later.

An additional **243 households** received eviction prevention services through other CDBG funded public services projects.

516 permanent supportive housing units were provided for homeless households with a history of mental illness, substance abuse and/or AIDS.

90,209 unit nights of emergency shelter were provided to homeless households who were safe and sheltered from the elements. Note: We now collect “unit nights” rather than bednights. For family shelters, “bednights” 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.

169,205 unit nights of transitional housing were provided increasing the housing stability of homeless households

Goal Three: Provide a suitable living environment and economic opportunities for very-low to moderate-income persons and communities.

In 2007, 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.

8 community facility projects were completed, and 14 funded projects were underway to be completed in 2008 or beyond; projects involve acquisition, construction, expansion, repair and improvement of community facilities that provide vital human services.

59,719 persons received essential human services including senior services, child care services, emergency food, clothing and financial assistance, health care, youth services and domestic violence victim services.

4 public improvement projects were completed and an additional 13 funded projects were underway to be completed in 2008 or beyond; projects involve park improvements, street and sidewalk improvements, water and septic system improvements, and assistance with assessments for very low- to moderate-income households.

47 low moderate-income individuals received technical assistance in a microenterprises program offered to eligible low moderate-income businesses.

III. Program Accomplishments

A. Goal One: Ensure Decent, Affordable Housing

There are three objectives under the goal of ensuring decent, affordable housing. They relate to 1) rental housing, 2) home ownership, and 3) fair housing choice.

Goal One Long-term 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 Area Median Income (AMI) who are severely cost-burdened will have been reduced.

Affordable Housing Objective 1

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

Strategy 1A:

Make capital funds available for the new construction of good quality, permanent, affordable rental housing for low- and moderate-income households; for the acquisition of existing rental housing and the rehabilitation of that housing into good quality, permanent affordable rental housing for low- and moderate-income households; and for the acquisition of land on which to build affordable and/or mixed-income rental housing; and for the long-term preservation of existing affordable rental housing units.

Short-term Outputs and Outcomes for Affordable Housing Objective

1) AH 1A. Short-term Annual Outputs

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

Projected Output: 300 units of rental housing; at least 50 of the 300 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.)

Actual Output: 595 new units of permanent housing, of which 378

(56 percent) were designated for persons/households with special needs, including homeless households and households at risk of homelessness, were funded through the annual process of competitively awarding a variety of federal, state, and local fund sources. Of the total, 485 units (73 percent) were designated for persons or households with incomes at or below 30 percent of AMI.

The following projects were funded to increase the supply of affordable rental housing by creating 595 units:

- Downtown Action to Save Housing – Pyramid Pointe – Acquisition and rehabilitation of 83 units to provide permanent affordable rental housing for low-income families and individuals. Seventeen units will be set aside for victims of domestic violence.
- Downtown Emergency Service Center –Rainier Housing – Construction of 60 units of permanent rental housing for chronically homeless single adults with disabilities such as chronic mental illness and chemical dependency.
- Foundation for the Challenged – FFC Community Housing III – Acquisition and rehabilitation of two homes to provide 6 beds for individuals with developmental disabilities.
- Highline West Seattle Mental Health – Acquire site and construct 22 bed complex to provide permanent supportive rental housing for individual or family households with mental illness. All units will be affordable at 30% of median income. Three beds will be set aside for veterans.
- Archdiocesan Housing Authority – Holden Street Family Housing – Acquisition and construction of 26 units to provide permanent housing with supportive services for homeless families. Two units will serve developmentally-disabled households.
- Interim Community Development Association – Samaki Commons – Construction of a 40 unit apartment complex to provide permanent affordable rental housing for low-income families. Eight units will be targeted to homeless families, 8 units will set aside for families with a disabled family member, and 8 units will be designated for large families.
- St. Andrew’s Housing Group – 280 Clark Apartments – Rehabilitation of 30 units of very low-income housing and new construction of 7 units to be set aside for homeless families in Issaquah.
- Urban League – Colman School - Acquisition and rehabilitation of Colman School to provide 36 units of housing for individuals and small families. Ten units will be reserved for individuals or families who are either homeless or at risk of homelessness.
- Jubilee Women’s Center – Jubilee House – Rehabilitation of existing housing to create 27 beds for homeless women whose incomes fall below 30 percent of the area median income. The majority of women served suffer mental illness or some type of physical disability. Others have been victims of domestic violence.
- Archdiocesan Housing Authority – Partners in Hope –Demolition and replacement of an existing Rose of Lima (13 bed) transitional housing program and Noel House (40 bed) shelter program with 90 units of housing with intensive supportive services for chronically homeless women. The new building will include 50 permanent studios, 20 permanent beds and 20 interim beds.
- Community House Mental Health Agency – Brierwood – Redevelopment of an existing board and care facility to create 23 SROs providing permanent supportive housing for individuals with chronic mental illness coming from local hospitals, jails, or shelters.
- Low Income Housing Institute – Lake City Court – Acquisition of a site and construction of 75 studio unit complex serving adults who are homeless or chronically homeless with extremely low incomes and who may be disabled, mentally ill, or chemically dependent. Thirty-eight units will be designated for veterans of which 22 will be permanent and 16 will be transitional.

- Valley Cities Counseling and Consultation – Valley Cities Landing project – Construction of 24 units of permanent housing serving single adults who have serious mental illness and chemical dependency issues. Eight units will be designated for veterans.
- YWCA of Seattle-King-Snohomish County – Passage Point – Redevelopment of the former Cedar Hills Alcohol Treatment facility into 46 units of permanent supportive housing for homeless individuals exiting correctional facilities, treatment facilities or programs and their families. Proposed rents will be affordable to households at or below 50 percent of the Area Median Income (AMI) with 23 units affordable to households at 30 percent of AMI; 12 units affordable to households at 40 percent of AMI; and 11 units affordable to households at 50 percent of AMI.

Projected Output: 500 new renter households will be served annually by rental units completed during the year

Actual Output: In 2007, completed housing served 608 renter households, most with incomes at or below 30 percent of AMI. See Table 6, page 64.

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

- Objective: Decent Housing
- Outcome: Affordability

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 A. This strategy addresses 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.

1) AH 1B. Short-term Annual Output

Projected Output: Five to one hundred units will receive funding for rehabilitation and/or modification annually.

Actual Output Forty-one units of existing affordable rental housing received funding for rehabilitation:

Shelter America Group – Rainier Glen Apartments – received funds to preserve 41 units of permanent affordable rental housing for very-low income households in the city of Enumclaw.

Nine accessibility modifications were financed through the Home Accessibility Modification (HAM) Program, including the installation of life safety equipment for hearing impaired individuals (e.g. special smoke/fire detectors). The total expenditures toward HAM activities in 2007 were \$40,195.

2) AH 1B. Short-term Annual Output

Projected Outcome: The tenant(s) have an improved quality of life due to the improvements /rehabilitation and/or modification(s).

Actual Outcome: Surveys completed by two of nine households that received HAM financial assistance to repair their homes through December 31, 2007 indicated:

- Keeps my home in good condition
- Provides support I need to continue living independently
- Solves a health or safety hazard
- Improves my quality of life

One respondent indicated:

- Greatly improves my feeling of safety
- Somewhat improves my feeling of safety

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

- Objective: Decent Housing
- Outcomes: Affordability/Accessibility
(Designation depends on goal of particular project).

Strategy 1C:

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

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 provide technical assistance, as needed, to help consortium cities meet countywide planning policy goals for affordable housing.

Actual Performance: No performance to report on rental units (see ownership housing).

Projected Performance: King County will provide a credit enhancement program that promotes the development of housing for low- to moderate-income households, and explore other innovative methods of assisting with the financing of affordable housing.

Actual Performance: King County worked extensively with the King County Housing Authority in early 2006 to finish negotiations on a credit enhancement commitment for \$35 million. King County guaranteed bonds used to finance affordable rental units (non public housing units) at KCHA's Greenbridge HOPE VI redevelopment. Negotiations were concluded in 2006 with King

County credit enhancing up to \$35 million in construction and permanent financing for the project. Credit enhancement will save the project an anticipated \$2.7 million. In 2007, King County provided an additional \$15 million in credit enhancement for construction financing associated with a later affordable rental phase of the Greenbridge HOPE VI redevelopment saving \$150,000. Also in 2007, King County provided \$3 million in credit enhancement for tax exempt bonds which the St. Andrews Housing Group used to assist in the acquisition and rehabilitation of a 28-unit apartment. An additional 8 units will be newly constructed on the existing site. The project savings to SAHG is \$200,000.

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.

Actual Performance: King County helped to successfully secure approximately \$4 million in additional local funds per year in support of King County's Ten Year Plan to End Homelessness from another document recording fee surcharge; as well as \$130 million for the State Housing Trust Fund for the biennium. King County expects that about \$52 million in State Housing Trust Funds will be invested in projects within King County.

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.

Actual Performance: King County staff worked during 2007 with the King County Housing Authority (KCHA), other local housing authorities, and other local funders to plan for adequate housing for the neediest members of the community, and to coordinate housing authority vouchers with the consortium's capital funds, as well as with regional housing services funding administered by King County, in order to completely fund high priority housing projects.

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; 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.

Actual Performance: King County staff worked with Region 4 of the Washington State Division of Developmental Disabilities (DDD) and the King County Developmental Disabilities Division (KCDDD) to coordinate funding decisions between the housing finance program and 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. King County Housing and Community Development Program 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 referral agreements for the housing units.

King County housing staff also coordinated with the Mental Health Chemical Abuse and Dependency Services Division (MHCADS) when reviewing applications for projects that would serve MHCADS clients with a high level of need for support.

Projected Performance: King County HCD will partner with the 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.

Actual Performance:

- Five units of housing for extremely low-income individuals with developmental disabilities were funded with KCDDD Housing Innovations for Persons with Developmental Disabilities (HIPDD) funds.
- King County and KCDDD continued to work on housing programs in 2007 to expand community-based housing options for persons with developmental disabilities.
- King County HCD and 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 2007, this program made 53 awards to adults and families with an average award of \$477 per grantee.
- King County HCD and KCDDD extended its pilot program that assists young adults with supports and housing vouchers so that they can live independently in the community. The program contracts with WISE for planning and support services, with ongoing independent living support provided by work study students. This pilot program served seven individuals in 2007.
- King County HCD and KCDDD identified strategies to improve access to accessible housing units for persons with disabilities who are seeking housing in the private market in King County.
- King County HCD and KCDDD collaborated 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.

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.

Actual Performance: The Housing Finance Program of King County HCD participates quarterly with local and state public funders on issues regarding annual compliance monitoring and physical property inspections. This collaboration has resulted in a combined annual report form and more efficient use of staff time involved in the inspection of jointly funded projects. The HFP continued with work begun in 2006 with the King County Housing Authority to gain efficiency by coordinating inspection requirements for jointly funded/subsidized projects and avoiding duplication of effort

Projected Performance: King County will continue to support affordable housing projects that:

- Are environmentally sound (“green” housing); and
- Are sustainable; and
- Are projected to save on long-term costs for the owner and the residents; and
- Are designed to accommodate all persons, regardless of their level of mobility; and
- Allow residents to age in their home.
- This program will support but may go beyond LEED environmental standards, as well as “universal design” standards for affordable housing project applicants that volunteer to participate. The consortium will coordinate efforts to implement this program such that participating projects do not encounter barriers from local codes that may conflict with the adopted standards, or delays in contracting.

Actual Performance: In 2007, the county required 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. This requirement will be extended in 2008 funding rounds and the county will offer both training and technical information to prospective applicants as needed to support their efforts to design and build more sustainable housing projects. The county will also hold a workshop on green building and sustainability to educated applicants on the importance of going beyond LEED environmental standards and using life cycle cost analysis.

In 2007, King County continued to gain expertise in the application of Universal Design (UD) in affordable housing by requiring particular UD features in housing funded with one of our local funding sources, the Housing Innovations for Persons with Developmental Disabilities (HIPDD) fund. When projects receive HIPDD funding, developers are given a checklist of recommended UD features and work with King County staff to finalize which UD features will be included in their project. This pilot UD program is providing King County with information about the appropriate UD elements to include in a UD incentive program for all affordable housing funded by King County.

Projected Performance: King County may work with housing and community stakeholders to find and implement ways to reduce the move-in cost burden barrier to securing permanent housing for low- to moderate-income households, such as a security deposit bond program.

Actual Performance: In 2007, King County staff partnered with the City of Seattle and the United Way of King County worked with a subcommittee of the Committee to End Homelessness to fund a new model program that will reduce barriers to entering rental housing for low-income homeless households, including the use of enhanced security deposits and other risk mitigation tools that will provide protections for participating landlords. A Request for Proposals was developed and published and four proposals were received for this new county-wide project.

Projected Performance: King County may encourage and support housing developers in applying for HUD Section 202 and 811 programs to provide housing for seniors and persons with disabilities.

Actual Performance: No performance to report this year.

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

Actual Performance: Staff began analysis of housing fund performance and accounting necessary to support a recommendation for a “bridge loan” program that could be used to help non-profits acquire sites with the potential for affordable housing development.

Affordable Housing Objective 2

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

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 (includes individual condominiums, town homes, and mobile/manufactured homes). Programs funded under this strategy include, but are not limited to, major home repair, emergency home repair, and mobile home repair.

Short-term Outputs and Outcomes for Affordable Housing Objective

1) AH 2A. Short-term Annual Output

Projected Output: Three hundred low- to moderate-income home owners have their existing home repaired and/or improved.

Actual Output: A total of 532 homes were repaired. Of those, 172 homes were repaired through King County’s Housing Repair Program and 360 homes received minor home repairs in Renton, SeaTac, Tukwila and Shoreline including: electrical, plumbing, carpentry and disability access improvements. These programs enabled homeowners to maintain their health and safety and assisted them in preserving their homes.

2) AH 2A. Short-term Outcome

Projected Outcome: Three hundred low- to moderate-income home owners per year have an improved quality of life, with little or no cost. Through improvements to their housing, some home owners will be able to continue to live independently in their home.

Actual Outcome:

Surveys were completed by 72 housing repair clients through December 31, 2007, and they responded as follows:

- Keeps my home in good shape – 91 percent;
- Solves a health or safety hazard – 71 percent;

- Provides the support I need to continue to live independently - 66 percent,
- Improves my quality of life – 70 percent; and
- Greatly improves my feeling of safety – 62 percent
- Somewhat improves my feeling of safety – 13 percent
- Did not improve my feeling of safety – 1 percent
- Safety was not a concern with this repair or service – 21 percent

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

- Objective: Decent Housing
- Outcomes: Affordability/Accessibility

Strategy 2B:

Make funds available for first-time home buyer opportunities, including education, housing counseling and down payment assistance for low- to moderate-income households who are prepared to purchase their first home; especially households who are under-served in the ownership housing market, including households with special needs.

Short-term Outputs and Outcomes for Affordable Housing Objective

1) AH 2B. Short-term Annual Output

Projected Output: Homebuyer services and assistance provided to 10-35 households per year.

