

Consolidated Annual Performance and Evaluation Report for the Year 2009

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

Available for Public Comment March 17, 2010

Submitted on March 31, 2010 to:

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
909 First Avenue, Suite 200
Seattle, Washington 98104

Submitted by:

King County Department of Community and Human Services
Community Services Division
Housing and Community Development Program
Chinook Building, 401 Fifth Avenue, Suite 510
Seattle, WA 98104-1958

The King County Consortium 2009

The King County Consortium is an inter-jurisdictional partnership of King County and the cities and towns of Algona, Auburn, 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, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville, and Yarrow Point.

Ron Sims, King County Executive Joint Recommendations Committee (2009 governance body of the consortium)

The Honorable Ava Frisinger, Mayor, City of Issaquah, Chair
The Honorable Terry Anderson, Councilmember, City of SeaTac, Co-Chair
The Honorable Howard Botts, Mayor, City of Black Diamond
The Honorable David Baker, Mayor, City of Kenmore
Dan Stroh, Planning Director, City of Bellevue
Michael Hirsch, Human Services and Community Development Manager, City of Auburn
Lynnette Hynden, Human Services Division Manager, City of Federal Way
Rob Beem, Community Services Division Manager, City of Shoreline
Nori Catabay, Housing and Sustainability Coordinator, Office of the King County Executive
Jackie MacLean, Director, King County Department of Community and Human Services
Stephanie Warden, Director, King County Department of Development and Environmental Services, Co-chair
Adrienne Quinn, Director, Office of Housing, City of Seattle

King County Department of Community and Human Services

Jackie MacLean, Director, Department of Community and Human Services
Linda Peterson, Division Director, Community Services Division
Cheryl Markham, Program Manager, Housing and Community Development Program

Project Staff: Consolidated Annual Performance and Evaluation Report

Carole Antoncich, Program Manager, Homeless Housing Programs
Eileen Bleeker, Housing Finance Program Planner
John deChadenedes, Program Manager, Housing Finance Program
Clark Fulmer, Program Manager, Housing Rehabilitation Program
Florence Nabagenyi, Fiscal Coordinator
Kathy Tremper, Program Manager, Community Development Program

Contact Person Regarding Consolidated Annual Performance and Evaluation Report

If you have questions or concerns about this report, please contact:

Eric Wilcox, Planner, Community Development Program
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: Eric.Wilcox@kingcounty.gov

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

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

And, at the following King County libraries:

Algona	Kent Regional	Skykomish
Bellevue Regional	Maple Valley	Snoqualmie
Black Diamond	North Bend	White Center
Bothell Regional	Pacific	Downtown Seattle,
Carnation	Shoreline	Government Documents Section
Federal Way Regional		

Alternate formats provided for people with disabilities upon request. Please call TTY: 711 (Relay Service)

TABLE OF CONTENTS

Introduction	1
I. Executive Summary	2
II. Program Accomplishments (Assessment of 3 - 5 year goals/objectives)	4
A. Goal One: Ensure Decent, Affordable Housing	4
<u>Affordable Housing Objective 1</u> - Preserve and expand supply of affordable rental housing available to low- and moderate-income households, including households with special needs.	
<u>Affordable Housing Objective 2</u> - 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.	
<u>Affordable Housing Objective 3</u> - King County will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing, and to increase access to housing as well as housing programs and services for low- to moderate-income households.	
B. Goal Two: Ending Homelessness	24
<u>Homeless Objective 1</u> - Support programs that prevent homelessness.	
<u>Homeless Objective 2</u> - Support the creation of a range of permanent affordable housing options for homeless households.	
<u>Homeless Objective 3</u> - Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs.	
<u>Homeless Objective 4</u> - King County will approach homelessness planning and coordination as a regional issue, and work with the Committee to End Homelessness in King County, cities, housing funders, community agencies and homeless people to achieve such coordinated efforts.	

C. Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities	29
<u>Community/Economic Development Objective 1</u> - Improve the ability of health and human service agencies to serve our low- to moderate-income residents effectively and efficiently.	
<u>Community/Economic Development Objective 2</u> - Improve the living environment in low- and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and the Countywide Planning Policies.	
<u>Community/Economic Development Objective 3</u> - Expand economic opportunities for low- to moderate-income persons.	
III. Public Housing and Resident Initiatives.....	39
IV. Resources Made Available.....	41
A. Formula Grant Programs - Table 1.....	42
B. Other Public and Private Resources for Housing Activities.....	42
Table 2.....	43
C. Community/Economic Development Resources for Non-Housing Activities	46
Table 3.....	47
V. Self-Evaluation of Actions, Program Changes, and Certifications of Consistency with the Consolidated Plan.....	48
A. Evaluation of Housing Programs	48
1. Homeless Housing Program	
2. Housing Repair Program	
3. Housing Finance Program	
4. Affordable Housing Planning	
B. Evaluation of Relocation Activities	51
C. Evaluation of Community Development Program	51
1. Timeliness	
2. Environmental Review	

3. Community Development Allocation Process	
D. Evaluation of Economic Development Program	52
E. Loan Activities	53
1. Float Loan	
2. Section 108 Loan	
F. Monitoring	53
1. Community Development Monitoring Update	
2. Homeless Housing Monitoring Update	
G. Modifications to the Action Plan	56
H. Certifications of Consistency with the Consolidated Plan	56
I. Other Measures of Progress	56
J. Lead-Based Paint	56
K. Summary of Citizen Comments Received	57
L. Community Development Planning	57
M. Homeless Continuum of Care Planning	57
N. Web Site Availability	57
O. Public Input on Annual Performance Report	58

Attachments

Attachment A: Financial Summary Report	59
Attachment B: HOME Report	62
1. HOME Annual Performance Report	
2. HOME Match Report	
Attachment C: Tables (4-16)	73

Table 4: Households Assisted by Type

- Table 5: Households Assisted with Housing by Income Level
- Table 6: Goals for Average Number of Renter Households to be Served Annually
- Table 7: Homeless Households and Individuals Served in Shelters and Transitional Housing
- Table 8: Production Summary: 2009 Allocations by King County Consortium
- Table 9: Housing Allocations by Objectives
- Table 10: Number of Persons Served in Public Services
- Table 11: Number of Active Public Improvements Projects
- Table 12: Number of Active Community Facility Projects
- Table 13: Number of Businesses and Persons Assisted in Economic Development Activities
- Table 14: Units/Projects Rehabilitated with CDBG Funds Completed
- Table 15: Non-Housing Community Development Allocations by Objectives
- Table 16: King County Consortium, Beneficiaries by Racial/Ethnic Categories, 2009

Attachment D: Specific ESG Requirements.....82

Attachment E: Project Activity Performance Reports.....85

List of available HUD IDIS reports and Web site 155

Map of King County Consortium and Projects Inside Back Cover

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 2009. 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 2009 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) as amended.