Actual Output:

- 1) Ownership Units: HFP awarded funds to the following homeownership projects which will produce a total of 32 new first-time homeowners in King County.
 - Habitat for Humanity of East King County – Snoqualmie Ridge Phase II - Construction and infrastructure improvements for 11 homes for first-time homebuyers whose household income is at or below 50% of AMI under Habitat's sweat equity program.
 - Homestead Community Land Trust (Homestead) – HCLT Advantage Program - Homestead received HOME funds to create 6 units of ownership housing for families with incomes at or below 80 percent of AMI in unincorporated White Center. Homestead utilizes a land trust model to preserve long-term affordability.
 - Habitat for Humanity of Seattle/South King County (Habitat – Seattle/SKC) – HUD Home and Tukwila Home – Habitat – Seattle/SKC received funds to rehabilitate a HUD home in Seattle and to build a second home in Tukwila for first-time homeowners at or below 50% of AMI.
 - As of year end 2007, Vashon HouseHold created 19 homeowners under their partnership with Northwest Housing Development at Roseballen Community Land Trust.

This project received HOME and CDBG funds for land acquisition and infrastructure improvements.

2) Homebuyer Assistance:

- Homestead Community Land Trust also received American Dream Downpayment Initiative (ADDI) funds to provide downpayment assistance to households purchasing their home.
- International Housing District Alliance (IDHA) – Homeownership 1-2-3 – IDHA received HOME and American Dream Downpayment Assistance funds to provide homebuyer counseling and downpayment assistance to create 7 first-time homebuyers in South King County.
- Parkview Services – Homeownership 3 – Parkview received King County Developmental Disabilities Division funds to provide homebuyer counseling and downpayment assistance to 6 first-time homebuyers across King County.
- The increasing cost of homes in South King County continues to hinder the purchase of homes to low income first-time homebuyers under the First Homes Program, administered by HomeSight. During 2007 the Subrecipient Agreement was modified to increase the loan amount to \$35,000.
- The HouseKey Plus (ARCH) Program provided downpayment assistance to 15 first-time homebuyers in East King County.

1) **AH 2B. Outcomes**

Projected Outcome: Success as a homeowner and satisfaction with homeownership over time.

Projected Outcome: The homeowner has built some equity in their home, and in some cases has increased their equity because the home has increased in value over time.

Actual Outcome: Will be measured in year five.

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

- Objective: Decent Housing
- Outcomes: Affordability

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.

Projected Performance: King County will support the creation of a range 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 provide technical assistance, as needed, to help consortium cities meet Countywide Planning Policy (CPP) goals for affordable housing.

Actual Performance: King County staff worked with the Quadrant Corporation to negotiate protective covenants and restrictions in the Redmond Ridge East master planned development that will produce 75 new units of affordable ownership housing: 51 of the units shall be affordable to moderate-income households at or below 90% and 100% of area median income; 24 of the units shall be affordable to median income households at or below 110% and 120% of median income.

Projected Performance: King County will support the Seattle-King County Coalition for Responsible Lending (SKCCRL) in combating the devastating effects of predatory lending in the King County region and in working with other organizations to coordinate efforts, such as the King County Individual Development Account (IDA) collaborative. King County will work with the SKCCRL to provide funds for predatory lending counseling and/or gap financing for eligible clients seeking a “rescue” loan who have been a victim of predatory lending and are at risk of losing their home.

Actual Performance: King County staff convened a number of meetings of the SKCCRL to continue the networking work between all of the participating agencies serving households that are victims of predatory lending.

Projected Performance: King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low- and moderate-income mobile home owners who might otherwise be displaced due to redevelopment. King County will explore a comprehensive strategy to further extend 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.

Actual Performance: King County met with the Renton Housing Authority, the King County Housing Authority, Mobile Home Community Preservationists, and park residents regarding the potential closure of the Wonderland Estates, a 100-unit mobile home park for senior citizens at risk of sale in Renton. King County actively participated in an effort to save the park, which has now been purchased by the King County Housing Authority.

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.

Actual Performance: King County continues its participation in the King County Housing Authority Greenbridge Community Task Force, and is tracking the provision of first-time home ownership opportunities for low- to moderate-income households in the new community, including Park Lake Homes tenants who are prepared to be home owners.

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.

Actual Performance: Under King County’s Home Choice Plus – ARCH program (the County’s program with the Finance Commission and ARCH to provide downpayment assistance to first-time homebuyers in East King County) ARCH has conducted outreach to identify potential first-time homebuyers among:

- residents of public housing through King County Housing Authority's Family Self Sufficiency Program;
- persons working with IDAs which are coordinated by Hopelink, the YWCA and Urban League;
- residents of manufactured housing in mobile home parks; and
- new immigrants to King County served by the International District Housing Alliance.

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.

Actual Performance: King County continues to work with Habitat for Humanity and other non-profit organizations to support programs and projects that reduce the cost of homeownership for low- to moderate-income households. King County has not funded a limited-equity co-op yet, but will be working with partners to identify potential opportunities.

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

Actual Performance: No performance to report at this time.

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.

Actual Performance: No performance to report this year.

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.

Actual Performance: King County ended discussions with housing authority staff on this initiative, based on a judgment that this use of vouchers would not be a priority at this time due to the regional focus on ending homelessness.

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

- Objective: Decent Housing
- Outcomes: Availability/Affordability/Accessibility
(Designation depends on goal of particular project).

Affordable Housing Objective 3

King County will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing and increase access to housing, and to housing programs and services for low- to moderate-income households. King County staff may work with Consortium city staff and community stakeholder agencies on these fair housing strategies. These strategies do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Strategy 3A:

Projected Performance: The King County Consortium will develop a new Analysis of Impediments to Fair Housing Choice (AI) in 2006, as well as a new Fair Housing Action Plan. The consortium's current Fair Housing Action Plan activities have been updated annually as we have learned about new fair housing issues from community agencies and fair housing enforcement agencies, but we are in need of a new comprehensive analysis and plan to guide our activities.

Actual Performance: King County completed its Analysis of Impediments to Fair Housing Choice, which identified the following impediments:

- 1) Discriminatory conduct creates barriers in rental housing, especially in the areas of: Disability, Race/Color, National Origin, Family Status and Gender.

Findings for this impediment were established through the following methods: focus groups, analyzing civil rights office complaint data, analyzing testing data and interviews/testimony from stakeholders.

- 2) 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 the following methods: focus groups and interviews/testimony from stakeholders.

- 3) 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 and predominantly in the condominium market.

Findings for this impediment were established through the following methods: fair lending testing data and interviews/testimony.

- 4) 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 considerable higher for persons of color than for white households; FHA 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 overextension on payday loans.

Findings for this impediment were established through the following methods: HMDA data, Washington State DFI Study of Payday Lending, interviews/testimony.

- 5) 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; zoning code definitions.

Findings for this impediment were established through the following methods: interviews/testimony and zoning code data.

Strategy 3B:

Projected Performance: The King County Consortium completed its Fair Housing Action Plan and will carry out initiatives and activities under the plan that further fair housing in the region.

Actual Performance: Action Area 1:

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

2007 Progress Area 1: Fair Housing Workshops and Trainings Conducted:

Date	Event	Audience
1/18/07	Fairfield Properties	Property Managers
1/18/07	Fairfield Properties	Property Managers
1/24/07	Joint Fair Housing Workshop	Housing Providers
1/24/07	Joint Fair Housing Adv Seminar	Housing Providers
2/28/07	KC Housing Authority	KC Housing Authority
3/9/07	King County Bar Assn.	Attorneys
3/23/07	OCR Open House – RJC	general public
3/28/07	Joint Fair Housing Workshop	Housing Providers
3/28/07	Joint Fair Housing Adv Seminar	Housing Providers
4/6/07	Northwest Justice Project	Attorneys
5/15/07	OCR Outreach – F Way Lib	general public
5/16/07	OCR Outreach – Redmond Lib	general public
5/16/07	OCR Outreach – Skyway Lib	general public

5/17/07	OCR Outreach – Fairwood Lib	general public
5/22/07	OCR Outreach – Vashon Lib	general public
5/30/07	Joint Fair Housing Workshop	Housing Providers
5/30/07	Joint Fair Housing Adv Seminar	Housing Providers
6/13/07	Low Income Housing Institute	Property Managers
6/19/07	Commonwealth	Property Managers
6/27/07	Family Services of KC	Social Services
7/20/07	Plymouth Housing	Property Managers
7/25/07	Joint Fair Housing Workshop	Housing Providers
7/25/07	Joint Fair Housing Adv Seminar	Housing Providers
7/27/07	Allied Group	Property Managers
8/14/07	Century 21 Property Mgmt	Property Managers
9/12/07	Neiders Company	Property Managers
9/19/07	KCOCR Open House	general public
9/20/07	EPIC Mgmt	Property Managers
9/26/07	Joint Fair Housing Workshop	Housing Providers
9/26/07	Joint Fair Housing Adv Seminar	Housing Providers
10/2/07	OCR Outreach – Auburn Lib	general public
10/2/07	OCR Outreach – M Valley Lib	general public
10/3/07	OCR Outreach – Vashon Lib	general public
10/9/07	OCR Outreach – N Bend Lib	general public
10/15/07	OCR Outreach – Boul Pk Lib	general public
10/9/07	ED-CON	RE Agents, Brokers
10/11/07	KC Housing Authority – SE	Property Managers
10/25/07	KC Housing Authority – NE	Property Managers
11/7/07	Youth Advisory Committee	general public
11/15/07	KC Housing Authority – SW	Property Managers
11/28/07	Joint Fair Housing Workshop	Housing Providers
11/28/07	Joint Fair Housing Adv Seminar	Housing Providers
12/11/07	TRENDS	Property Managers

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.

2007 Progress Area 2: Coalition for Responsible Lending partners conducted 5 trainings for counselors, consumers and attorneys

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.

2007 Progress Area 3: The King County Office of Civil Rights distributed fair housing materials widely to landlords and members of the public, including materials translated into several different languages.

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.

2007 Progress Area 4: No progress on this action area yet.

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.

2007 Progress Area 5: 1) King County Office of Civil Rights Enforcement Program

Cases Opened During 2007 – 8

Cases Closed During 2007 – 8

Resolution of Closed Cases:

No cause found - 4

Pre-finding settlement entered - 3

Referred to HUD - 1

Bases of 2007 Cases by Protected Class
(note some complaints had multiple bases):

Disability Class - 5

Section 8 Class - 3

Race Class - 2

Familial Status Class - 1

Gender Class - 2

Retaliation Class – 1

2) Filling Existing Service Gaps and Housing Needs, including “success in housing” strategies for homeless households – King County and jurisdictions in the King County Consortia have been working on a number of regional and sub-regional initiatives with the Committee to End Homelessness and the United Way to fill supportive service gaps for persons who need services in order to succeed in housing. In 2007, King County published

the Landlord Liaison Project RFP, which will be a new regional program to create a network of landlords in King County that are willing to lower their screening criteria to rent to homeless households who have supportive services and access to emergency financial resources.

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

- Objective: Decent Housing
- Outcome: Accessibility

B. Goal Two: Ending Homelessness

King County and the consortium will develop a long-term outcome(s) for our goal to end homeless in coordination with the outcomes that are being developed through our region-wide Continuum of Care planning body, the Committee to End Homelessness. Long-term outcomes will relate to the reduction of homelessness, and particularly the reduction of chronic homelessness in King County.

Homeless Objective 1

Support programs that prevent homelessness.

Strategy 1A:

Continue to allocate funds for the Consortium-wide Housing Stability Program, a program that provides grants, loans and counseling to households facing an eviction or foreclosure, or to households trying to secure the funds to move in to permanent rental housing. The Consortium will explore an amendment to the Consortium's Interlocal Cooperation Agreement in order to expand this program in 2007 and beyond.

Short-term Outputs and Outcomes for Homeless Objective #1

1) H 1A. Short-term Annual Output

Projected Output: Two hundred households are served annually, with a proportionate increase in number of households to be served in 2006 and beyond (if funding is expanded).

Actual Output: A total of 236 households were served through the King County Consortium's Housing Stability Program, which is administered by Solid Ground (formerly the Fremont Public Association).

2) H 1A. Short-term Outcome

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

Actual Outcome: Households are interviewed six months after they receive assistance to determine if they have remained stable and to see if they need referrals or other information.

During 2007, 265 households were reached and interviewed, and 252 of those households remained permanently housed after 6 months for a 95 percent success rate.

Strategy 1B:

Strategies B and C do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Projected Performance: Support other initiatives and programs designed to prevent homelessness:

Two eviction prevention projects were funded under the Emergency Shelter Grant Program in 2007. Catholic Community Service's Legal Action Center provided eviction prevention services to 148 households. A total of 85, or 57 percent of the households receiving these services had a positive outcome, which allowed the client to maintain their current living situation or obtain other housing and avoid eviction proceedings. Vashon Youth and Family Services served 20 households with eviction prevention services. CDBG funds provided eviction prevention services to 102 households through the Fremont Public Association Housing Stability Project.

Strategy 2B:

Strategies B and C do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Projected Performance: Coordinate with public housing funders, community-based organizations, housing organizations and other stakeholders to plan for a range of permanent housing units that serve very low-income households at 30% of AMI and below, and that are targeted to serve homeless households, including bunkhouses, SRO's and units that allow households to "transition in place". Some of our Housing projects will address this as well, in Goal 1 Objective 1 Strategy A.

Actual Performance: A group of public homeless housing funders, with leadership from King County, continues to meet regularly for planning and coordination purposes. In 2007 a Notice of Funding Availability (NOFA) for homeless housing, was released jointly by King County, City of Seattle, Public Housing Authorities, Sound Families and United Way, continuing a practice begun the previous year

With current expense (CX) funds, King County currently funds two additional programs designed to prevent homelessness: The Tenants' Union provides information and referral, counseling and workshops for tenants, and Solid Ground's Housing Counseling Program provides telephone counseling to address specific issues of tenant and homeowner rights and responsibilities, in-depth housing counseling to resolve housing crises, and education to increase financial literacy and solvency.

The King County Veterans and Human Services levy will provide significant new resources to Housing Stability. An RFP was conducted in 2007 for additional Housing stability funds, and awards will be made in early 2008.

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

- Objective: Decent Housing
- Outcomes: Affordability

Strategy 1C:

Projected Performance: Ensure that Consortium homelessness prevention initiatives and programs are consistent with the Ten Year Plan to End Homelessness to be adopted by the Committee to End Homelessness in 2004.

Actual Performance: The Ten Year Plan to End Homelessness in King County has a strong emphasis on prevention. Specific prevention strategies for the various population groups of homeless people are being developed. King County staff are actively participating in this process, both helping to shape prevention strategies and ensuring that the programs we fund are consistent with the strategies. The Committee to End Homelessness established a prevention work group in 2007, and will be developing recommendations for a strategic, systemic approach to prevention during the first half of 2008.

Homeless Objective 2

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

Strategy 2A:

Fund permanent supportive housing through the Shelter Plus Care Program.

1) H 2A. Short-term Annual Output

Projected Output: There were 464 units of permanent supportive housing funded.

Actual Output: Shelter Plus Care funded 516 units of permanent supportive housing in 2007.

2) H 2A. Short-term Outcome

Projected Outcome: A majority of the households served remain housed and increase their housing stability.