To learn more about the housing and community development needs in King County outside Seattle, and the priorities for investment of federal funds in 2009, 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 homelessness¹, as well as other state and local funds for homelessness, housing and community development. Together, the HUD 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. King County partners with its suburban cities and towns for the sharing of CDBG, HOME and ESG funds, as well as for local funds. The CDBG Consortium is comprised of 28 regular CDBG Consortium cities and towns, plus the unincorporated areas of the County, and three CDBG Joint Agreement Consortium members for a total of 31 cities. It excludes Seattle, Bellevue, Kent and Auburn, which receive CDBG directly from the federal government, and the cities of Newcastle and Medina that did not submit an agreement in time to participate in the consortium for 2009. The City of Normandy Park declined to participate in the consortium. The City of Milton is also not included due to its participation in Pierce County CDBG and HOME programs. For the sharing of HOME funds, the consortium includes the regular CDBG Consortium and CDBG Joint Agreement Consortium cities, plus the cities of Bellevue, Kent and Auburn. For the sharing of ESG funds, the consortium includes only the regular CDBG Consortium jurisdictions.

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 E.

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.

I. EXECUTIVE SUMMARY

King County's community stakeholders helped establish goals and objectives for the use of its Community Development Block Grant (CDBG), HOME and Emergency Services Grant (ESG) "formula" funds. King County receives about \$10.2 million in federal formula funds 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 these funds on behalf of King 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: Ending Homelessness

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

This is a summary of King County's performance in meeting its housing and community development goals, strategies and objectives during the year 2009.

Goal One: Ensure Decent, Affordable Housing

In 2009, the King County Consortium provided funding for housing strategies for very low, low and moderate-income households (households at or below 30 percent, 50 percent and 80 percent of the area median income). Strategies include expanding and preserving the supply of rental and owner housing affordable to these income levels, preserving the housing of homeowners at these income levels, providing first-time homebuyer opportunities for households at these income levels and affirmatively furthering fair housing.

A total of **429 units of new affordable rental housing were funded with 2009 housing capital funds**; **70** of those units are targeted to persons with special needs, including persons with disabilities, homeless households and households at risk of homelessness; and **232** of those units were designated for households with very low-incomes at or below 30 percent of area median income, many of whom may also be at risk of homelessness.

Additionally, another **212 rental units were rehabilitated and preserved** for very low-income households.

There were **157 substantial home repairs completed, plus an additional 492 minor home repairs completed** for very low- to moderate-income homeowners in order to improve the health and safety of the housing stock in King County.

Goal Two: Ending Homelessness

In 2009, the King County Consortium continued to work with the regional Committee to End Homelessness in King County (CEHKC) 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, services, permanent supportive housing and service enriched permanent housing. Strategies have increasingly moved towards permanent (non time-limited) housing with supportive services in order to reduce homelessness substantially, particularly chronic homelessness.

A total of **623 households received homelessness prevention services** through the King County Housing Stability Program to stabilize them in their permanent housing. Ninety-five percent of the households that received these services were still housed six months later, and 93 percent of households contacted were still housed 12 months after receiving service.

In addition, **13,193 individuals** were provided with other emergency assistance and/or tenant support activities designed to prevent homelessness.

A total of **520 permanent supportive housing units** were provided for homeless households with a history of mental illness, substance abuse and/or AIDS through the Shelter Plus-Care Program.

In addition, **433 households** received access to permanent housing through rental assistance and/or housing support services with local funds.

A total of **155,351 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. The household may be only a single individual, or it may be a family of two or more.

In addition, **168,286 unit nights of transitional housing** were provided to increase the housing stability of homeless households.

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

In 2009, 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.

Approximately **89,428 persons received essential human services** including senior services, childcare services, emergency food, clothing and financial assistance, health care, youth services and domestic violence victim services.

A total of **five community facility capital projects were completed and closed; four funded projects were underway** to be completed and closed in 2010 or beyond. Projects involve acquisition, construction, expansion, repair and improvement of community facilities that provide vital human services.

A total of **four public improvement projects were completed and closed; nine funded projects were underway** to be completed and closed in 2010 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 to help pay for conveyance lines of a wastewater treatment facility (not yet completed).

A total of **152 low to moderate-income individuals received technical assistance** through microenterprise programs offered to eligible persons who have or want to start a microenterprise business.

II. Program Accomplishments

A. Goal One: Ensure Decent, Affordable Housing

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.

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

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: 429 new units of permanent housing, of which 70 were designated for persons/households with special needs. Sixty-two units will be targeted to homeless households. Projects were funded through the annual process of competitively awarding a variety of federal, state, and local fund sources. Of the total, 232 units 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 429 units:

- Vashon Household, David Freeman Apartments – Acquisition and rehabilitation of an existing **20**-unit apartment complex. The project will provide affordable rental housing serving low- and very low-income households. Ten of the units will be targeted for households with incomes at or below 30 percent of AMI. The other 10 will target households with incomes at or below 50 percent AMI. Upon turnover, five of the units will be set aside for households that are homeless or at immediate risk of homelessness. The 20 units are contained in three separate buildings and comprise of twelve one-bedroom units and eight two-bedroom townhouse units.
- YWCA, Family Village at Issaquah (Phase I) – New construction of **97** units of affordable housing for working families, independent seniors and people with disabilities. Of the planned 97 units, 39 will be affordable to households at or below 30 percent of area median income (AMI), 35 units will be affordable to households at or below 50 percent of area median income and 23 units will be affordable to households at or below 60 percent AMI. Twenty units will be set aside for people with disabilities, 20 for large families, and up to ten units will be targeted to homeless households transitioning from shelters or from transitional housing with some need for services.
- Foundation For the Challenged, Community Housing IV - Acquisition/Rehabilitation of two single family homes, providing a total of **six** beds affordable at 30 percent of AMI for individuals with developmental disabilities
- King County Housing Authority (KCHA), Birch Creek Apartments – Acquisition and rehabilitation of **259** units of permanent affordable housing. This project will consist of 130 units at or below 30 percent of area median income (AMI); 129 units at or below 50 percent AMI; and three common area units. KCHA's goal is to improve livability making use of as many sustainable building components as feasibly possible.
- Plymouth Housing Group, Scargo Hotel – Renovation and redevelopment providing **47** units of upgraded permanent supportive housing for highly vulnerable homeless single adults. Twenty units will be set aside for individuals with mental illness or chemical dependencies. All units will serve households with incomes at or below 30 percent of area median income (AMI).

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

Actual Output: In 2009, completed housing served 212 renter households, most with incomes at or below 30 percent of AMI. (see page 74)

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

- Objective: Decent Housing
- Outcome: Affordability

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. 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: 180 units of existing affordable rental housing received funding for rehabilitation:

- Intercommunity Mercy Housing's Appian Way Apartments received funds to preserve 149 units of permanent affordable rental housing for very-low income households in the city of Kent.
- Easternwood Lutheran Alliance to Create Housing – received funds to preserve 18 units of permanent affordable rental housing for low-income households in the city of Bothell.
- Accessibility modifications were made to 13 rental units through the Housing Repair Program's Home Accessibility Modification (HAM) Program. This includes the installation of life safety equipment for hearing impaired individuals (e.g. special smoke/fire detectors). The total expenditures toward HAM activities in 2009 were \$28,164.