Actual Outcome: Over the time covered by the report Shelter Plus Care (SPC) provided housing to 869 participants in 516 units. 771 remained permanently housed six months after entering the Shelter Plus Care program. This is 97 percent of the 792 participants that entered Shelter Plus Care at least six months ago. An additional 77 participants have not been in the Shelter Plus Care Program for six months yet.

Strategy 2B:

Strategies B and C do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Projected Performance: Coordinate with public housing funders, community-based organizations, housing organizations and other stakeholders to plan for a range of permanent housing units that serve very low-income households at 30% of AMI and below, and that are targeted to serve homeless households, including bunkhouses, SRO's and units that allow households to "transition in place". Some of our Housing projects will address this as well in Goal 1 Objective 1 Strategy A.

Actual Performance: A group of public homeless housing funders, with leadership from King County, meets regularly for planning and coordination purposes. In 2006 for the first time in King County, Notice of Funding Availability (NOFA) for homeless housing was released jointly by King County, City of Seattle, Public Housing Authorities, Sound Families and United Way. These joint NOFA's continued and expanded in 2007.

Strategy 2C:

Projected Performance: 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.

Actual Performance: All permanent housing targeted to homeless households is consistent with the Ten Year Plan. The Committee to End Homelessness in King County (CEHKC) staff is sited within the King County Department of Community and Human Services, and coordinates closely with King County staff.

Homeless Objective 3

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

Strategy 3A:

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

1) H 3A. Short-term Annual Output

Projected Output: 86,000 bednights of emergency shelter provided

Projected Output: 140,000 unit nights of transitional housing

Actual Outputs: 90,209 unit nights of emergency shelter were provided by programs funded with federal, state and local funds. This total includes emergency winter shelters, open only October through March. Note: We now collect "unit nights" rather than bednights. For family shelters, "bednights" is not a meaningful measure because the number can vary significantly depending on the size of a 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.

169,205 unit nights of transitional housing were provided by programs funded with federal, state and local funds.

2) H 3A. Short-term Outcomes

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

Actual Outcome: Individuals and households receiving bednights of emergency shelter were safe and sheltered from the elements for the night.

Projected Outcome: For shelters that house persons longer than 30 days and all transitional housing projects: Increase the housing stability of homeless households by helping them to move along the housing continuum into more stable housing. We use two indicators to measure our progress on this projected outcome.

Indicator One: 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 1,226 households exited emergency shelter, with 695 moving to either transitional or permanent housing, for a success rate of 57 percent using this indicator.

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”.

Actual Outcome for Indicator Two: A total of 700 households exited from transitional housing, and of these, 524 moved to permanent housing. This represents a 75 percent success rate using this indicator.

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

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

Strategy 3B:

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.

Actual Performance: Staff from King County and other Consortium jurisdictions participated in a variety of work groups of the Committee to End Homelessness to ensure that all shelter and transitional housing activities are consistent with the Ten Year Plan.

Homeless Objective 4

King County will approach homelessness planning and coordination as a regional issue, and work with the Committee to End Homelessness, cities, housing funders, community agencies and homeless people to achieve such coordinated efforts. These strategies do not have annual output or outcome goals, and will be reported on as progress occurs, in narrative fashion.

Strategy 4A:

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.

Actual Performance: 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. There is representation from throughout the consortium on the various committees of the CEHKC, from the governing board to task forces and work groups, as well as frequent communication and consultation between CEHKC staff, King County, and members of the consortium.

Strategy 4B:

Projected Performance: Continue to provide leadership and participation in the countywide McKinney Continuum of Care annual competitive funding round, or its successor.

Actual Performance: A county staff person continues to lead the McKinney planning process in coordination with staff from the City of Seattle.

Strategy 4C:

Projected Performance: The Consortium will participate in efforts to improve the efficiency and accountability of the regional homeless service system, particularly through the Homeless Management Information System Safe Harbors.

Actual Performance: The Consortium uses CDBG funds and three McKinney grants to help support the Safe Harbors Homeless Management Information System. A portion of Veterans and Human Services levy funds and State Homeless Assistance Funds are also to be used to fund Safe Harbors.

Strategy 4D:

Projected Performance: The Consortium will work with other systems providing support services for persons at risk of homelessness (for example, the Mental Health system) to ensure state or federal legislative support for coordination of housing and support services.

Actual Performance: In 2007 King County approved a one tenth of one percent sales tax increase for mental health services, including supportive services to achieve stability in housing. Plans for the use of this new revenue are being developed, but it is certain that some significant portion of these funds will serve people who are homeless or at risk of homelessness.

C. Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities

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.

Community/Economic Development Objective 1

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

Strategy 1A:

Make CDBG capital funds available to improve the capacity of health and human service agencies to provide priority human services to our low- to moderate-income residents effectively and efficiently. The Consortium will explore methods of more efficiently coordinating the allocation of funds for regional and/or sub-regional community facility projects.

1) CD/ED 1A. Short-term Annual Output

Projected Output: Three community facility projects will be completed

Actual Performance: In 2007, eight community facility projects were finalized and completed (See Table 12). The projects were substantially complete in 2006 but were held open pending the collection of beneficiary data over the course of 2007 to establish that a national objective was met.

There are six facility projects currently underway that are in various stages of construction.

- \$100,107 was allocated to replace the roof on the Federal Way Boys & Girls Club. The activity slates a complete removal and replacement of a roof that has been leaking in three locations over the course of the last four years. The project has been contracted and is awaiting improvement in weather conditions to be completed.
- The Friends of Youth, Duvall Community Services Facility Acquisition was funded several years ago. All funds were expended for the acquisition of the site. The agency had been

unable to build the community facility due to a moratorium imposed by the City. The moratorium has been lifted and the project is moving forward. Additional funds were awarded in 2006 for tenant improvements in the community facility portion of the mixed use project combined with HOME funds. The project will remain open until completion of the facility and the delivery of services that will meet the national objective.

- New Futures is investing \$190,000 of CDBG funds to expand and renovate the community facility portion of Windsor Heights public housing complex. CDBG funds will add an HVAC system, expand the facility and create more private areas for program delivery. Renovations provide for more functional space including differentiated rooms to run multiple programs at once and a private office to meet one-on-one with families. Program services include, but are not limited to: an after-school program for K-6 students at risk of failing in school; a youth program where teens become community leaders; parent involvement events to bring schools and families together. Contracting issues have delayed the commencement of the project due to tax credit funding in the original facility. A contractor has been identified and work will commence in March 2008. The project is slated to be completed by the end of 2008.
- Mt Si Senior Center is using CDBG funds to add approximately 1,584 square feet of classroom and storage space and a fire suppression sprinkler system to the Mt. Si Senior Center. The project had been delayed earlier in the implementation process due to environmental review factors and subsequent flooding events that caused the need to revisit the design of the extension.
- The City of Algona is utilizing King County CDBG funds for eligible costs related to the removal of concrete steps and sidewalk at the front access to Algona City Hall and the construction of ADA compliant ramps and related access ways at the front and rear entries to Algona City Hall. The project has been delayed due to staff turnover and heavy workload issues. A completion date is slated for May, 2008

Additional details relating to these project activities can be found in the Public Facilities section of the Project Activity Performance Report in Attachment D.

These activities address the following Objective in the Community Planning and Development (CPD) Outcome Performance Measurement System:

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

2) CD/ED 1A. Short-term Annual Outcome

Projected Outcome:

Human service facility providers will be able to:

- increase the amount or type of services they provide, or
- increase the number of people they serve, or

- increase the quality and/or accessibility (of the building as well as the geographic location) of service provision.

Actual Outcome:

Pediatric Interim Care Center (PICC) used CDBG funds for acquisition of a facility to provide its Newborn Nursery. It provides specialized, 24-hour care for drug-exposed and medically fragile newborns. PICC brings babies safely through withdrawal from drugs, including heroin, cocaine, methamphetamines, methadone, and prescription drugs. The pioneering program also facilitates visitation for families, provides caregiver training, follows the babies after they leave, and offers a range of community outreach and education services.

CDBG funds were part of the funding used to acquire property by Abused Deaf Women's Advocacy Services (ADWAS) A Place of Our Own. This transitional housing program features 19 individual units of transitional housing for very low income families who are homeless. All units are subsidized by project-based Section 8 through the Seattle Housing Authority. Qualified applicants will meet an income limit of 30% median income plus other SHA requirements. This new four-story facility provides a community conference room, a classroom, youth and children's rooms, in addition to the residential units. By the end of December 2006, all apartments were occupied and the facility is now a national model and one that is hoped will be replicated elsewhere.

The completion of the LCS Community Services Building allows for a full-service medical center, extended-hours childcare, a family support center, services for immigrants and refugees, and home care assistance for seniors and people living with disabilities.

Jim Wiley Center - The new center supports an expanded educational, recreational and economic self-sufficiency support services for residents of the new housing community and broader White Center area. The remodeled and improved interior layout enables Neighborhood House, the Southwest Boys and Girls Club, and Highline Community College to utilize the space and work more closely to provide more efficient community services and resources to the residents of White Center.

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

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

Strategy 1B:

The Consortium will allocate funds for priority human services as identified in the needs analysis portion of the plan and as identified by Consortium jurisdictions. The Consortium will evaluate the Housing Stability Program and homelessness services for increase, in relation to other human services, for the 2007 funding cycle (See also Goal II, End Homelessness, Objective #1).

1) CD/ED 1B. Short-term Annual Output

Projected Output: 50,000 unduplicated persons served.

Actual Output:

The consortium served a total of 56,939 persons (See Table 10, page 66) throughout the year with the following types of activities:

- distribution of food products to food banks through a food bank coalition located within the Consortium;
- provision of a Communities in School Program offered case management services provided through a family liason with the school;
- provision of emergency food, shelter, clothing, transportation and utility assistance;
- provision of child care scholarships for low- and moderate income families;
- provision of health, respite and rehabilitative services for elderly/severely disabled persons to improve or maintain their health status;
- provision of health and dental care to low- and moderate-income persons;
- provision of services to victims of domestic violence and their children;
- provision of operational support to senior centers;
- provision of legal services for prevention of eviction;
- provision of operation support services for SRO shelters;
- provision of youth shelters;
- provision of parent and children family services; and
- provision of multi-service activities to youth, seniors and families.

These activities address the following Objective in the Community Planning and Development (CPD) Outcome Performance Measurement System:

Objective: Suitable Living

Outcomes: Affordability /Accessibility for the purpose of creating suitable living environments

2) CD/ED 1B. Short-term Annual Outcome

Outcomes and outcome indicators for the various service areas will be consistent with the King County Regional Outcomes Alignment Planning Process.

Actual Outcome: No performance to report this year.

These activities would address the following Objective in the Community Planning and Development (CPD) Outcome Performance Measurement System if funded

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

Community/Economic Development Objective 2

Improve the living environment in low- and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and the Countywide Planning Policies.

Strategy 2A:

Make CDBG capital funds available for high priority public infrastructure improvements and/or park facility needs, including accessibility improvements, in a range of low- to moderate-income areas of the Consortium.

1) CD/ED 2A. Short-term Annual Output

Projected Output: Three public infrastructure/park facilities projects are completed.

Actual Output: Four public infrastructure projects were completed and closed (See Table 11).

Activities included three park improvements: Algona Sport Court, Black Diamond Skate Park and Burien North Ambaum Park Development Phase I. The City of Shoreline completed another phase of its sidewalk accessibility program.

Eight public improvement projects are in various stages of completion. Five of the projects are set for construction in Spring 2008: Duvall Anderson Street Water Main, Shoreline Curb Ramp Phase II, ValVue Sewer District Side Sewer Connections, Burien Ambaum Park Phase II and SWSSD Evergreen Heights Sewer project. Accomplishments for these activities will be reported in the 2008 CAPER.

The Community Septic System in Skykomish and a sanitary sewer collection system in the City of Carnation are still underway, but should be completed by May 2008.

In 2007, \$1,258,066 of 2008 block grant funds were identified for the following public infrastructure projects. In the N/E Sub-region: Shoreline Sidewalk Accessibility, Duvall 2nd Avenue Water Main Replacement. In the South Sub-region: SeaTac Sunset Soccer Field Replacement and the SWSSD Evergreen Heights Sewer Project, Phase II.

GREENBRIDGE SECTION 108 LOAN: The Consortium is making annual payments for the Greenbridge Section 108 Loan. The infrastructure portion of the project has been completed setting the foundation for future mixed income housing development.

These activities address the following Objective in the Community Planning and Development (CPD) Outcome Performance Measurement System:

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

Strategy 2B:

Revitalize deteriorated areas with high rates of poverty in the Consortium. In particular, King County will work with the White Center community to develop a Neighborhood Revitalization Strategy ("NRS") for this area, which has the highest poverty rate in the County. The

Consortium will explore whether there are other high poverty areas that may benefit from an NRS.

Outputs and Outcomes will be determined independently for each NRS developed. Outcomes may include increases in property values, safer streets, less crime, etc.

Actual Output: No performance to report for 2007.

Strategy 2C:

Assist small and/or economically disadvantaged businesses that are located in predominately low- to moderate-income communities, or that are combating blight, to rehabilitate and/or improve their commercial property. These projects may or may not be connected with a NRS.

1) CD/ED 2C. Short-term Annual Output

Projected Output: Four commercial property improvements annually.

Actual Output: No commercial property improvement loan activity for 2007.

2) CD/ED 2C. Short-term Annual Outcome

Projected Outcome: The surrounding low- to moderate-income neighborhood is improved by having better commercial services and shopping opportunities available to it, or by having blight removed.

Actual Outcome: This is a longer term outcome and will be reported in the 2009 CAPER.

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

- Objective: Economic Opportunity
- Outcomes: Sustainability

Community/Economic Development Objective 3

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.

Strategy 3A:

Assist businesses that provide services to predominantly low- to moderate-income communities, or that create or retain jobs for low- and moderate-income persons by providing 1) technical assistance, and/or 2) CDBG loans and loan guarantees.

1) CD/ED 3A. Short-term Annual Output

Projected Output: Twenty businesses assisted annually, at least 15 of which are small and/or economically disadvantaged.

Actual Output: Forty-seven low moderate-income individuals received technical assistance in a microenterprises program offered to eligible low moderate-income businesses.

The Consortium will be amending its Consolidated Plan in 2008 in this strategy area.

CD/ED 3A. Long-term Outcome

Projected Outcome: Employment opportunities for low- to moderate-income persons are retained and/or increased and/or services provided to a predominantly low- and moderate-income community are increased.

Actual Outcome: This is a longer term outcome and will be reported in the future.

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

- Objective: Economic Opportunity
- Outcomes: Sustainability

Strategy 3B:

Assist low to moderate-income persons with employment support services that increase economic opportunities. Such services concerned with employment include, but are not limited to peer support programs, job counseling, and childcare and transportation assistance. Outcomes and outcome indicators will be consistent with the King County Regional Outcomes Alignment Planning Process.

Projected Output: Three hundred or more low-to moderate income persons are assisted with employment related services

Projected Outcome: Employment support services have resulted in low-to moderate income persons obtain living wage jobs.

Actual Performance: No activities to report in this strategy area. The Consortium will be amending its Consolidated Plan in 2008 in this strategy area.