2) AH 1B. Short-term Annual Outcomes

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 six of thirteen households that received HAM financial assistance to repair their homes through December 31, 2009 indicated:

- Keeps my home in good condition - 50 percent
- Provides support I need to continue living independently - 67 percent
- Solves a health or safety hazard - 33 percent
- Improves my quality of life - 50 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 (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: King County issued an RFP for three surplus properties for affordable housing. It has reached an initial agreement for the development of 16 units of permanent supportive rental housing on one of the properties.

Staff have also worked on finalizing the rental covenants for the North Lot (stadium area) property (surplus property) in the City of Seattle. This property will include at least 100 affordable units which may be ownership or rental. Rental units would be affordable at 80 percent of median income or below.

At the end of 2009, the housing finance program agreed to provide financial assistance for the development of 30 low income rental units, including six units that will serve very low income (formerly homeless households), in the Delridge area. Housing and Community Development (HCD) staff determined that a density bonus of six units, as well as reduction in parking and recreational space requirements, and an impact fee waiver were all appropriate for this property which will be 100 percent affordable units. The contract and restrictive covenants for this property will be completed in 2010.

County staff have worked with the Puget Sound Regional Council to develop a web site, aimed particularly at the suburban cities in the region, that will provide in-depth descriptions of the most successful tools for creating housing choice and affordability. They have continued to provide technical assistance to help consortium cities meet affordable housing goals.

Projected Performance: King County will continue to 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: Disruption in the credit markets resulted in a very competitive demand for credit enhancement as typical sources of housing financing have become extremely difficult to obtain. Staff decided that demand was too high a level to continue the open door approach given the demand and the limited credit enhancement authority available, even with a \$100 million increase in authority passed by the King County Council in 2008. A Request for Proposal approach was used to select the best candidates for the Credit Enhancement Program.

The King County Housing Authority (KCHA) and Young Women's Christian Association of Seattle-King County-Snohomish County (YWCA) submitted successful applications for credit enhancement commitments in three affordable housing projects. King County provided a first phase of credit enhancement of \$4.5 million towards a total request for \$31.5 million in credit enhancement on bonds used to finance the redevelopment of Seola Gardens, KCHA's new HOPE VI project, formerly known as Park Lake Homes II public housing. The project will have 177 new affordable units when the redevelopment is complete. Credit enhancement on the first phase of \$4.5 million will save this project approximately \$100,000 over the three-year life of the bonds used to provide construction financing. Credit enhancement from King County was critical to KCHA's ability to secure the private financing needed for the project. KCHA also used \$9,225,000 in credit enhancement provided by King County to lower the interest rate on bonds used to finance the preservation and rehabilitation of the 109-unit Wonderland Estates Manufactured Home Park, preventing the displacement of lower income senior citizen households, providing approximately \$4 million in project savings.

King County also provided \$13.5 million in credit enhancement to the YWCA during a very challenging financial environment. The project will provide 146 units of affordable housing at the YWCA's Family Village at Issaquah project. This project will provide income diversity in an affluent community and is available because of a Master Planned Development Agreement between the land developer, the City of Issaquah and King County. Credit enhancement from King County will save this project approximately \$1.9 million, which has been critical to the YWCA in securing private financing.

Projected Performance: King County will collaborate with the KCHA to support the planning process and development of the Greenbridge Hope IV mixed-income housing and community development

project at the Park Lake Homes site in White Center. This work may be done in conjunction with the neighborhood revitalization strategy developed with the White Center community (see Goal #3, Objective #2 of the Consolidated Plan).

Actual Performance: HCD coordinated with KCHA concerning an additional HOPE VI grant for Park Lake Homes II, incorporating Park Lake Homes II into the White Center neighborhood revitalization strategy, which was adopted and approved by HUD in 2009.

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: HCD worked with the Washington Low Income Housing Alliance to successfully secure an amendment to existing homeless housing document recording fee legislation, which will provide approximately \$4 million in additional revenue each year for the next four years for homeless housing in King County. In addition to the local share, a portion of the surcharge fee will be used to maintain existing statewide homeless housing programs during a period of severe budget deficits. The State Housing Trust Fund (HTF) allocation has fluctuated every legislative session and HCD along with housing advocates support increasing the HTF for critical housing programs.

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

Actual Performance: During 2009, HCD staff worked with the KCHA, Seattle Housing Authority and other local funders to plan for adequate housing for the neediest members of the community. In addition, staff and local funders worked to coordinate housing authority vouchers with the consortium's capital funds, as well as with regional housing supportive services funding administered by HCD, in order to completely fund high priority low-income and homeless housing projects.

In 2009, HCD staff also met with the Renton Housing Authority and Renton City staff to discuss their plans for a redevelopment project, which will include new homeless housing units, and to become more coordinated in the future concerning plans and policies.

Projected Performance: King County will continue to work with housing funders, mainstream service systems (such as developmental disabilities, drug/alcohol, and mental health), and housing referral, information and advocacy organizations to plan for community-based housing options for persons with special needs. King County will also continue to develop supportive housing plans and partnerships for populations that need enhanced housing support in order to be successful in permanent housing; 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: HCD 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 Developmental Disabilities (DD) mainstream system services. This work ensures that the highest-priority needs are being met in a manner that is consistent with the responsibilities of the public funders. HCD funding decisions for DD housing projects are predicated on explicit endorsement from State DDD for the project concept and are conditioned with the requirement that the housing providers will enter into referral agreements for the housing units.

HCD continues to coordinate with the Mental Health Chemical Abuse and Dependency Services Division (MHCADSD) in awarding Mental Illness and Drug Dependency (MIDD) sales tax funds, a local source of revenue for much-needed housing supportive services and housing for persons with mental illness and chemical dependency issues.

HCD also worked with MHCADSD, Public Health, the Veterans Administration Regional Office, partner homeless housing funders, and participating agencies to launch a Client Care Coordination system that will coordinate referrals of high utilizers of jails and hospitals and vulnerable chronically homeless adults into appropriate housing.

HCD hired a veterans housing planner with Veterans and Human Services Levy funding in 2009. The planner began work on a thorough landscape assessment of veterans, existing housing and housing-related programs for veterans, and the housing needs of veterans. Since August, an inventory of all housing units and beds set aside for veterans in King County has been created, and 22 organizations serving veterans with services, shelter, transitional housing and permanent housing have been interviewed. The landscape information will be included in a Veterans Housing Needs Assessment report that will examine where the gaps are in the current delivery system and what could be done to close the gaps.

Projected Performance: King County HCD will collaborate 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: Twenty-two units of housing for extremely low-income individuals with developmental disabilities were funded with KCDDD Housing Innovations for Persons with Developmental Disabilities (HIPDD) funds.