In 2007, \$949,735 was allocated to human service activities. Two Community Based Development Organizations (CBDO), Hopelink and Multi-Service Center projects were placed on hold in 2007 pending a HUD monitoring determination. HUD determined the CBDO activities were not eligible as structured and the County was directed to cease funding the activities. The 2007 funds had not been contracted pending HUD's review and will be recaptured for reallocation.

IV. Public Housing and Resident Initiatives

King County Housing Authority

The King County Consortium and the King County Housing Authority (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 the Housing Authority's Section 8 Housing 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. Because of KCHA's longstanding high performance, the Authority was selected by HUD to become a Moving to Work Housing Authority in 2003. This distinction, given to less than the top 1 percent of the Housing Authorities nationwide, allows for flexibility in the development of local program policies that will better meet Housing Authority and community needs.

The King County Housing Authority 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 King County Housing Authority has played a key role in providing affordable housing options for the residents of King County. Through partnerships with local communities and nonprofit organizations, KCHA delivers affordable housing and related supportive services such as education, economic development, and social services to more than 38,000 residents who earn less than the County median income. Of the public housing and Section 8 voucher holder residents, 3,064 are elderly and 4,326 are disabled. We provide safe and affordable housing to families with a total population of over 13,230r children. The King County Housing Authority's approach in serving families is to put independence and self-sufficiency as a cornerstone of program delivery.

KCHA owns or controls over 8,080 units of housing 3,420 of which are public housing or subsidized units). Additionally, the Section 8 voucher program continues to grow, reaching a record high of over 9,000 units in 2007 despite recent funding cutbacks. In addition, KCHA controls over 4,700 tax credit and/or tax-exempt bond-funded affordable workforce housing units. KCHA also owns three manufactured housing "homeownership" communities (324 units) and provides more than 2,000 subsidies to support emergency, transitional, and permanent housing for homeless families and people with special needs. KCHA delivers home repair and weatherization services to private low-income homeowners, mobile home owners, and landlords who rent to income eligible tenants living in King County. The Authority also provides tax-exempt financing to other affordable housing developers.

As an added support to KCHA residents, the Housing Authority works with a network of community partners that provide comprehensive social and supportive services such as healthcare, transportation, child care, youth development and employment and job training.

Public Housing

The year 2007 saw the continuation of the Authority's upgrade program – with KCHA leveraging \$27 million to fund necessary capital improvement of its public housing inventory. The funding will allow KCHA to complete fire and life safety and other improvements at eight multistory, elevator buildings (439 units) that house elderly and/or disabled residents.

In terms of public safety within our public housing communities, KCHA continues to place great emphasis on partnerships with law enforcement agencies. KCHA funds are used to augment community-policing activities within several of its largest family developments in Kent, White Center, Bellevue, Auburn and North King County.

In 2004, the Authority transitioned from the Agency Plan requirements to the development of an annual plan and report in support of Moving to Work. In these endeavors, the Housing Authority continues to work with its public housing and Section 8 residents who assist in the review of draft plans and provide comments on proposed policies and procedures.

In 2001 the Housing Authority successfully applied for a HOPE VI redevelopment grant from HUD for Park Lake site I. The HOPE VI grant provides \$35 million in federal funds and will generate an additional \$175 million in matching funds for a long-term redevelopment of Park Lake and the surrounding White Center community. During 2007, the Housing Authority continued the extensive effort required of this complex project which will provide new public housing market rate rental housing and affordable home ownership opportunities as well as new and expanded community facilities. Construction of the first phase of new housing began in late 2005; the first 187 units of housing ready were occupied by the end of 2007. A new community school was constructed as part of this community and it opened for the school year in September 2005.

Section 8

The year 2007 saw continued growth for the Housing Authority's Section 8 program. During 2007, KCHA and other regional Housing Authorities continued to work with the Gates Sound Families Initiative to provide transitional housing for families with children. The Authority also worked with other community groups to develop housing and wrap-around services for special needs populations, using project based Section 8 vouchers to support the provision of housing while private, non-profit agencies provide appropriate support services. In addition, during 2007, KCHA began a new "provider-based" housing assistance program to address the needs of chronically homeless households. In partnership with King County's Department of Community and Human Services and United Way of King County, KCHA provides subsidy directly to a service provider, who in turn provides services and housing subsidies on behalf of their clients. The program design allows the service provider to master lease units from

landlords and sublease units to clients – ensuring low barrier housing for households with multiple challenges to housing stability.

Resident Services

The Resident Services department of KCHA is comprised of 23 staff members. Nine individuals make up the Support Service Coordination Program. This team provides direct support to residents living in 23 buildings dedicated to housing senior and disabled populations. Three staff members are assigned to the HOPE VI Family Service program. This team works with families displaced by the HOPE VI redevelopment project by providing relocation assistance, housing stability assistance, support with housing and non-housing emergency issues, self-sufficiency and long-term goal development, and community building. Additional staff within the Resident Services Department coordinate a wide variety of contracts and partnerships with public and community-based agencies to ensure that support services are provided to residents within all of KCHA's affordable housing programs. These services include job skills development and job placement services, English as a second language and citizenship classes, GED, childcare, Head Start, youth recreation and education support programs, crime prevention and intervention, and health promotion and nutrition programming. The department also coordinates a 504 Reasonable Accommodation program, which coordinates responses to resident and application requests for reasonable accommodation in public housing and for Section 8 participants and applicants.

The challenge KCHA faces in 2008 and beyond is the continuing reduction in social services program support at the federal level. This erosion of federal support affects all of KCHA's population – children, youth, adults, and seniors. Due to federal funding cuts, KCHA's ability to provide onsite community police stations, after school and evening youth activity programs and other activities aimed at the reduction of crime in our public housing communities is becoming more and more limited. In order to preserve a level of service to our residents, KCHA worked with our partner agencies to come up with program funding. In 2007, KCHA budgeted over half a million dollars of its reserves to continue funding the most vital programs.

KCHA continues to set aside space at our buildings and developments for the operation of resident support services. In 2007, KCHA opened the Springwood Youth Center. The new Youth Center, a \$3.4 million, two-story, 10,800 square-foot facility, features a gym, computer lab, classrooms for homework assistance and arts and crafts, a recreation room and a commercial kitchen. The capital campaign initiative that built the building represents a partnership between KCHA and three nonprofit agencies. Funding includes federal, state, county, local foundations, and business support. One of KCHA's community partners will manage and operate the programs available at the Youth Center.

Housing Preservation

KCHA continued its program of acquiring properties for the purpose of preserving and developing affordable housing opportunities in areas that suffer from a lack of affordable housing, especially east and north King County. We also use this program to acquire and redevelop distressed properties to improve the housing stock for lower income households and to help improve neighborhood conditions.

Special Needs Housing

Since 1998, KCHA has been highly successful in expanding its inventory of Section 8 assistance dedicated to “special needs” housing. Working in close partnership with King County Housing Department of Community and Human Services and this region’s behavioral health care and support service systems serving persons with disabilities, KCHA continues to run the Housing Access and Services Program which provides persons with disabilities expedited access to tenant-based Section 8 assistance including extended case management. KCHA also continues to provide project-based assistance to housing programs whose goal is to offer supportive housing to persons with disabilities.

Housing Repair and Weatherization Program

KCHA’s Home Repair and Weatherization Department works closely with King County’s Housing Repair Program and with King County’s suburban cities to provide energy conservation and housing rehabilitation services to low-income households. In 2007, KCHA invested more than \$3.6 million to preserve affordable housing in King County through its weatherization and low-income home repair program. In addition, KCHA is continuing to work with King County, the City of Seattle, the Annie E. Casey Foundation and utility companies to provide housing rehabilitation services and weatherization to low-income households in the White Center area, the area of King County with the greatest concentration of poverty.

V. Resources Made Available

The King County Consortium administered over \$16.7 million in federal housing and community development funds in 2007 making them available to the community through competitive processes. In 2007, these funds benefited 66,789 persons and 18,825 households, through housing development activities, housing repair programs, public services, facilities, public improvements, and economic development.

From January through December 2007, the King County Consortium utilized a combination of federal and non-federal funds to further the goals and objectives in the Consolidated Plan. A total of \$16,703,898 was made available through federal Housing and Urban Development formula grants or entitlements. The total amount of resources used in the consortium for housing activities is shown in Table 2 (page 39), and the total amount of resources for non-housing activities is shown in Table 3 (page 42).

A. Formula Grant Programs

The table below shows resources made available and expended for Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Shelter Grant Program (ESG). Funds expended do not equal funds made available because some projects are "in the pipeline" and will not be completed for another year.

Table 1: HUD Formula Grant Programs: Funds Available and Expended, 2007

Table 1: HUD Formula Grant Programs: Funds Available and Expended			
<i>Grant Program</i>		<i>Funds Made Available During 2007</i>	<i>\$ Expended in 2007 (includes expenditures for 2007 projects as well as previous years)</i>
CDBG	Entitlement	\$6,200,622	\$2,430,829
	Program Income	\$5,017,682	\$4,985,206
	Recaptured	\$732,011	
	subtotal	\$11,950,315	\$7,416,035
HOME	Entitlement	\$4,126,619	\$5,854,641
	Program Income	\$329,529	\$329,526
	subtotal	\$4,456,148	\$6,184,167
ADDI	Entitlement	\$96,781	\$103,600
ESG	Entitlement	\$200,654	\$190,577
	TOTAL	\$16,703,898	\$13,894,379

*Program income that was collected in 2006 and allocated to eligible activities in 2007.

B. 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 over \$175 million in total funds made available in the King County Consortium in 2007 for housing-related activities, not including most private sector contributions. The majority of this is federal dollars going into the support of public housing and Section 8 rental assistance offered through the King County Housing Authority and the Renton Housing Authority. Of the remainder, over \$8 million was federal formula grant funding through HOME, ADDI, CDBG, and ESG.

Most of the rest was state and local dollars. 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.

Table 2: Resources Identified For Affordable Housing,

Table 2: Other Public and Private Resources for Housing Activities		
Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
Local Government Resources		
King County Housing Opportunity Fund (HOF) (local funds for low-income & special needs housing development)	\$4,124,957	Allocated funds to ten projects in the Consortium.
King County Veterans Levy Funds	\$2,531,250	Allocated funds to three homeless housing projects serving veterans.
King County Current Expense (general funds)	\$781,929	Supported emergency housing services, transitional housing operations, homeless shelters and related services, shelter and transitional housing for victims of domestic violence, housing counseling and community voice mail
King County Human Services Levy Funds	\$2,396,250	Allocated funds to four projects serving homeless families and individuals.
East King County suburban cities who are members of ARCH (general funds and other non-federal funds)	\$569,592	280 Clark, Adult Family Homes 5 and 6, and HouseKey + ARCH

Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
Regional Affordable Housing Program Funds (RAHP) – revenue generated by SHB 2060 document recording fee for allocation by King County HCD according to an Interlocal Agreement (capital)	\$5,651,853	Allocated funds to ten projects in the Consortium
Regional Affordable Housing Program Funds (RAHP) – (operating)	\$633,615	Supported 24 transitional housing and emergency shelter programs throughout King County , including the City of Seattle
subtotal	\$16,689,446	
State Resources		
Washington State – Housing Assistance Program/Trust Fund	\$8,050,000	Allocations made for five projects in the Consortium
Washington State Transitional Housing, Operating & Rental Assistance Program	\$1,034,208	Operating support for transitional housing and rental assistance programs serving homeless families with children (7/1/06-6/30/07)
Washington State Funds for homelessness programs in King County, including Emergency Shelter Assistance Program and Emergency Housing Assistance Program / Families with Children Funds	\$1,019,724	Supports approximately 60 programs throughout Seattle and King County
subtotal	\$10,414,179	
Federal Resources		
Washington State Housing Finance Commission: Low Income Housing Tax Credits \$6,159,716 Tax Exempt Bonds : \$27,985,000	\$6,159,716	Allocations made for nine projects in the Consortium
King County Housing Authority Tax Exempt bonds \$43,000,000	\$43,000,000	Allocations made for two projects in the Consortium.
HUD Supportive Housing Programs	\$500,882	Supports four transitional housing programs for veterans, victims of domestic violence and families with children.

Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
HUD Shelter Plus Care (annual amount)	\$4,204,888	HUD grant program administered by King County provides rental assistance for over 516 units for homeless disabled households countywide.
Federal Resources for Public Housing and Section 8	\$86,494,948	Ongoing support of public housing and Section 8 tenant-based and project-based assistance
King County Housing Authority \$81,259,859		
Renton Housing Authority \$4,217,956		
Muckleshoot Tribal Housing Authority \$1,017,133		
Emergency Shelter Grant Program	\$200,654	Allocations made to 6 emergency shelters and 1 homelessness prevention programs.
CDBG Program Housing Related Allocations	\$4,244,835	Allocations made for 16 shelters and 3 homelessness prevention project; 6 housing rehab, and 1 housing development.
HOME Investment Partnerships Program	\$3,629,886	Allocations for three rental housing development projects, four homeownership projects and one CHDO operating project.
American Dream Downpayment Initiative	\$192,000	Allocations to two projects with prior year ADDI funds.
subtotal	\$148,627,809	
Private		
Sound Families: Capital \$160,000; Services \$798,971 and Services Reserve \$536,029	\$1,495,000	Total includes projects funded in 2007 in King County
United Way of King County	\$6,800,000	Allocations for housing and homeless programs in King County (figure includes the City of Seattle)
subtotal	\$8,295,000	
Total ESG/CDBG//HOME/ADDI	\$8,267,375	
Total All Other Funds:	\$167,181,437	
GRAND TOTAL:	\$175,448,812	

*In addition to the above, local financial institutions, foundations, businesses, and individuals made significant contributions to affordable housing programs and homeless services in the King County Consortium during 2007. Unfortunately, other than the figures for Sound Families and United Way, we are not able to compile the amounts allocated or the projects supported.

C. Community and Economic Development Resources for Non-Housing Activities

Community Development

A total of **\$39,294,126** in total funds was made available in the King County Consortium for non-housing community development projects in 2007. Of that amount, \$8,850,237 was formula grant funding from CDBG. Approximately **\$30,443,889** in funds were leveraged from other federal, state, local, private and other sources, primarily for public (human) services rather than capital investments. The following table lists the resources and amounts funded for non-housing community development projects by activity type which were completed in 2007.

Table 3: Community/Economic Development Resources for Completed Public (Human) Services, Community Facilities and Public Infrastructure and Parks, 2007		
Source	Leveraged Resources	King County Consortium CDBG
Public (Human) Services		
King County Consortium CDBG		\$1,259,550
Other Federal	\$4,391,536	
State/Local	\$4,961,877	
Private	\$4,688,132	
Other	\$2,980,374	
Total	\$17,021,919	
Public Improvements and Parks		
King County Consortium CDBG		\$5,894,700
Section 108	\$7,344,369	
Other Federal	\$15,000	
State/Local	\$80,000	
Private	\$-	
Other	\$-	
Total	\$7,439,369	
Community Facilities		
King County Consortium CDBG		\$1,695,987
Other Federal	\$2,859,985	
State/Local	\$305,000	
Private	\$2,317,616	
Other	\$500,000	
Total	\$5,982,601	
Total Leveraged and CDBG	\$30,443,889	\$8,850,237

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

The King County Consortium made significant progress in carrying out the activities described in the 2007 Action Plan. The King County Consortium's activities in 2007 addressed the priority needs outlined in the 2005-2009 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, we coordinated with other available federal, state, and local resources (as shown in the tables above), allowing for a high degree of leveraging for CDBG, HOME, and ESG funds.

A. Evaluation of Housing Programs

1. Homeless Housing Program

The homeless programs met all the goals of the housing objectives for homeless households and those at risk of homelessness. The applicable HUD performance measures were achieved. Our Housing Stability Program met the HUD objective of Decent Housing and the outcome of Affordability by serving 236 households with grants, loans and counseling to avoid eviction or foreclosure. Of those contacted after six months, 95 percent were still stable in housing. Our shelter and transitional housing programs met the Suitable Living Environment objective and Availability/Accessibility outcome by providing 90,209 unit nights of emergency shelter and 169,205 unit nights of transitional housing with a combined 63 percent success rate of moving to more stable housing. (Those moving from transitional housing had a much higher rate of obtaining more stable housing than those moving from emergency shelter.)

In a broader sense, we have made significant progress toward our goal 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 resources and the severe shortage of housing affordable to the poorest segment of our residents, especially homeless individuals and families.

2. Housing Repair Program

The housing repair program met all the goals 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 with special needs requests.

Maintaining a moderate to low income-housing stock of single-family homes in King County is a basic program priority. This challenge continues to fester as we endure a climate of inflationary home prices. Through the Deferred Payment Loan program (DPL), King County Housing Repair Program is assisting the extreme 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, 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 outcomes

results in clean, safe, decent and affordable environments for our program participants to reside.

Lack of affordable housing continues to plague the low/moderate income households of King County. Mobile Homes within defined parks and/or situated on leased land provide a housing option for the lower-income households. The King County Mobile Home Grant Program (MHG) 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 and floor replacements. These residents tend to have low incomes well below 30% of the King County annual median income. 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 basic access to housing. We are providing the residents of King County a Home Access Modification Grant (HAM) to achieve this lofty 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 require improved access to their living unit. The repair requests are many, but wheelchair ramps, lifts, door enlargement, and enhanced in-line and hard-wire smoke detectors, are a few activities that we routinely provide. The HAM opportunity is an allowable repair available to homeowners accessing our Deferred Payment Loan Program.

Within the larger scope of Housing Repair, we continually look for new opportunities to assist King County residents with these vital services. The Housing Repair Program continues to collaborate with the King County Housing Authority to provide weatherization funding to those that qualify. The leveraging of these two programs provides residents of King County with enhanced repairs coupled with repairs that result in a reduced energy footprint. Annually the Housing Repair program experiences a continuous flow of applications requesting assistance.

3. Housing Finance Program

King County's Housing Finance Program met its goals for the outcome statement, "Affordability for the purpose of providing decent housing", through the creation and/or preservation of housing units for low-to-moderate-income households, including households with members with special needs and homeless households. The need to capitalize both operating and replacement reserves in the absence of adequate rental subsidies as well as growing demand for funds to rehabilitate housing previously funded by the County continues to act as a constraint on the ability of the program to meet the regional need for affordable rental housing for households with incomes at or below 30 percent of AMI. HUD goals for providing decent, affordable housing were met or exceeded in 2007.

The finance program continues to encourage the growth of low-income housing developers active in King County outside the City of Seattle, particularly developers skilled in housing for special needs populations. Staff will be working with the Seattle-King County Housing Development Consortium towards this capacity-building goal. There were two HFP funding rounds in the spring and fall of 2007. HFP was satisfied with the results of the pre-application process in prior years and will repeat this process in 2008. Program staff consider that this creates the best chance to ensure high-quality project applications that are consistent with County housing priorities and with the limitations of available funding sources.

In the interest of continuing to improve HFP performance with regard to timely expenditure of federal funds, HFP will continue to work on coordinating funding efforts with other public funders, and finding eligible ways to replace non-federal funds with federal funds in projects that

are ready to spend. Recent efforts along these lines have generated a broad consensus among public funders that we must continue working to find a way to enable applicants to submit simultaneous applications to all or most of the fund sources needed for a project. We made considerable progress toward this goal during 2007 and plan to continue this work.

HFP continues to work toward affordable home-ownership but ADDI constraints on down payment assistance limit the effectiveness of this tool. In the Puget Sound housing market, with median home prices over \$400,000 in many areas, a much greater capital write-down or significantly larger down payment assistance is needed to bring ownership within reach of households with incomes at or below 80 percent of AMI. HFP continues to look for a forward-looking local agency to develop a locally appropriate land trust project for home ownership as a way to create long-term affordability in ownership housing.

4. Affordable Housing Planning Section:

The AHPD section was in a transition period in 2007, in order to achieve some needed staffing efficiencies to reduce administrative costs to the program. For most of 2007, however, the section worked to meet the following HUD performance measures: affordability and accessibility for the purpose of decent housing. Staff worked on planning initiatives and programs to address the range of housing affordability levels needed by residents of King County, and to address housing access barriers, particularly for residents who may be the subject of discrimination.

- Regional Measures of Affordable Housing and Homeless Housing Progress: King County published and distributed its Affordable Housing Benchmarks Report in 2007. There are still a number of barriers that need to be overcome in our region to encourage more affordable and workforce housing.
- King County staff worked with private developers on required agreements in master planned developments that will produce units of decent affordable housing, and with our surplus property program to publish an RFP for King County surplus land in Skyway to contain affordable housing.

B. Evaluation of Relocation Activities

Projects assisted with CDBG funding that involved relocation activities for 2007 are as follows:

280 Clark Apartments (Project C07447) - St. Andrew's Housing Group was awarded 2007 CDBG funds for the rehabilitation of a 30 unit complex, and construction of 7 new units to provide permanent rental housing for families and individuals. A portion of this project includes approximately \$147,000 in relocation funds. General Information Notices were issued to tenants in 2005. A total of 9 tenants will be permanently displaced. All moves should be complete in 2008. Additional information can be found in the HOME section under relocation.

C. Evaluation of Community Development Program

HCD, in collaboration with Joint Agreement City Federal Way, participated in a Sub-regional pre-application workshop March 28, 2007. The workshop was designed for agencies interested

in applying for CDBG funds for capital projects. Detailed information about CDBG Program requirements was provided.

Information about the workshop was included in a flyer that HCD e-mailed and mailed to nonprofit agencies, local governments, Unincorporated Area Councils and the Snoqualmie Tribe to notify them of the upcoming availability of CDBG funds for community facility and public improvement projects, as well as web site feature under 'What's New' section.

The 2007 Human Services awards were allocated through a new Request for Proposals sponsored in Spring/Summer of 2006 through the Homeless Housing Program of HCD. Earlier in the year the sub-regions had met as a consortium and drafted recommendations for human service priorities for the combined federal programs of CDBG and ESG. The work groups presented their recommendations to the JRC for approval thus establishing the existing two priorities: Emergency Assistance and Emergency Shelter Operations.

1. Timeliness

On October 29, 2007, the draw down ratio for the King County Consortium (per the HUD IDIS C04PR56 report) was .91. A float loan repayment was made by St. Andrews in early November and resulted in a higher ratio standing at the end of December.

2. Environmental Review

HCD Staff continues to attend training on the Environmental Regulations offered by the local HUD Field Office. The HCD Environmental Procedure Manual was updated to incorporate new regulations. HCD Staff also provided technical assistance to participating cities at Application Workshops in the spring and did preliminary assessments during the initial stages of the allocation process.

HCD program areas, Community Development, Housing Finance Program (HFP) and Housing Repair Programs, generated a coordinated effort to incorporate Section 106 archeological review into its contracting and procurement processes as it relates to the implementation of construction projects that involve digging. A Unanticipated Discovery Plan (UPD) was drafted for review and is in the process of being adopted and incorporated into pre-construction conference materials. King County's Historic Preservation Office and Department of Transportation's archeological staff was involved in the process and assisted in incorporating check points and pertinent contact information of key stakeholders who needed to be notified in case of an archeological discovery in the course construction.

3. Community Development Allocation Process

This is the third year of the Interlocal Cooperation Agreement under the new consortium structure. The following improvements are noted in the capital allocation process.

Pre-Application Requirement

- a. Pre-screening of applications through the pre-application process has helped reduce the administrative time required for project eligibility and national objective review.
- b. The pre-application has allowed for insight of a project 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.

- c. 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.
- d. The implementation of this process has provided an overview of the current interest from the community. It provides information regarding financial needs for projects vs. the amount of funds available and can help direct technical assistance where needed in completing project applications.
- e. HCD has seen the number of weak or untimely applications reduced substantially with the implementation of the Pre-application process. There are various reasons for an applicant to drop out. They realize their project planning is not far enough along to be ready to be implemented and completed within the 17 month requirement. Often they are made aware of other factors or requirements that would need to be addressed (environmental, funding, etc.) in order to be a complete applicant and/or their project is simply not eligible. The pre-screening saves the ineligible applicant from spending hours on an application that can't be funded and saves valuable staff time avoiding preliminary reviews in screening applications that are not fundable.
- f. 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 on a sub-regional level regarding the priorities they would like to recommend to the JRC for use in allocation funds in their sub-regions in the funding cycle. The adopted priorities are then incorporated into the application process and built into the evaluation segment of the review. These meetings offer annual feedback on the allocation process and helps HCD stay abreast of consortium needs as well as share new information pertinent to program rules and regulations.

D. Evaluation of Economic Development Program

Economic Development (ED) staff worked with HCD to seek approval of a Section 108 loan to HUD in the amount of \$6.775 million for the development of a commercial property in the business district of White Center. HCD and ED received the approval but learned that the project budget needed updating and worked on that update, taking a new proposal with specific conditions to the Interjurisdictional Joint Recommendations Committee in 2007. Ultimately, it was decided that the project could not proceed and HCD and ED staff will determine in 2008 whether to revise the Section 108 request with HUD. HCD was in the process of changing its relationship with ED as it pertains to CDBG funding support, and will be amending the Consolidated Plan in 2008 to reflect such changes.

E. Loan Activities

1. Float Loans (short term, interim loans)

Greenbridge Float Loan (Project C04050) – In 2005 \$1.75 million was loaned to the King County Housing Authority (KCHA) to assist with infrastructure costs in the redevelopment of the Park Lake Homes community (now called Greenbridge) in the White Center area of unincorporated King County. The loan is for a maximum 30 months at zero interest. King County agreed to forgive KCHA's loan and repay the CDBG fund on behalf of the KCHA through a transfer of general local government funds (a combination of King County Current Expense funds, Road funds, Real Estate Excise Tax funds, and Surface Water Management

funds) once KCHA fulfilled the terms of the loan. \$1,040,000 was repaid on July 13, 2007, fully repaying the balance of the loan.

Mine Hill/280 Clark Apartments (Project C05052) – an Amendment to the 2005 Action Plan reflected a new Float loan activity for King County CDBG Consortium in the amount of \$5,810,598. The funds were used to acquire two existing apartment complexes for St. Andrews Housing Group. The loan is secured with a letter of credit from Key Bank. The term of the loan is a maximum of 30 months from closing. An interest rate of 1.9% per annum was charged from October 15, 2005 to maturity on April 15, 2008, or to when the loan is repaid. The loan fee is one percent. This will produce an estimated interest income of \$250,000 at the maximum. Two principal (\$3,085,289) and interest (\$23,664) repayments totaling \$3,108,953 were made in on November 2, 2007, paying off the remaining balance of the loan.

2. Section 108 Loan (long term, permanent financing)

The housing authority is making great progress with the federal HOPE VI grant funds for infrastructure improvements associated with the redevelopment of Park Lake Homes (now called Greenbridge) in White Center. The infrastructure improvements for this predominantly low- and moderate-income community include new streets and sidewalks, drainage and utilities, pedestrian paths and greenways. The loan repayments are being made by King County over a period 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 third year of repayment with a balance remaining of \$ \$6,647,000 on the loan. This loan will be paid in full in 2024.

F. Monitoring

HCD Staff identified specific areas of compliance to review and monitoring was conducted for projects under contract included but were not limited to:

- a. Documenting King County's compliance with requirements for conducting subrecipient monitoring (set for in CDBG Program Regulations);
- b. 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;
- c. Ascertaining that CDBG Subrecipients are complying with applicable federal regulations, OMB 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.

1. Community Development Program – Monitoring Update

Monitoring: Monitoring tools were updated and HCD Staff identified specific areas of compliance to review. Monitoring was conducted for projects under contract including but not limited to:

- Documenting King County's compliance with requirements for conducting subrecipient monitoring (set for in CDBG Program Regulations).

- Assure 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. The following agencies were monitored: Black Diamond Community Center; Catholic Community Services for both the Emergency Assistance and Legal Services; Des Moines Area Food Bank; Hopelink for Kirkland-Northshore Emergency Assistance, Redmond Center Emergency Assistance and Sno-Valley Emergency Assistance; Neighborhood House; Vashon-Maury Island Community Services and Volunteers of America for Sky Valley Community Resources.
- Ascertained that CDBG Subrecipients are complying with applicable federal regulations, OMB 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;
- Labor Standards Compliance on all construction projects.

2007 Accomplishments: Audit

Washington State Auditors Office Report on Financial Statements and Federal Single Audit

- Three Audit reports were submitted and reviewed by Community Development Staff for the cities of Redmond, Federal Way and Renton.
- Ascertained that CDBG subrecipients are meeting performance requirements specified in the subrecipient agreement and target populations are being served;

2007 Accomplishments: Desktop Monitoring

- Each quarter project and program accomplishments are submitted 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.
- Technical assistance is provided in a timely fashion to ensure regulatory compliance is understood.

2007 Accomplishments: Workshops

CD Staff conducted and/or participated in Technical Assistance Application Workshops prior to Request For Proposals being advertised. Project Managers and the CD Coordinator throughout the course of the year conducted several one on one consultations.

2007 HUD Monitoring

Items from the September 2006, Washington State HUD Field Office CDBG monitoring are still pending as noted below:

- Findings 1 and 2 concerned economic development record keeping requirements and have been cleared.

- Finding 3 indicated that King County classified project management cost as direct activity delivery costs rather than program administration is still pending. This relates to the issue of charging a portion of HCD's staff costs to the implementation of capital projects. The County maintains its position and has asked again for a headquarters decision on this matter.
- Concern with respect to CBDO activities. HUD determined that the CBDO activities were ineligible as structured. The 2007 funds for CBDO activities will need to be recaptured.

Two issues were noted in HUD's determination: 1) There must be a clear project that the services are related to, either a NRS project or an economic development project that is creating or retaining jobs. The activity can't just provide services; it must show that CBDO is engaged in a project and services are a piece of that project; and 2) The other issue is the determination of an eligible CBDO. MSC and Hopelink do not meet the requirements because they are not neighborhood-focused as defined in the regulations.

Items from the July, 2007 Relocation monitoring:

In July 2007, HUD reviewed the county's compliance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and Section 104(d) of the Housing and Community Development Act.

As a result of this review, there were six (6) Findings and eighteen (18) Concerns.