- HCD and KCDDD continued to coordinate during the 2009 capital funding round to fund units of housing that will expand housing options for persons with developmental disabilities.
- 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 2009, this program made 68 awards to adults and families with an average award of \$610 per grantee.
- KCDDD continues to contract with Washington Initiative for Supported Employment to provide planning and support services for young adults receiving housing vouchers so that they can live independently in the community.
- KCDDD continues to provide housing information and referral to clients on the DDD caseload, including referral to affordable housing and information on ways to create affordable housing for family members with developmental disabilities.
- KCDDD had 46 KCHA Section 8 vouchers issued through the Housing Access and Services Program with KCHA for households where an adult with developmental disabilities was either: 1) rent burdened; 2) homeless; or 3) involuntarily displaced.

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: HCD continues to participate on a regular basis with local and state public funders on issues regarding annual compliance monitoring and physical property inspections. This collaboration has resulted in a combined annual report form which will be web-based beginning in 2010. This will be a more efficient use of staff time involved in the inspection of jointly funded projects. HCD 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.

HCD worked closely with other private and public funders to publish a combined NOFA for low-income and homeless housing in the summer of 2009, and combined a number of local fund sources for supportive services, operating support and rental assistance into one collaborative application process, making the process much more focused on achieving regional goals and much more efficient for agencies applying for funds.

HCD also began a more coordinated process of award allocation with the local and state capital funders in 2009. The enhanced level of coordination resulted in a very successful capital funding round in 2009 that will maximize King County's leveraging of both the State Housing Trust Fund and the Low-Income Housing Tax Credit Program resources.

Projected Performance: King County continues to develop up-to-date criteria for prioritizing affordable housing projects that:

- Are environmentally sound ("green" housing)
- Are sustainable
- Are projected to save on long-term costs for the owner and the residents
- Are designed to accommodate all persons, regardless of their level of mobility
- Allow residents to age in their home

HCD has adopted the Department of Community Trade and Economic Development Evergreen Standard Checklist that requires agencies to incorporate green and sustainable housing elements into their affordable housing projects. HCD will continue to explore incentives that will encourage projects to incorporate elements that go beyond the Evergreen Standard Checklist. The consortium will continue to 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. Universal design criteria will increasingly form part of the evaluation of funding applications.

Actual Performance: In 2008, 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 was in effect for our Fall 2009 funding round and will continue through our 2010 funding round. The county held technical assistance meetings with non-profits that received capital awards in our Fall 2009 funding round. We reviewed green building and sustainable elements in the projects, provide technical assistance, and made recommendations on how to add more green and sustainable elements. In 2010, the county will continue to offer both training and technical information to prospective applicants as needed to support their efforts to design and build more sustainable housing projects.

In 2009, 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 local Housing Innovations for Persons with Developmental Disabilities (HIPDD) funds. 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 2009, King County staff partnered with the City of Seattle and the United Way of King County to jointly fund and launch the county-wide Landlord Liaison Program, a new model program that will reduce barriers to entering rental housing for low-income homeless households, including the use of security deposits, limited rental assistance, eviction prevention funds, a landlord risk reduction fund, and other risk mitigation tools that will provide protections for participating landlords. The YWCA is the lead agency for the Landlord Liaison Program; by the end of 2009 the King County Landlord Liaison Project placed 147 households in permanent housing and enrolled 74 landlords who would not have otherwise rented to homeless households with rental barriers.

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: HCD provided Certification of Consistency letters for two projects seeking Section 202 funds in King County.

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: HCD's Interim Loan Program for property acquisition loans was passed by the King County Council in late 2009 and will be operational in early 2010. The Interim Loan Program will use local supportive services, rental assistance and operating funds that have been allocated to projects but spend down slowly over a five year period; this program provides a good mechanism for using funds twice in the interests of lowering the cost of affordable housing projects. The loan program will allow seasoned and stable non-profit developers to secure property for low-income housing at a low rate until all permanent financing can be secured.

Affordable Housing Objective 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

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.

1) AH 2A. Short-term Annual Output

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

Actual Output:

A total of **603** homes of low to moderate-income homeowners were repaired as follows:

- Of this total, **157** major home repair projects were completed and closed by King County's Housing Repair Program in 2009 (13 HOME-funded and 144 CDBG-funded). The total amount for projects closed in 2009 was \$1,170,311. The Housing Repair Program also committed and approved 2009 CDBG funds to 61 projects where construction is underway, but not completed. The committed funds pending completion represent \$820,945 in CDBG funds. This activity took place in King County, outside the city limits of Seattle, Bellevue, Kent, Normandy Park and Auburn.
- And, **492** homes received minor home repairs in Renton, SeaTac, Tukwila, Des Moines 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 homeowners per year have an improved quality of life, with little or no cost. Through improvements to their housing, some homeowners will be able to continue to live independently in their home.

Actual Outcome

Surveys were completed by 61 of 144 housing repair clients through December 31, 2009, and they responded as follows:

- Keeps my home in good shape – 99 percent
- Solves a health or safety hazard – 79 percent
- Provides the support I need to continue to live independently - 59 percent
- Improves my quality of life – 54 percent
- Greatly improves my feeling of safety – 61 percent
- Somewhat improves my feeling of safety – 18 percent
- Did not improve my feeling of safety – 0 percent
- Safety was not a concern with this repair or service – 30 percent

- What best describes your overall satisfaction with the quality of services received

Excellent 42/61 - 69 percent

Good 19/61 - 31 percent

Fair 00/61 - none

Poor 01/61 - 2 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.

1) AH 2B. Short-term Annual Output

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

Actual Output:

No 2009 funds were awarded to homeownership activities, but for the following ownership activities that were funded in a prior year, homebuyers successfully purchased homes in 2009:

1) Ownership Units Completed

- Habitat for Humanity of East King County – Snoqualmie Ridge, Phase II. Under Habitat's sweat equity program **11** first-time homebuyers, whose household incomes were at or below 50 percent of AMI, completed construction of their homes.

2) Homeowners assisted by down payment assistance programs during 2009:

- As of year-end 2009, the House Key King County Program provided assistance to **31** homebuyers purchasing homes in the consortium cities of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Lake Forest Park, Renton, Snoqualmie, Shoreline, and White Center (unincorporated King County).
- As of year-end 2009, the existing House Key – ARCH (East King County) downpayment assistance program assisted **eight** new buyers to acquire their first home in the East King County cities of Bellevue, Bothell, Kenmore and Kirkland.
- Homestead Community Land Trust assisted **three** homebuyers with acquiring their first home during 2009. Homestead acquires the land and the buyer purchases the home under a scattered site land trust program.
- HomeSight provided down payment assistance loans to **five** first-time homebuyers in South King County as part of the SKC First Homes Program. Repayments from the original loans have supplied the funding for these second or third mortgage loans.

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 of each program. Agencies awarded funds for homeownership programs in 2005 will administer a survey to households provided with assistance to purchase a home in the second quarter of 2010, with results reported in the 2010 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: 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: County staff worked with A Regional Coalition for Housing (ARCH) to complete the Protective Covenants and Restrictions for Affordable Housing at Redmond Ridge, Division 5, which will eventually supply 240 affordable units out of 800 total units. The 2009 agreement (for Planning Area B-West and B-South) was for 56 affordable ownership units out of a total of 95 units.

Staff collaborated with ARCH to re-negotiate an agreement for older adult ownership housing units at Redmond Ridge East (Cascara) to make it easier for prospective buyers to rent units on a temporary basis while they are finalizing financing for their new homes.

From 1994 through 2005, ARCH, in partnership with King County, generated a total of 477 affordable units and 27 workforce units through a variety of incentive and zoning programs. Most of these have been completed and are occupied. Since 2006, it has created an additional 576 affordable units and 443 workforce units through incentive programs. All of these have been permitted, and most are likely to be completed by the end of 2010. In all, 1,523 units have been created.

Eastside (ARCH) Workforce and Affordable Units Created by Incentives					
	Workforce Units*		Low to Moderate Income Units*		Total Units
	Owner Units	Renter Units	Owner Units	Renter Units	
1994 - 2005					
(Nearly All Complete)	9	18	173	304	504
2006 - 2009					
(Permitted and due for completion in coming year)	443	0	37	539	1019
Total	452	18	210	843	1523

**Workforce* units are affordable at 100 - 120% of median income. Low and Moderate Income Units are affordable at 80% of median income or lower.

County staff also worked with the King County Property Services and Prosecuting Attorney's offices to craft affordable housing covenants for the North Lot (Seattle Stadium area) property which will include at least 100 affordable units, some of which will be ownership units. Affordable ownership units will be below 100 percent of area median income (AMI). The development may also include some workforces ownership units (100% - 115% AMI). Other current projects using incentives will create approximately 46 low income units.

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: The King County Office of Civil Rights provided a number of workshops covering fair lending and fair housing issues in ownership housing. The SKCCRL no longer exists, and many of the SKCCRL participating agencies are now working with the King County Asset Building Coalition. HCD invited the Asset Building Coalition to a number of workshops for the Neighborhood Stabilization program in 2009.

Projected Performance: King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low- and moderate-income mobile homeowners who might otherwise be displaced due to redevelopment. King County will explore a comprehensive strategy to 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 worked with the KCHA and Mobile Home Community Preservationists to save the Wonderland Estates senior manufactured home park, which was purchased by the KCHA, and was awarded HCD administered funding in 2009 to rehabilitate the park infrastructure and preserve the park as affordable senior housing well into the future.

King County entertained an application from Manufactured Housing Community Preservationists (MHCP) concerning the Bonel manufactured home park in Kent which was not funded in 2009. MHCP is in discussions with Habitat for Humanity to develop a financial model wherein replacement of existing mobile homes would, over time, be replaced with much more durable, efficient and aesthetically pleasing structures. Issues of financing, zoning codes and pre-fabrication options are being researched. While the collaboration between MHCP and Habitat for Humanity for a model of preserving a manufactured home park as both affordable and quality affordable housing may be promising, there are still a number of issues that must be overcome with the City of Kent for this particular project to be viable.

Projected Performance: King County will work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom home ownership is appropriate.

Actual Performance: HCD had discussions with Parkview Services concerning Neighborhood Stabilization Program funding and their interest in participating in the program to purchase some foreclosed homes for persons with developmental disabilities who are ready to be homeowners.

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: HCD worked with KCHA and HomeSight, a non-profit that is currently under contract with HCD to serve first-time homebuyers with counseling and down payment assistance services, to develop a new contract for affordable homeownership opportunities at Greenbridge.

HCD continues its participation in the KCHA 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 become homeowners.

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 as follows:

- 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
- 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: HCD continues to work with Habitat for Humanity, Homestead Community Land Trust 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 yet funded a limited-equity co-op, but would consider 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 condominium owners with the payment of common area repair assessments that exceed regular homeowner dues and are unaffordable to the low- to moderate-income condominium owner.

Actual Performance: No performance to report at this time (although see page 11 for a report on land banking for acquisition for rental housing).

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: HCD 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 HUD's 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.

King County's Analysis of Impediments to Fair Housing Choice has 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 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 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 in the condominium market predominantly.

Findings for this impediment were established through 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 considerably 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 overextensions on payday loans.

Findings for this impediment were established through 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; and zoning code definitions.

Findings for this impediment were established through interviews/testimony and zoning code data.

Strategy 3A

Projected Performance: King County and the consortium will carry out initiatives and activities of its Fair Housing Plan, which was created to address the impediments identified in the above Analysis of Impediments to Fair Housing Choice.

Actual Performance: Fair Housing Plan Action Area 1

Coordinate fair housing workshops, trainings and outreach 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.

2009 Progress Action Area 1: Fair Housing (FH) Workshops, Trainings and Outreach Conducted by King County

2009 Dates	Name and Location of Training, Workshop, Outreach
Jan. 28 9 a.m. – Noon	Joint FH Workshop Jackson Federal Bldg, Seattle
Jan. 28 1 p.m. – 3 p.m.	Joint FH Advanced Seminar Jackson Federal Bldg, Seattle
March 17 9 a.m. – 11 a.m.	Northwest Justice Project: Disability Law for New Advocates Seattle University
March 18 10 a.m. – 10:45 a.m.	Rental Housing Assn Tacoma Convention + Trade Center
March 25 9 a.m. – Noon	Joint FH Workshop Jackson Federal Bldg, Seattle
March 25 1 p.m. – 3 p.m.	Joint FH Advanced Seminar Jackson Federal Bldg, Seattle
April 16 9 a.m. – 4 p.m.	Tacoma FH Conference Tacoma Conv + Trade Ctr
April 24 9 a.m. – Noon	Cancer Lifeline
May 13 1:30 p.m. – 3:30 p.m.	Landlord Liaison Project
May 20 4 p.m. – 6 p.m.	Fall City Library – community forum

May 20 4 p.m. – 5:45 p.m.	North Bend Library – community forum
May 21 3 p.m. – 5 p.m.	Covington Library – community forum
May 27 9 a.m. – Noon	Joint FH Workshop Jackson Federal Bldg, Seattle
May 27 1 p.m. – 3 p.m.	Joint FH Advanced Seminar Jackson Federal Bldg, Seattle
May 28 3:15 p.m. – 5:15 p.m.	Vashon Library – community forum
June 5 1 p.m. – 3 p.m.	Trilogy at Redmond Ridge Homeowners Association
June 12 3 p.m. – 5 p.m.	Algona-Pacific Library – community forum
June 17	King County Housing Authority Section 8
June 23 7:30 p.m. – 8:30 p.m.	Casa Latina
June 25 3 p.m. – 5 p.m.	Alliance of People with disAbilities
June 25 1 p.m. – 3:30 p.m.	Take Our Children to Work Day
July 9 9 a.m. – 10:30 a.m.	YMCA Center for Young Adults
July 16 2 p.m. – 4 p.m.	Alliance of People with disAbilities Eastside office
July 29	Joint FH Workshop Jackson Federal Bldg, Seattle
July 29	Joint FH Advanced Seminar Jackson Federal Bldg, Seattle
Aug. 12 1 p.m. – 3 p.m.	Alliance of People with disAbilities
Aug. 25 7:30 p.m. – 8:30 p.m.	Casa Latina
Aug. 26 11 a.m. – Noon	Auburn Public Health Center – community forum
Aug. 28 12:30 p.m. – 1:30 p.m.	Eastgate Public Health Center – community forum
Sept. 10 6 p.m. – 8 p.m.	Black Diamond Food Bank – Community Forum
Sept. 12 3 p.m. – 5 p.m.	Covington Library – Community Forum