- Finding 1 was related to a definition of "standard condition" and "substandard condition but suitable for rehabilitation" not contained in the county's consolidated plan. King County disagrees with this finding due to our participation in the Consolidated Plan Improvement Initiative (CPII), for which our participation was approved through HUD CPD. As a participant in the CPII, we were to meet statutory requirements for the Consolidated Plan, but were given flexibility on additional HUD requirements beyond those that are statutory. The applicable section of US Code, 42 USC 12705, which covers consolidated planning requirements, does not require definitions for "standard condition" and "substandard condition but suitable for rehabilitation".
- Findings 2 and 3 concern lack of evidence of compliance with relocation regulatory requirements. King County maintains that proper procedures were followed by the county and the agencies under contract. However, we realize that record-keeping is at the heart of these two findings. Our new Relocation Policies and Procedures Manual will make specific references to record keeping in order to ensure that we do not have similar problems producing records in the future.
- Findings 4 and 5 concern failure to meet tenant notice requirements. King County assures HUD that we will get proper and timely notices in the future, and will address timely notification in our new Relocation Policies and Procedures Manual.
- Finding 6 concerns an incomplete relocation payment. King County is currently working with the agency to locate the family to pay additional outstanding moving costs.

The majority of the eighteen concerns related to written policies and procedures. King County is developing a new Relocation Policies and Procedures Manual (as mentioned in Findings 2 – 5) and will be provided to HUD by June 30, 2008

The County will continue to work with HUD to resolve these findings and concerns.

2. Homeless Housing Program – Monitoring Update

- CDBG Funds – King County monitored Hopelink’s Kenmore Shelter and Multiservice Center’s Family Shelter.
- ESG Funds – King County monitored Hopelink’s Kenmore Shelter and Multiservice Center’s Family Shelter
- Supportive Housing Program Funds – King County monitored Hopelink’s Hopelink Place.
- Local and State Funds – The County conducted monitoring visits of The YWCA’s Family Village, Multiservice Center Men’s Recovery House and Westway transitional housing, Hopelink’s Kenmore shelter, Hopelink Place and Dixie Price.

For the HOME program monitoring, see Attachment B: HOME Report.

G. Modifications to the Action Plan

Modifications to 2007 Action Plan will include a few minor changes concerning specific projects, as appropriate. The Plan will continue to be amended to reflect revisions to project activities. Amendments to the 2007 Action Plan and to prior year Action Plans are available upon request.

H. Certifications of Consistency with the Consolidated Plan

HCD staff review projects located in the King County Consortium for consistency with the Consolidated Plan and for consistency with the Consortium’s relocation policies, if applicable. King County staff review project applications to local funding entities, WA State funding entities, and federal funding entities: Sound Families, the Washington State Housing Finance Commission Tax Credit and Bond Programs, the Washington State Housing Trust Fund, HUD, the McKinney Continuum of Care Application, HOPWA, and Federal Home Loan Bank. HCD staff provided all project applicants whose projects were consistent with the 2005-2009 Consolidated Housing and Community Development Plan the required certification of consistency.

I. 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 also has a “Benchmarks Program” in place to help track the overall state of the County. Through the

Benchmarks Program, King County has set long-term goals that are consistent with federal housing and community development goals, including specific goals relating to the provision of affordable housing. The benchmarks measure how well King County is doing as a people, place, and economy, and are used to monitor our progress over time. For more information on the King County Benchmarks Program, please contact Lisa Voight, Benchmark Program Manager at (206) 296-3464, or write to her at the King County Office of Management and Budget, 701 5th Avenue, Suite 3200, Seattle, WA 98104.

J. Lead-Based Paint

The King County Department of Community and Human Services, Housing and Community Development Program, continues to implement our Lead-Based Paint program. We are following the Title X framework established by the US Congress in 1992. This legislation, resulted in the final lead base paint rule, 24 CFR part 35 and 40 CFR part 745, which guides our program through this important 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-base paint risks in the housing projects we undertake.

The construction process can disturb painted surfaces that contain lead. The contractors will implement safe work practices throughout there construction activity. Licensed and bonded contractors working on projects containing lead paint are trained and certified in safe work practices, as well as interim control procedures. These procedures are designed to reduce exposure risks when dealing with lead base paint. At the conclusion of a construction process, the contractor will achieve a final clearance report. This indicates the completion of the project and certification that it is clean, safe and decent housing, 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.

K. Summary of Citizen Comments Received:

Throughout the program year, opportunities were provided to citizens to comment on the Consolidated Plan, its strategies, and the use of federal funds. On March 27, 2007, an ad was published in the Seattle Times announcing the availability of CDBG funds for the 2008 funding year; an ad was published in the Seattle Times on October 4, 2007, announcing the availability of the draft 2008 Action Plan and inviting the public to attend a King County Consortium meeting of the Joint Recommendations Committee and soliciting public comment on the housing and community development needs in King County; and on March 6, 2008, an ad was published announcing availability of the draft 2007 CAPER and soliciting comments. The public was invited to attend meetings regarding the Action Plan and the 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 sent to area libraries. Documentation of these actions was available for review at the public meeting held on March 14, 2008 and is provided as a supplement to this report. No comments or response was received from the general public.

In 2007 input was gathered through the following:

Community Development Planning. The county and Consortium Cities held two joint application workshops in March and April to provide technical assistance to interested applicants. Additional technical assistance was offered by county staff during the allocation process. A Public Forum was held September 7th and applicants invited to present their proposals to the Sub-Region Advisory Group 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 then met as sub-regions to review and finalize recommendations they made within their respective areas to finalize recommendations to the Joint Recommendations Committee (JRC). Applicants were provided a summary of the Sub-Region Advisory Group recommendations in advance of the JRC funding meeting. The JRC considered recommendations and adopted them for the program year.

L. Homeless Continuum of Care Planning

Several public meetings were held in connection with developing the 2007 McKinney Continuum of Care application for Seattle-King County, and a community-based Steering Committee guided the process.

M. Web Site Availability

King County Housing and Community Development (HCD) offers web site access to its federal HUD grant plans and performance reporting documents at:

http://www.metrokc.gov/dchs/csd/Housing/CAPER_07.htm

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: Leona.Coldeen@kingcounty.gov. Any comments will receive a response from a member of HCD Staff.

N. Public Input on Annual Performance Report

An ad was run in the public notices section of the Seattle Times on March 6, 2008, to invite the Public to comment on the preparation and review of this *2007 Consolidated Annual Performance Evaluation Report*, and the Consortium sponsored a public meeting held March 14, 2008, to gather public comments on the CAPER. No members of the public attended the public meeting and no comments were received.

The consortium also sent copies of the draft report to the libraries listed at the front of this report.

Attachment A:

Financial Summary Information for CDBG

Attachment to HUD Form 4949.3 of 2007 CAPER

A. Program Income Received	
Revolving Small Business Loans Interest	\$57,926
Float Loan Principal	\$4,125,289
Float Loan Interest	\$23,664
Housing Repair Loans	\$868,729
Other Repayments	\$0
TOTAL PROGRAM INCOME	\$5,075,608
B. Other Receivables	
Two Float Loans Outstanding	
Four Revolving Loans Outstanding	\$74,367
TOTAL OTHER RECEIVABLES	\$74,367

Financial Summary

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Grantee Performance Report

Community Development Block Grant Program

OMB Approval No. 2506-0077 (Exp. 3/31/94)

Public Reporting Burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2506-0077), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

1. Name of Grantee King County, WA	2. Grant Number B-07-UC-53-0001	3. Reporting Period From 1/1/07 To 12/31/07
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Part I: Summary of CDBG Resources

1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)			\$	12,446,958
2. Entitlement Grant from form HUD-7082			\$	6,200,622
3. Surplus Urban Renewal Funds			\$	
4. Section 108 Guaranteed Loan Funds (Principal Amount)			\$	
5. Program Income received by:	Grantee (Column A)	Subrecipient (Column B)		
a. Revolving Funds	\$ 57,926	\$		
b. Other (Identify below. If more space is needed use an attachment.)				
Principal	\$ 4,994,018	\$		
Interest	\$ 23,664	\$		
c. Total Program Income (Sum of columns a and b)			\$	5,075,608
6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)			\$	
7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6)			\$	23,723,188

Part II: Summary of CDBG Expenditures

8. Total expenditures reported on Activity Summary, forms HUD-4949.2 & 4949.2A			\$	7,384,153
9. Total expended for Planning & Administration, form HUD-4949.2		\$ 1,411,007		
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)		\$ 5,973,146		
11. CDBG funds used for Section 108 principal & interest payments			\$	
12. Total expenditures (line 8 plus line 11)			\$	7,384,153
13. Unexpended balance (line 7 minus line 12)			\$	16,339,035

Part III: Low/Mod Benefit This Reporting Period

14. Total Low/Mod credit for multi-unit housing expenditures from form HUD-4949.2A			\$	107,683
15. Total from all other activities qualifying as low/mod expenditures from forms HUD-4949.2 and 4949.2A			\$	5,865,463
16. Total (line 14 plus line 15)			\$	5,973,146
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)				100 %

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page (1) of (2)

form HUD 4949.3 (06/24/93)
ref Handbook 6510.2

Part IV: Low/Mod Benefit for Multi-Year Certifications (Complete only if certification period includes prior years)				
Program years (PY) covered in certification	PY _____	PY _____	PY _____	
18. Cumulative net expenditures subject to program benefit calculation				\$
19. Cumulative expenditures benefiting low/mod persons				\$
20. Percent benefit to low/mod persons (line 19 divided by line 18)				
Part V: For Public Service (PS) Activities Only: Public Service Cap Calculation				
21. Total PS expenditures from column h, form HUD-4949.2A				\$ 1,099,607
22. Total PS unliquidated obligations from column r, form HUD-4949.2A				\$ 30,988
23. Sum of line 21 and line 22				\$ 1,130,595
24. Total PS unliquidated obligations reported at the end of the previous reporting period				\$ 2,320
25. Net obligations for public services (line 23 minus line 24)				\$ 1,128,275
26. Amount of Program Income received in the preceding program year				\$ 4,607,005
27. Entitlement Grant Amount (from line 2)				\$ 6,200,622
28. Sum of lines 26 and 27				\$ 10,807,627
29. Percent funds obligated for Public Services Activities (line 25 divided by line 28)				10.44
Part VI: Planning and Program Administration Cap Calculation				
30. Total Planning & Administration expenditures				\$ 1,411,007
31. Total Planning & Administration unliquidated obligations				\$ 0
32. Sum of lines 30 and 31				\$ 1,411,007
33. Total Planning & Administration unliquidated obligation reported at end of previous reporting period				\$ 0
34. Net obligations for Planning & Administration (line 32 minus line 33)				\$ 1,411,007
35. Amount subject to Planning & Administration cap (grant amount from line 2 plus line 5c)				\$ 11,276,230
36. Percent funds obligated for Planning & Administration Activities				12.51

NOTE:

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King County HOME Consortium

Summary of Activities

A. Consolidated Housing and Community Development Plan (H&CD Plan):

Overall

During 2007 the King County HOME Consortium used HOME resources including a 2007 entitlement grant of \$4,126,619, an American Dream Downpayment Initiative (ADDI) grant of \$96,781, program income of \$329,525 and prior year unallocated ADDI funds or recaptured HOME funds.

Rental Housing Development

\$1,925,000 was allocated by the Housing Finance Program to three new housing development projects consistent with Affordable Housing Objective 1, Strategy A of the H&CD Plan to *make capital funds available for the construction, acquisition or rehabilitation of good quality, new, permanent, affordable rental housing for low- and moderate income households*. If all of the HOME-assisted projects are completed successfully, 120 affordable rental housing units will be produced.

St. Andrew's Housing Group received \$975,000 in 2007 funds to rehabilitate 29 units and build an additional eight units in an apartment complex located at 280 SW Clark Street in Issaquah. The total HOME award to this project is \$1,175,000 which includes an amendment of prior year funds. The eight new units will be targeted for homeless families whose income will be at or below 30 percent of the area median income (AMI). Twenty of the units will be affordable to households with incomes at or below 50 percent of AMI and nine units will be affordable to households with incomes at or below 60 percent of AMI. The County's investment will leverage approximately \$7.5 million in other funds.

Downtown Action to Save Housing received \$1,000,000 in 2007 HOME funds to acquire and rehabilitate an 83 unit apartment complex called Pyramid Pointe located at 5711 S. 152nd Place in Tukwila. Seventeen of the units will be targeted to victims of domestic violence. Thirty-four of the units will be affordable to households with incomes at or below 30 percent of AMI; forty-two units will be affordable to households with incomes at or below 50 percent of AMI; and seven units will be affordable to households with incomes at or below 60 percent of AMI. The County's investment will leverage approximately \$4.7 million in other funds.

Rental Rehabilitation Program

Under H&CD Plan Affordable Housing Objective 1, Strategy B to *make capital funds available to rehabilitate existing rental units for low- and moderate-income households*,

Shelter America Group received \$750,000 in 2007 HOME funds and \$221,822 in prior year HOME funds to acquire and preserve a 41 unit apartment complex as permanent affordable housing for families located at 739 N. Watson Street in Enumclaw. Seventeen units will be affordable to households with incomes at or below 30 percent of AMI, twenty-one units will be affordable to households with incomes at or below 50 percent of AMI, and three units will be affordable to households with incomes at 60 percent of AMI. Four of the units will be targeted to homeless families. The County investment leverages \$4.1 million from other public sources, including USDA Rural Development.

The primary goal of funds reserved for King County Rental Rehabilitation Program is to help preserve the existing stock of affordable rental housing and to keep it in a safe, decent and sanitary condition, especially those projects in our existing portfolio. The first priority of the Program is to non-profit housing providers with projects in our existing portfolio that are need of repair. The second priority of the Program is for non-profit housing providers who own and manage projects in King County in need of repair that may not have originally applied to the county for funding. The third priority is for for-profit housing providers who have owned and managed a five-or-more-unit apartment building for a minimum of one year, are currently renting to tenants with incomes at or below 50 percent of median income, and are in need of emergency repairs.

Projects in our existing portfolio are in need of major repairs and our rental rehabilitation efforts should be focused on assisting non-profits preserve the existing stock of affordable housing. However, many projects in our existing portfolio that were eligible for an award through The Rental Rehabilitation Program have been previously awarded HOME funds, so HOME is not an eligible fund source.

In 2007, we used local funds to support three projects: 1) Parkview Services was awarded \$10,000 to renovate a basement of single family home into a room for developmentally disabled single adult; 2) Catholic Community Services was awarded \$100,000 to rehabilitate an eight bedroom group home for teen mothers and their children; and 3) Terry Home was awarded \$100,000 to renovate an nine bedroom home for individuals with traumatic brain injury.

The Rental Rehabilitation Program is working with the Asset Manger to identify non-profit housing projects with an existing County investment that are in need of rehabilitation and market the Rental Rehabilitation Program to those agencies.