Sept. 17	Landlord Training Class Des Moines
Sept. 21 1 p.m. – 3 p.m.	Renton City Hall – Workshop with Solid Ground
Sept. 29 7:30 p.m. – 8:30 p.m.	Casa Latina
Sept 30 9 a.m. – Noon	Joint FH Workshop Jackson Federal Bldg, Seattle
Sept. 30 1 p.m. – 3 p.m.	Joint FH Seminar Jackson Federal Bldg, Seattle
Oct. 9 9:30 a.m. – 11:30 a.m.	Landlord Liaison Project SeaTac City Hall
Oct. 12	ED-CON Real Estate Trade Show – Information Booth
Oct. 14 2 p.m. – 4 p.m.	Landlord Liaison Project SeaTac City Hall
Oct. 21 1 p.m. – 2:30 p.m.	HOPELINK Bellevue
Oct. 21 6 p.m. – 7 p.m.	Becoming Parents Program, Inc.
Oct. 27 7:30 p.m. – 8:30 p.m.	Casa Latina
Oct. 29 6 pm – 8 pm	Tenants Union of Washington Annual Meeting
Nov. 4 10 a.m.– 3 p.m.	Habitat for Humanity Washington State Lakewood
Nov. 13 10 a.m. – Noon	Auburn Food Bank – Community Forum
Nov. 18 9 a.m. – 11:30 a.m.	Holland Residential Rock Creek Landing North, Kent
Nov. 18 1 p.m. – 3:30 p.m.	Holland Residential Rock Creek Landing North, Kent
Nov. 19 1 p.m. – 2 p.m.	Federal Way Public Health Center – Community Forum
Nov. 19 1 p.m. – 4 p.m.	Housing Resource Group YMCA, Seattle
Dec. 2 9 a.m. – Noon	Joint FH Workshop Jackson Federal Bldg, Seattle
Dec. 2 1 p.m.– 3 p.m.	Joint FH Seminar Jackson Federal Bldg, Seattle
Dec. 3 10 a.m. – Noon	Renton Public Health Center – Community Forum
Dec. 5	White Center Community Summit – information table

Dec. 8	TRENDS Rental Management Trade Show – Information Booth and Presentation for Maintenance Personnel Washington Convention and Trade Center
Dec. 16	Tenants Union Strategic Planning Meeting

Actual Performance: Fair Housing Plan 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.

2009 Progress Action Area 2

The King County Office of Civil Rights conducted the following four forums on topics related to fair housing in home ownership and fair lending.

- April 24 Cancer Lifeline
- May 21 Covington Library – Community Forum
- June 5 Trilogy at Redmond Ridge Homeowners Association
- June 25 Alliance of People with disAbilities

Actual Performance: Fair Housing Plan 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.

2009 Progress Action Area 3

The King County Office of Civil Rights distributed fair housing materials widely to landlords, members of the public, and services agencies, including materials translated into several different languages.

New fair housing materials in 2009:

An online newsletter called "Fair Housing Update" was published in March and November 2009 – the online address is <http://www.kingcounty.gov/exec/CivilRights/FH/FairHousingUpdate.aspx>

Revised fair housing materials in 2009:

- A written resource called "Disability Access Resources for Housing Providers" was revised and updated in 2009.
- The King County Office of Civil Rights provided brochures for the Landlord Liaison Project (LLP), which provides questions and answers for landlords about how to participate in the LLP without violating fair housing laws.

Actual Performance: Fair Housing Plan 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.

2009 Progress Action Area 4

Fair Housing information for contracted housing providers placed on the HCD web site.

Actual Performance: Fair Housing Plan 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.

2009 Progress Action Area 5

1) King County Office of Civil Rights Enforcement Program

Cases Filed During 2009 – 16

Cases Filed during prior years and carried over to 2009 – 5

Cases Closed During 2009 - 21

Cases previously closed with pre-finding settlement, and monitored during 2009 - 9

Resolution of Cases Closed during 2009:

No cause finding – 2

Reasonable cause finding – 4

Pre-finding settlement – 13

Case withdrawn by complainant – 2

Protected Class Base of Cases Filed During 2009 (Note: some complaints had multiple bases):

Disability – 11
Race – 2
National Origin – 2
Section 8 - 2
Familial Status - 2
Gender – 1
Retaliation - 2

- 2) Fill existing service gaps and housing needs, including “success in housing” strategies for homeless households.

King County HCD and jurisdictions in the King County Consortia have been working on a number of regional and sub-regional initiatives with regional public and private funders and the CEHKC to fill supportive service gaps for persons who need services in order to succeed in housing; such persons are primarily persons with a disability(ies) who are very vulnerable on the streets and/or chronically homeless.

In 2009, King County HCD, in partnership with the City of Seattle and the United Way of King County, launched the regional Landlord Liaison Project (LLP) through a contract with the YWCA of Seattle-King County-Snohomish County. The program made great strides in 2009 to develop a network of landlords in King County that are willing to lower their screening criteria in order to rent their units to homeless households with barriers to securing rental housing, such as criminal history, prior negative tenancy or credit history, lack of tenancy history or lack of credit history. The participating landlords are provided with 24-hour support from the program and a number of risk mitigation tools and resources. By the end of 2009, the LLP had placed 147 households into permanent housing with supportive services provided at the home of the tenant through a network of participating service agencies; 74 landlords were enrolled in the program.

While this program serves a broad range of homeless households with barriers to securing permanent housing, the highest proportion of persons that benefit from this program are persons for whom a disability may underlie a barrier to securing housing; for example, a substance abuse disability often underlies a criminal history, mental illness or a developmental disability often underlies a negative tenancy history or lack of tenancy history. In addition, housing support services are often necessary to help stabilize a person/household with a disability in housing.

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

- Objective: Decent Housing
- Outcome: Accessibility

B. Goal Two: Ending Homelessness

King County and the consortium will develop long-term outcomes for our goal to end homelessness in coordination with the outcomes that are being developed through our region-wide Continuum of Care planning body, the CEHKC. Long-term outcomes will relate to the reduction of homelessness, and particularly the reduction of chronic homelessness in King County.

This goal has been broken down into four more specific objectives. Strategies for these four objectives, along with projected and actual outputs are described below.