Homeowner Rehabilitation Program

Under H&CD Plan Affordable Housing Objective 2, Strategy A, to make capital funds available to rehabilitate existing homes owned by low- and moderate-income households, prior year HOME funds were used for single-family housing rehabilitation. The rehabilitation of owner-occupied homes is part of a continuing effort to preserve the existing affordable housing stock and keep people in their homes. During 2007, the Housing Repair Program completed rehabilitation of four owner-occupied single family homes, expending \$71,162. Another \$148,749 was committed to eight households and construction is underway but not completed as of yearend. Other activities included marketing the programs, servicing the existing loan portfolio and regional participation in housing rehabilitation issues.

Homeownership Programs

HOME funds are being used consistent with H&CD Affordable Housing Objective #2, Strategy B *to make funds available for first-time homebuyer opportunities including education, housing counseling and down payment assistance for low- to moderate-income households*. Both generic HOME funds as well as ADDI funds have been awarded to first-time homebuyer projects.

HFHEKC Community Housing Development Organization (HFHEKC) is a new CHDO created by Habitat for Humanity of East King County. HFHEKC received \$649,886 in 2007 HOME funds to construct and develop infrastructure improvements for eleven homes for first-time homebuyers on Osprey Court SE in Snoqualmie as part of a larger Habitat EKC development. HFHEKC utilizes a land trust model in which the land is held in trust and the home prices are affordable to first-time buyers who contribute sweat equity and assume a mortgage from Habitat. Resale restrictions maintain long-term affordability.

Homestead Community Land Trust (Homestead) received \$210,000 in 2007 HOME funds and \$72,000 in prior year ADDI funds to create homeownership opportunities for six first-time

homebuyers in the White Center neighborhood of unincorporated King County. Homestead has operated in Seattle and is interested in expanding their program of open market home purchases in King County. For single family homes the land will be held in trust and resale restrictions will be imposed to preserve affordability for subsequent buyers. For condominium purchases, Homestead will loan County funds directly to first-time homebuyers who must adhere to the affordability restrictions or funds will be recaptured.

The International District Housing Alliance (IDHA) also received \$15,000 in HOME funds to provide first-time homebuyer education and counseling and \$120,000 in prior year ADDI funds for down payment assistance loans. These funds will assist seven households to become first-time homebuyers in South King County. IDHA also is interested in expanding their program into King County.

The Washington State Housing Finance Commission's House Key Plus (ARCH) Program produced an additional 15 first-time homebuyers, bringing the total for that program to 36. The program continues to be marketed to residents in public housing and in mobile home parks by ARCH.

Planning and Administration

\$412,661 or 10% of the HOME and program Income funds available in 2007 were used to cover HOME program administration. Annual reports were collected and reviewed for 51 HOME-assisted projects, covering 1,363 HOME-assisted units. These projects cover transitional and permanent rental housing serving low and very-low income families and individuals. (See also Section G. Monitoring & Inspections of HOME projects)

Overall, HOME funds continue to be targeted primarily to rental projects toward very low-income families and individuals whose incomes fall below 50% of area median income. Priority for housing development funds in 2007 was to create permanent rental housing serving low (50% of AMI) and extremely low (30% of AMI) income households. In parts of King County where market rates are equivalent to rents affordable at 50% of AMI such as South King County, HOME funds help create affordable units serving households well below this level.

B. Private Sector Participation:

Total requests for housing development funds continue to exceed the amount of funds available. As a result, King County's HOME programs rely on the participation of the private sector to leverage resources to successfully implement housing projects. This includes private lenders, tax credit or tax-exempt bond investors, and sometimes loans from foundations. The need to assemble a wide variety of public and private funds often results in lengthy development timelines even though our nonprofit housing organizations are well prepared to meet the complex and diverse requirements of each funding source.

The nonprofit housing development projects also leverage other public sector funds, primarily State Housing Trust Funds and Consortium city CDBG or local funds. In addition, our nonprofit sponsors partner with private development consultants, construction contractors and realtors to develop HOME-funded projects while King County's Housing Finance Program staff enlists the assistance of private sector experts in real estate and finance to help review housing project development proposals. These private sector experts serve as members of an external advisory committee. King County's Community Development Block Grant (CDBG) funds compliment the HOME Program by funding rental housing for persons with special needs as well as homeowner rehabilitation and first-time homebuyer activities, serving households up to 80% of median income.

With the receipt of ADDI funds, King County has partnered with the Washington State Housing Finance Commission (WSHFC) Homeownership Program. WSHFC works directly with mortgage lenders to offer affordable first mortgages which will be combined with ADDI-funded second

mortgages for eligible first-time homebuyers. Two additional organizations – Homestead Community Land Trust and International District Housing Alliance – were awarded ADDI funds to provide downpayment assistance in unincorporated King County.

The County's homeowner rehabilitation program also leverages private sector financing. Within the homeowner housing repair program, property owners may be offered a matching loan. The applicant pays half the cost of rehabilitation using a private loan and the other half is borrowed from King County as a zero-interest deferred payment loan. The maximum loan from the County is \$25,000. Also the new relationship with the King County Housing Authority allows many projects to leverage various weatherization funds and consolidate the construction management efforts.

C. HOME Program Match

HOME development funds are targeted to affordable permanent rental housing or the promotion of homeownership opportunities for households below 80% of median income. Local county Housing Opportunity funds and the Regional Affordable Housing Program funds often serve as match for HOME projects and are targeted to families or individuals at the lowest income level and those with special housing needs when awarded to the same projects.

D. Community Housing Development Organizations (CHDOs)

King County continues its efforts to support organizations that meet the CHDO criteria under HOME. During 2007 two new organizations have been certified as CHDOs: Homestead Community Land Trust and HFHEKC Community Housing Development Organization (an offshoot of Habitat for Humanity of East King County). One former CHDO, Kirkland Interfaith Transitions in Housing, did not certify as its Board membership has changed. The current total of certified CHDOs in King County is nine.

HFHEKC received the CHDO setaside in 2007 to develop the 11 ownership units on Snoqualmie Ridge. Homestead received HOME funds to create six homeowners in White Center and operating support to increase the agency's capacity to expand its land trust program.

The Consortium's HOME policies allow CHDOs to apply for and receive operating support funds to build the capacity of these agencies. The agency must demonstrate how an additional award would increase its ability to produce, own and manage affordable housing. Homestead Community Land Trust received HOME funds to create six homeowners in White Center and operating support to increase the agency's capacity to expand its land trust program.

E. Affirmative Marketing:

King County has policies and procedures for affirmative marketing of vacant units in projects of five or more units, per 24 CFR 92.351.

King County informs the general public with a description of affirmative marketing requirements when advertising its program in legal notices and advertisements in general media throughout the County. The requirements are also set out in press releases given to general media and community newspapers throughout the County.

Owners desiring to participate in the HOME program are informed of affirmative marketing requirements in the first interview. Potential tenants are informed of the requirements when given "Notice of Right to Continue in Occupancy."

In addition, the Equal Housing Opportunity logo is included in all material distributed about the program.

Owners are required to display the Equal Housing Opportunity logo during rehab work, list vacancies with the King County Housing Authority, advertise vacancies through community and minority newspapers, and/or list vacancies with minority community outreach programs and housing counseling agencies.

Recordkeeping required of owners includes keeping rejected applications of potential tenants, copies of advertising of vacant units, and copies of letters listing vacant units with minority outreach groups. Sufficient records must be kept to comply with 24 CFR 508.

F. Minority Outreach:

King County has a minority outreach effort for the HOME program aimed at bringing minority- and women-owned businesses (M/WB) into participating as contractors or suppliers for renovation and construction projects. The County encourages the following practices to promote open competitive opportunities for small businesses including M/WBEs:

1. Scheduling a pre-bid or pre-solicitation conference to provide project information and to inform M/WBEs and other firms of contracting and subcontracting opportunities.
2. Placing all qualified small businesses attempting to do business in the County, including M/WBEs, on solicitation lists, and providing written notice of subcontracting opportunities to M/WBEs and all other small businesses capable of performing the work, including without limitation all businesses on any list provided by the County, in sufficient time to allow such businesses to respond to the written solicitations.
3. Breaking down total requirements into smaller tasks or quantities, where economically feasible, in order to permit maximum participation by small businesses including M/WBEs.
4. Establishing delivery schedules, where the requirements of this contract permit, that encourages participation by small businesses, including M/WBEs.
5. Providing small businesses including M/WBEs that express interest with adequate and timely information about plans, specifications, and requirements of the contract.
6. Utilizing the services of available community organizations, contractor groups, local assistance offices, the County, and other organizations that provide assistance in the recruitment and placement of small businesses including M/WBEs.

G. Tenant Assistance/Relocation:

1. King County prioritizes projects that don't cause the displacement of existing tenants. All recipients are made aware of the impact (both financial and staffing) that federally-required relocation procedures and payments may have. King County will only consider funding HOME projects with potential relocation if the project meets a critical housing need that outweighs the negative impact of residential and business displacement.
2. The King County Relocation Specialist monitors each HOME-assisted project to ensure the timely issuance of required notices and project compliance. The following HOME-assisted project was monitored in 2007:
 - 280 Clark Apartments - St. Andrew's Housing Group was awarded \$200,000 of 2006 HOME funds and received an additional \$984,626 of 2007 HOME funds for the rehabilitation of a 30 unit complex, and construction of 7 new units to provide permanent rental housing for families and individuals. General Information Notices were issued to tenants in 2005. A total of 9 tenants will be permanently displaced, with relocation costs estimated at \$147,000. All moves should be complete in 2008.

3. The steps taken by the developer's relocation agent to coordinate the provision of housing assistance and the delivery of special services to those occupants displaced include:
 - a. Identifying any special needs during the interview process.
 - b. Keeping the occupant informed of project progress.
 - c. Identifying comparable housing.
 - d. Taking the displaced person to inspect the comparable housing.
 - e. Completing claim forms.
 - f. Coordinating the move.
 - g. Assisting the occupants in any way possible.

Tenants, who are not displaced, are kept informed of project progress. Tenants are assisted if temporary relocation is needed and rents are monitored upon completion for compliance with the Uniform Relocation Act.

H. Monitoring and Inspections of HOME Projects

A joint inspection tool, based on the HUD Real Estate Assessment Center (REAC) Physical Assessment Sub-system was developed by the public funders and 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. Schedules between public funders are coordinated for jointly funded projects.

On-site inspections for King County HOME funded projects were performed for 115 HOME-assisted units during 2007. Forty-five units had no documented deficiencies and 70 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. Three post abatement inspections were required.

King County and other participating public funders continue to use a combined annual report form. Owners of publicly-funded affordable housing are required to submit this report. In addition to demographic and compliance information on tenant occupants of the housing, the report also collects critical year-end operating and reserve information to help property owners and funders identify potential issues in advance of problems. The data allows staff to provide technical assistance to property owners in a timely manner.

During 2007 King County continued to participate with the State and other public funders to develop a web-based Combined Funders Annual Report. This would eliminate a lot of redundancy in reporting by the contractors and the burdensome editing process of the current Excel workbooks when the annual reports are filed. Although King County is one of the few funders to accept electronic filing of the reports, extensive editing is still required before summaries of the data can be generated for performance reporting.

I. HOME project completions in 2007

The following projects were completed in 2007:

- Rose Crest at TALUS (formerly called East Village) located at 341 Shangri-la Way NW, Issaquah was developed by St. Andrew's Housing Group and created 50 units of permanent affordable rental housing for low-income families and individuals.

- Mine Hill Apartments located at 245 SW Clark Street, Issaquah, developed by St. Andrew's Housing Group, preserved 28 units of permanent affordable rental housing for low-income families and individuals.
- Greenbridge – Seola Crossing located at 9000 8th Avenue SW, Seattle, developed by the King County Housing Authority as part of the larger HOPE VI project, created 185 units of permanent affordable rental housing for low-income families and individuals.
- Eernisse Apartments located at 17905 97th Place SW, Vashon, developed by Vashon HouseHold is a CHDO project that produced 26 units of permanent affordable rental housing for low-income families and individuals.
- Villa Capri Manor (formerly called Garden Park II Apartments) located at 28621 25th Place South, was developed by the MultiService Center, and is also a CHDO project that produced 86 units of permanent affordable rental housing for low-income families and individuals.
- Lauren Heights Apartments located at 1675 25th Ave NE, Issaquah was developed by Shelter America Group and produced 51 units of permanent affordable rental housing for low-income families and individuals.

Attachment C: Tables 4 – 16

Households Assisted with Housing

In 2007, at least 5,000 low- and moderate-income households in the King County Consortium were assisted with affordable housing. As shown in Tables 4 and 5, they included families and individuals who are homeowners, renters, homeless people, and people with special needs. Most had incomes below 30 percent of the median. Types of assistance provided include subsidized permanent and transitional housing units, emergency shelter, home repair (both renter and owner occupied), and preservation of mobile home parks.

Table 4: Households Assisted by Type, 2007

Type of Household Assisted	Number	Percent
Family Households	4,581	71.1%
Single Individual Households	1,863	28.9%
Total Households Assisted	6,444	100.0%

Table 5: Households Assisted With Housing by Income Level, 2007

(HOME, CDBG and ESG only)

Income Level % of median income	Homeowners	Renters	Homeless	Total	Percent
0% to 30% of median	461	2,784	1,035	4,280	66.4%
31% to 50%	44	1,419	103	1,566	24.3%
51% to 80%	61	441	7	509	7.9%
81% +	0	86	3	89	1.4%
Unknown	0	0	0	0	0%
TOTAL	566	4,730	1,148	6,444	100.0%

Note: "Home owner" category is primarily households served through home repair programs, preservation of mobile home park projects and opportunities for first time home buyers; "Homeless" includes persons served in shelters and transitional housing as well as those making the transition to permanent housing. *An additional 2,823 Households were served by units produced with King County local funding. This includes 2,582 renters, and 240 owner households consisting of individual families*

Table 6: -Average number of renter households served annually in completed housing units, by household type and income:

Type of Household	At or Below 30% of Area Median Income (AMI)	31% to 50% of AMIs	51% to 60% of AMI	61% to 80% of AMI
Small Related Households (2-4 persons)	123 High Need	134 High Need	19 Medium Need	6 Low Need
Large Related Households (5+ persons)	44 High Need	19 High Need	5 Medium Need	0 Low Need
Elderly Households	High Need	High Need	Medium Need	Low Need
Households with Special Needs	High Need	High Need	Medium Need	Low Need
All Other Households	98 High Need	38 High Need	7 Medium Need	1 Low Need
Total Renter Households Served Annual Goal = 500	375	191	31	11

Table 7: Homeless Households and Individuals Served in Shelters and Transitional Housing, 2007 (ESG and CDBG funds only)

	<i>Households Served</i>	<i>Individuals Served</i>	<i>Individuals Turned Away</i>
Emergency Shelter	1,148	2,319	40,335

Source: Client profile reports submitted by shelter programs, calendar year 2007. Includes only those programs receiving CDBG and/or ESG funds. Counts may include duplication.

Table 8: Production Summary: 2007 Allocations By King County Consortium ²

<i>Housing type</i>	<i>Units</i>	<i>% of total</i>
Permanent housing	600	90%
Transitional housing	16	2%
Interim housing ²	20	3%
Homeownership	32	5%
Total	668	100%
<i>Type of household to be served</i>	<i>Units</i>	<i>% of total</i>
Family units	233	35%
Individual units	11	2%
Veterans units	46	7%
Special needs units	378	56%
Total	668	100%
<i>Income level</i>	<i>Units</i>	<i>% of total</i>
Affordable to 0-30% of median income:	485	73%
Affordable to 31-50% of median income:	142	21%
Affordable to 51-80% of median income:	41	6%
Total Units	668	100%

² Includes HOME, CDBG Consortium housing funds, the King County Housing Opportunity Fund, Regional Affordable Housing Program funds, and Veterans and Human Services Levy funds.

² Interim housing is defined as tenancy of days, weeks, or months (not time-limited) with a housing agreement or lease.

Table 9: Housing Allocations by Objectives, 2007

Objectives (not in priority order)	2007 Housing-Related Project Allocations from HOME, CDBG
#1 - Preserve and expand the supply of affordable rental housing available to low- and moderate-income households, including households with special needs.	\$3,561,148
#2 - Preserve the housing of low- to moderate-income homeowners, and provide programs for low- and moderate-income households that are prepared to become first-time homeowners.	\$3,785,317
#3 - King County will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing and increase access to housing, and to housing programs and services for low- to moderate-income households. King County staff may work with Consortium city staff and community stakeholder agencies on these fair housing strategies. These strategies do not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.	0
Total	\$7,346,465

Public Services**Table 10: Number of Persons Served in Public Services, 2007***

Priority Need Category	No. of Persons Served
Public Services	
Table 10: Number of Persons Served in Public Services, 2007	
Basic Needs-emergency food and financial assistance	44,513
Senior Services	886
Health Care Services	11,301
Youth Services	210
Mental Health Services	29
Total:	56,939
Note: Does not include emergency shelter, transitional housing for any purposes including for victims of domestic abuse, homelessness prevention or other housing services.	

Public Improvements

**Table 11: Number of Active Public Improvements Projects, 2007
Community Facility (including acquisition, rehabilitation and new construction)
Projects, 2007**

Priority Need Category	Actual No. of Projects Assisted	Actual No. of Projects Completed
Water/Sewer Improvements	5	0
Street Improvements	1	0
Sidewalk Improvements	3	1
Parks/Recreational Facilities	4	3
Total:	13	4

Community Facilities

Table 12: Number of Active Community Facility (including acquisition, rehabilitation and new construction) Projects, 2007

Table 12: Number of Active Community Facility Projects, 2007		
Priority Need Category	No. of Projects Assisted	No. of Projects Completed
Senior Centers	1	0
Youth Centers	1	0
Neighborhood Facilities (food banks, counseling, social services)	8	5
Health Facilities	3	3
Architectural Barrier Removal	1	0
TOTAL:	14	8

Economic Development

Table 13: Number of Businesses and Persons Assisted in Economic Development Activities, 2007

Priority Need Category	No. of Businesses Assisted	No. of Persons Assisted	No. of Jobs Created/Retained	Percent of Jobs Assisted
Microenterprise Establishment Assistance	0	47	0	0
Total:	0	47	0	0

Table 14: Projects/Units Rehabilitated with CDBG Funds Completed in 2007

Year Funded	Project	Units Completed	CDBG Funds	Other Funds
2007	King County Housing Repair Program	168	\$1,348,961	\$426,815
2007	Minor Home Repair Programs (Renton, Tukwila, SeaTac, Shoreline)	360	\$300,052	\$29,825
	Total Housing Repair Programs	528	\$1,649,013	\$456,640

	Community Facilities	Units Completed	CDBG Funds	Other Funds
1999	Residence XII Facility Construction	1	\$223,794	0
2004	KCHA Jim Wiley Community Center Improvements	1	\$439,593	\$2,527,674
2004	Pediatric Interim Care Center (PICC)	1	\$129,984	\$336,816
2003	SeaTac Abused Deaf Women's Advocacy Services Facility - A Place of Our Own	1	\$164,576	\$475,000
2003	Maple Valley Food Bank Facility Expansion	1	\$289,121	\$0
2001, 2005, 2006 (this project included 3 CDBG activities over 3 years)	Lutheran Community Services Building Permitting & Fees, A & E, and project management	1	\$459,630	\$2,143,111
	Total Community Facilities		\$1,706,698	\$5,482,601

Table 15: Non-Housing Community Development Allocations by Objectives, 2007

Objectives (not in priority order)	CDBG Allocations
#1 - Improve the ability of health and human service agencies to serve our low- to moderate-income residents effectively and efficiently	\$819,357
#2 Improve the living environment in low- and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and Countywide Planning Policies	\$844,975
#3 - Expand economic opportunities for low- to moderate-income persons	\$32,888
TOTAL	\$1,697,220

Table 16:

Table 16: King County Consortium, Beneficiaries by Racial/ Ethnic Categories, 2007

CDBG Beneficiaries by Racial/Ethnic Categories

Includes both housing and non-housing activities

Race/Ethnic Group	Persons		Households	
	Total	# Hispanic	Total	# Hispanic
White	30,165	4,624	1,127	139
Black/African American	8,100	158	151	6
Asian	4,711	9	91	0
American Indian/Alaskan Native	1,599	143	9	2
Native Hawaiian/Other Pacific islander	2,236	5	16	2
American Indian/Alaskan Native & White	259	107	4	1
Asian & White	72	2	4	0
Black/African American & White	193	11	3	0
Am. Indian/Alaskan Native & Black/African American	56	12	1	0
Other Multi-Racial	15,835	3,463	105	5
Total:	63,226	8,534	1,511	155
	Percent Hispanic	17.3%		7.3%

HOME & ADDI Unit Completions by Racial/Ethnic Categories

Includes rental units, first-time homebuyers and homeowners

Race/Ethnic Group	Households	
	Total	# Hispanic
White	2,534	368
Black/African American	780	5
Asian	417	0
American Indian/Alaskan Native	58	1
Native Hawaiian/Other Pacific islander	68	0
American Indian/Alaskan Native & White	17	1
Asian & White	13	0
Black/African American & White	32	0
Am. Indian/Alaskan Native & Black/African American	28	0
Other Multi-Racial	376	171
Total:	4,323	546
	Percent Hispanic	12.6%

ESG Beneficiaries by Racial/Ethnic Categories

Race/Ethnic Group	Persons	
	Total Persons	# Hispanic
White	694	141
Black/African American	511	8
Asian	13	1
American Indian/Alaskan Native	85	51
Native Hawaiian/Other Pacific islander	75	7
American Indian/Alaskan Native & White	5	4
Asian & White	7	1
Black/African American & White	44	2
Am. Indian/Alaskan Native & Black/African American	28	0
Other Multi-Racial	255	79
Total:	1,717	294
Percent Hispanic		17.1%

TOTAL CDBG, HOME/ADDI and ESG

Race/Ethnic Group	Persons		Households	
	Total Persons	# Hispanic	Total Households	# Hispanic
White	30,859	4,765	3,661	507
Black/African American	8,611	166	931	11
Asian	4,724	10	508	0
American Indian/Alaskan Native	1,684	194	67	3
Native Hawaiian/Other Pacific islander	2,311	12	84	2
American Indian/Alaskan Native & White	264	111	21	2
Asian & White	79	3	17	0
Black/African American & White	237	13	35	0
Am. Indian/Alaskan Native & Black/African American	84	12	29	0
Other Multi-Racial	16,090	3,542	481	176
Total:	64,943	8,828	5,834	701
Percent Hispanic		13.59%		12.02%

*Race/Ethnic data collected through federal programs is not directly comparable to census data. These groups can only be compared with the census data "Two or More Races" category and "Some Other Race" category.

*For capital development projects, the ethnicity is reported for head of household and not individuals in the household. Therefore, numbers counted in households not persons.

Attachment D: Specific ESG Requirements

Specific ESG Requirements

ESG Targets

The King County Consortium currently targets available Emergency Shelter Grant (ESG) funds only for emergency shelter. Specifically, the ESG priority was: Facility based emergency shelter programs that provide temporary, short term stays for up to 90 days.

ESG funds and CDBG funds were awarded to non-profit organizations through a combined competitive Request for Proposals process. Project selection was based on how well the application furthers the Continuum of Care strategies.

Sources of Matching Funds:

Matching funds generated are as follows: other federal - \$361,621; other public -\$962,997 private foundations \$331,467, and other \$105,119. The match sources include Community Development Block Grant funds, private donations, local jurisdictions' general fund support, and state funds for shelter programs.

2007 Date of Obligation for ESG Funds

Agency	Date Contract Executed	
Domestic Abused Women's Network	01/11/2007	IDIS# 2458
YWCA	01/26/2007	IDIS# 2460
Solid Ground	01/11/2007	IDIS# 2461
Hopelink	12/27/2006	IDIS# 2462
Multi-Service Center	12/27/2006	IDIS# 2459
Springboard Alliance	01/26/2007	IDIS# 2456
Springboard Alliance	01/26/2007	IDIS# 2457

Project Activity Performance Report

In addition to the information on the Project Activity Performance Report, the following reports from the HUD Integrated Disbursement and Information System (IDIS) were available for viewing at the public hearing held on Friday, March 14, 2008 from 1:30 pm to 3:00 pm, on the first floor of the Chinook Building, 401 Fifth Avenue, Seattle, WA, room 126. These reports are also provided to HUD as a supplement to this report:

Summary of Accomplishments Report (C04PR23)
Summary of Consolidated Plan Projects for Report Year 2007 (PR06)
Financial Summary Report (C04PR26)
Summary of Activities (C04PR03)
CDBG Performance Measures Report (C04PR83)
Status of HOME Activities (C04PR22)
HOME Housing Performance Report (C04PR85)
ESG Performance Measures Report (C04PR81)
ESG Financial Summary for Year (FY) 2007 (C0PR12)
ESG Program Grantee Statistics for Prior Year (PY) (C0PR19)
ESG Grantee Activity Summary (C0PR20)
HUD Grants and Program Income (C0PR01)
List of Activities by Program Year and Project (C0PR02)
Drawdown Report by Voucher Number (C0PR07)
Grantee Summary Activity Report (C0PR08)
CDBG Housing Activities (C0PR10)

These above listed reports are also available upon request from:

Leona Coldeen, Community Development Planner
King County Housing and Community Development Program
Chinook Building, 401 Fifth Avenue, Suite 510
Seattle, WA 98104-1958
Telephone: 206-263-9092 *Fax:* (206) 296-0229
TTY Relay: 711 *Email:* Leona.coldeen@kingcounty.gov

This CAPER report is also available online at:

http://www.metrokc.gov/dchs/csd/Housing/CAPER_07.htm

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Reconciliation of the King County CDBG Consortium's Project Activity Performance Report and the HUD IDIS PR03 Report

Table 17: Explanation of the King County CDBG Consortium's (KC) Activities NOT reported on the HUD IDIS PR03 Report

Project Number	Project Title	Explanation
C02685	King County Small Business Loan Program	Project cancelled by county in 2005, but not cancelled in IDIS until 2008.
C03241	King County Administration - Capital	Project cancelled in 2005, but not cancelled in IDIS until 2007.
C04684	King County Economic Development Program	Project was completed and reported in the 2006 CAPER, but continues to show on the King County Report because funds were recaptured in 2007.
C04685	King County Small Business Loan Program	Project continues to show "funds budgeted in IDIS" and is still on open project.
C05048	Appian Way Apartments	Project was cancelled in IDIS in 2007.
C06171	King County Admin-Capital RE CBDOS	Project was cancelled in IDIS in 2007.
C06203	Duvall Cherry Street Water Main Replacement	Project is underway, but has not drawn funds yet.
C06204	King County CDBG Program Administration	Project was completed and reported in the 2006 CAPER, but continues to show on the King County Report because funds were recaptured in 2007.
C06876	Burien North Ambaum Park Development - Phase II	Project is underway, but has not drawn funds yet.
C07140	Renton Multi Service Ctr. Employee Dev. Services by CBDO Set-Aside	Project was budgeted as a set-aside, and not set up in IDIS pending HUD determination. Project was reported in 2007 Action Plan and will either be recaptured for 2007 or reallocated in 2008, pending JRC action.
C07166	ARCH Housing Dev. Set-aside	Project was budgeted as a set-aside, pending ARCH determination of project to fund. Through funding Amendment all funds were moved to C07447, listed below. Set-aside activity is cancelled.
C07167	North and East Sub-region Housing Dev. Set-aside	Project was budgeted as a set-aside, pending NE sub-region determination of project(s) to fund. Through Amendment funds were moved to C07294, listed below, and decision on remaining funds (\$8,055) is pending.
C07176	N/E CDBG Human Service Set Aside	Project was budgeted as a set-aside, pending NE sub-region determination of project(s) to fund. Funds were moved to C07282 and C07193. Set-aside activity is now cancelled.
C07205	KC Community Facility Project Mgmt.	Facility project implementation underway; awaiting HUD determination re classification of expenses.

Table 17 Continued		
C07235	Multi-Service Ctr. Employment Services by CBDO Set Aside	Project was awarded funds but not set up in IDIS, due to pending HUD decision. Project was reflected in the 2007 Action Plan. Funds will be recaptured for reallocation and this project cancelled.
C07499	ElderHealth NW Renovation of Adult Day Health Care Ctr.	Project was cancelled prior to IDIS set-up. Funds will be reallocated during the 2008 program year.
C07515	KCHA Paramount House Rehabilitation - Accessibility Improvements	This project was set up in error; funds were supplemental to an existing project (C04150, IDIS 2399).
C07578	Federal Way Multi-Service Ctr. Employee Dev. Services by CBDO Set-Aside	Project was awarded funds but not set up in IDIS, due to pending HUD decision. Project was reflected in the 2007 Action Plan. Funds will be recaptured for reallocation and this project cancelled.
C07603	Renton Unallocated Funds	This project is holding funds until projects can be determined.
C07609	Consortium-wide Contingency Plan Project	This project is holding funds until projects can be determined.
C07678	Shoreline Unallocated	This project is holding funds until projects can be determined.
C07684	King County Economic Dev. Program	This project was cancelled as a result of HUD monitoring. Funds will be reallocated in 2008 program year.
C07685	King County Small Business Loan Program.	This project is a place holder for the Small Business Loan Program.

Table 17a:

Explanation of the HUD IDIS PR03 Report Activities NOT reported on the King County CDBG Consortium's (KC) Project Activity Performance Report

Project Number	IDIS Number	Project Title	Explanation
C00830	1316	Black Diamond Water System	Reported in KC 2003 CAPER as cancelled, but neglected to be cancelled in IDIS until 2007.
C03876	1911	Burien Ambaum Park Dev.	Reported as cancelled in KC 2003 caper, but neglected to be cancelled in IDIS until 2008.
C04050	2226	Greenbridge Housing Authority, Andover Park	A short-term loan of \$1.75 million to the King County Housing Authority to assist with infrastructure costs in the redevelopment of the Park Lake Homes community (now called Greenbridge) in the White Center area of unincorporated King County. The loan is for 30 months, at zero interest. Once the housing authority spends the loan funds as agreed, the loan would be forgiven and repaid in the full amount by King County local government funds within 30 months. King County commits to fully repay the loan through a transfer of local government funds (a combination of King County Current Expense funds, Roads funds, Real Estate Excise Tax funds, and Surface Water Management funds), into the CDBG fund.