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 expanded the program for funding year 2009 and anticipated further funding expansion from money from the Veterans and Human Services Levy.

1) H 1A. Short-term Annual Output

Projected Output: 200 households are served annually.

Actual Output: 623 households were served through the King County Consortium's Housing Stability Program.

CDBG funds provided eviction prevention services to 142 households, or 376 individuals, through Solid Ground's Housing Stability Project.

The King County Veterans and Human Services Levy continued to provide significant resources to the Housing Stability Program in 2009. There were 481 households provided with housing stability services through the Veterans and Human Services Levy funds; 251 veteran households were served and 230 other households in need were served with Human Services Levy funds.

2) H 1A. Short-term Annual Outcome

Projected Outcome: 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 2009, 694 households were reached and interviewed, and 662 of those households remained permanently housed after 6 months for a 95 percent success rate. At twelve months post service, 415 households were reached and interviewed and 384 remained housed for a 93 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.

Actual Performance

CDBG funds were awarded to eight projects that provided emergency assistance and/or tenant support activities that are designed to help prevent homelessness to individuals. The projects that provided such services in 2009 include:

- Neighborhood House – 729 individuals served
- Solid Ground Tenant Counseling – 149 individuals served
- Refugee Women’s Alliance Emergency Assistance Program – 79 individuals served
- Hopelink Emergency Assistance Kirkland Center – 3023 individuals served
- Hopelink Emergency Assistance Sno Valley – 1609 individuals served
- Hopelink Emergency Assistance Redmond Center – 3011 individuals served
- Hopelink Emergency Assistance Northshore Center – 4504 individuals served
- VOA Sky Valley Community Resource Emergency Assistance – 89 individuals served

Strategy 1C

Projected Performance: Ensure that consortium homelessness prevention initiatives and programs are consistent with the Ten Year Plan to End Homelessness that was adopted by the CEHKC 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 the programs King County funds are consistent with the strategies. King County is leading a thorough and inclusive planning process to re-design the system to address family homelessness, based on several principles or “pillars” which include coordinated entry, prevention, rapid rehousing, tailored services and economic development. The plan will be completed in the first quarter of 2010. In addition, federal American Recovery and Reinvestment Act (ARRA) funds will expand our Housing Stability Program in 2010, adding additional rental assistance and case management to households at risk of homelessness.

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

- Objective: Decent Housing
- Outcomes: Affordability

Homeless Objective 2

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

Strategy 2A

Fund permanent supportive housing for households with disabilities through the Shelter Plus-Care Program and through additional programs as opportunities arise.

1) H 2A. Short-term Annual Output

Projected Output: 464 units of permanent supportive rental housing funded each year through Shelter Plus-Care rental assistance and associated supportive services.

Actual Output: Shelter Plus-Care (SPC) funded 520 units of permanent supportive housing in 2009.

2) H 2A. Short-term Outcome

Projected Outcome: Households served remain housed and increase their housing stability.

Actual Outcome: Over the time period covered by this report SPC provided housing to 896 participants in 520 units of housing; 810 of those participants entered SPC at least six months prior to the time the year-end data was collected, and of those 810 participants, 786 of them (97 percent of them), remained permanently housed six months after entering the program. An additional 86 participants had not been in the SPC program for six months at the time the year-end data was collected.

Strategy 2B

Increase the number of permanent housing units available to homeless households through the provision of rental subsidies and support services that are linked to permanent housing through the local Homeless Housing and Services Fund (HHSF) and other similar funding sources.

1) H 2B. Short Term Annual Output

Projected Output: Provide 250 homeless households with rental assistance and /or housing support services.

Actual Outcome: HHSF provided 433 homeless households with rental assistance and supportive services in permanent rental housing.

In addition, the HHSF supported the Landlord Liaison Project (LLP), which assisted 147 households in accessing permanent rental housing. Without the incentives and support provided by the LLP, these households would not have been able to secure permanent supportive housing on their own.

2) H 2B. Short Term Annual Outcome

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

Ninety three percent of households that moved into permanent housing remained in permanent housing for at least one year.

Strategy 2C

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 percent 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 strategy, as well as Affordable Housing Goal 1, Objective 1, Strategy 1A.

Actual Performance: HCD staff work with the regional Homeless Housing Funder's Group on an ongoing and regular basis to coordinate a unified NOFA and common priorities for homeless housing. A variety of homeless housing units were funded through this process in 2009 including Single Room Occupancy (SRO) units for chronically homeless persons, scattered site units with support services,

and semi-private carels to assist street homeless in transitioning to permanent housing. This work group also began to implement a system for the high utilizers of emergency services and those most vulnerable into housing quickly through a specialized referral system called Client Care Coordination.

Strategy 2D

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

Actual Performance: All permanent housing targeted to homeless households is consistent with the Ten Year Plan to End Homelessness. The Department of Community and Human Services (DCHS) included the CEHKC and the HCD programs, which promote coordination of service planning for homeless populations.

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 unit nights of emergency shelter of which 84,000 are funded through ESG and CDBG.

Projected Output: 140,000 unit nights of transitional housing

Actual Outputs: 155,341 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. 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.

As much as 168,286 unit nights of transitional housing were provided by programs funded with federal, state and local funds.

2) H 3A. Short-term Annual Outcome

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 1303 households exited emergency shelter, with 700 moving to either transitional or permanent housing, for a success rate of 54 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 1,033 households exited from transitional housing; of these, 567 moved to permanent housing. This represents a 55 percent success rate using this indicator.

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

- Objective: 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 participate in a variety of work groups of the CEHKC to ensure that all shelter and transitional housing activities are consistent with the Ten Year Plan to End Homelessness.

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

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

Homeless Objective 4

King County will approach homelessness planning and coordination as a regional issue, and work with the Committee to End Homelessness in King County, 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 to End Homelessness. 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, DCHS and HCD staff, and members of the consortium.

In 2009, a new CEHKC working committee, the Funder's group, was developed in order that the local private and public funders would have a heightened and accountable role in the implementation of the Ten Year Plan to End Homelessness. HCD staffs the DCHS Department Director on this committee, which has taken a lead role in coordinating work plans and funding streams in order to be most efficient in coordinating resources.

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 Veterans and Human Services Levy funds and federal McKinney funds to help support to the Safe Harbors Homeless Management Information System (HMIS). In partnership with our consortium cities, King County, the City of Seattle and United Way provide oversight and guidance to the Safe Harbors staff team, which is housed by the City of Seattle. In 2009, there was improvement in the number of participating agencies and the amount and accuracy of data they are reporting to Safe Harbors, but additional improvement is needed in order to have a fully functioning HMIS.

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

This goal has been broken down into three more specific objectives. 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. Strategies relating to these three objectives, along with projected and actual outputs, are described below.

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 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 completed

Actual Performance: In 2009, five community facility projects were finalized and completed (see Table 12).

- Nearly \$100,107 was expended to replace the roof on the Federal Way Boys and Girls Club. The activity covered the complete removal and replacement of a roof that has been leaking in three locations over the course of the last four years.
- The Friends of Youth, Duvall Community Services Facility Acquisition was funded several years ago. All funds were expended for the acquisition of the site. However, the agency had been unable to build the community facility due to a development moratorium imposed by the City of Duvall. The moratorium was lifted and the project completed this year. An additional \$304,000 of CDBG funds was awarded in 2006 for tenant improvements in the community facility portion of the mixed use project. The project was also awarded HOME funds for housing that was developed on the upper levels of the structure. The project will remain open until the agencies delivers the services that will meet the national objective.
- New Futures received \$190,000 of CDBG funds to expand and renovate the community facility portion of Windsor Heights public housing complex. CDBG funds added a Heating, Ventilating, and Air Conditioning system, expanded the facility, and created more private areas for program delivery. Renovations provided more functional space including differentiated rooms to run multiple programs at one time. In addition, the renovation provided 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; and parent involvement events to bring schools and families together. The project will remain open until the agencies deliver services that will meet the national objective.
- The City of Pacific used CDBG funds to rehabilitate its Senior Services and Community Facility buildings. Phase I of this project is the first step in a several year project to make desperately needed improvements into the existing campus facilities (senior center and community center), removing barriers to productive use of the space. The investment in improvements will lead to lower operation and maintenance costs, and will provide aesthetic and reconfigured improvements to enhance service delivery.

- Elder and Adult Services (EADS) utilized \$175,000 of 2008 CDBG funds to extend the north side of their Bellevue Center's main level exterior walls to an existing roof line to create additional program space. City of Bellevue contributed \$24,000 of CDBG funds from their entitlement. Construction included rehabilitation of the existing kitchen for health and safety items. The project was completed during Summer 2009.

In 2009, two community facility projects were substantially completed:

- Mt Si Senior Center was awarded CDBG funds to add approximately 1,584 square feet of classroom and storage space to the Mt. Si Senior Center. The project has experienced numerous delays due to environmental factors and subsequent flooding events that required a revision in the design of the expansion. Furthermore, additional permitting requirements placed on the agency by the City of North Bend also made the initial building expansion cost prohibitive. The agency has used the funds to address other items identified in its original application and rehabilitated the center's kitchen and the floor in its multi-purpose room to address health and safety issues. The project is substantially complete and will be wrapping up labor compliance documentation over the course of Spring 2010.
- Federal Way provided 2008 CDBG funds to the KCHA for expansion and renovation of the Kings Court Community Facility. KCHA is combining the CDBG funds with some of its own capital funds to complete this project. Funds have been used to remodel and expand a currently existing community-use space at the Kings Court public housing complex. The older community center was too small for current use. The increased square footage is enabling service providers to improve delivery of additional computer and employment training services at the renovated center. The additional space also allows service providers to work simultaneously with different age groups of youth during tutoring or other activities. A grand opening was scheduled for January 2010. The project will be held open until beneficiary data is collected and reported in 2010 CAPER.

There are two facility projects slated to be under contract in early January 2010 and will be completed prior to the next CAPER report. Both facilities also have ARRA funding:

- Northshore Senior Center will be using funds for replacement of entry doors upgraded in compliance with the Americans with Disabilities Act (ADA). Curb improvements have been slated to be completed (through ARRA funding) at the senior center to remove existing tripping hazards that the decaying curbs pose.
- Korean Women's Association was awarded funds to be used for construction of tenant improvements for the community facility of the KWA Senior Housing Project. This project was identified as a contingency project in 2009. The Des Moines Area Food Bank was unable to secure funding for their facility acquisition project so the funds were reallocated to this project. The agency is also receiving funds from the ARRA that will assist them in completing the facility.

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 HUD's 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 / Completed Projects

- Federal Way Boys and Girls have been able to continue to provide youth activities and day care in a warm, safe and dry environment.
- Duvall Community Center is providing services to rural residents who qualify and no longer have to travel to the big cities to obtain needed care.
- New Futures is now providing services in a cool environment during the hot summer months and are able to do so with more functional space including differentiated rooms to simultaneous programs. In addition, the renovation provided a private office to meet one-on-one with families.
- City of Pacific now has a warm environment during the winter months to offer its seniors – having replaced the drafty, cold windows with energy efficient ones. It now provides its seniors with an area that the 'jammers' can access to perform their weekly jam sessions and offers a commercial kitchen for the food preparation for its meals on wheels and senior meals that are provided through its senior programs. The new gym floor provides safe place for youth activities as well.
- The Elder and Adult Services now has programmatic space to provide age appropriate programs to its clientele with developmental disabilities.

New Activities

In 2009, \$911,847 of 2010 block grant funds were identified for 2010 CDBG funded community facilities:

- North/East Sub-region: Sno-Valley Senior Center will use CDBG funds to design and construct program space to serve rural seniors in their current Senior Center by installing a second story floor and divide the newly created area into five new program rooms. Elder and Adult Services will use CDBG funds to add an additional bathroom and address ADA accessibility in their current restrooms.
- South Sub-region: South King County Activity Center (SKCAC) will use funds for building upgrades that allow the agency to expand job training capacity and improve safety and security of the facility. The Emergency Feeding Program will use funds to purchase a permanent operating facility to prepare food packages for hungry, low income and homeless

residents in crisis through a network of more than 130 faith communities, schools, food banks, health clinics and social service agencies.

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.

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

Projected Output: 50,000 unduplicated persons served.

Actual Output: The consortium served a total of 89,428 persons (See Table 10, page 75) throughout the year with the following types of activities:

Consortium funding was targeted to assist in emergency related services:

- Provided low-income households with emergency assistance for such things as food, shelter, and transportation
- Provided distribution of food products to food banks through a food bank coalition located within the consortium
- Provided legal services for prevention of eviction
- Provided operation support services for SRO shelters
- Provided operation support services for youth shelters
- Provided assistance to households composed of women and children who are homeless due to domestic violence

Federal Way Funding:

- Provided emergency services for residents of Federal Way with the Community Health Centers of King County and Multi-Service Center Food Bank
- Provided services for special needs elderly and disabled residents
- Provided services for low-income families with children in Federal Way with Big Brothers Big Sisters of King County and the Institute for Family Development

Renton Funding:

- Provided in home counseling, skill building and support services to high risk children and their families

- Provided motel vouchers and emergency assistance vouchers during severe weather for gas, utility bills, or prescription medication for City of Renton residents

Shoreline Funding:

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

These activities address the following objective in HUD’s 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 report in this area.

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: In 2009, four public infrastructure projects were completed and closed (see Table 11); three other projects are underway.

Completed Activities included:

2006 Funded Projects:

- Burien North Ambaum Park Development - Phase II was completed, labor compliance documented and all funds were expended. The park is being heavily used and is greatly appreciated by the area residents.

2008 Funded Projects:

- Shoreline completed another leg of its sidewalk program addressing the removal of architectural barriers from existing curbs, sidewalks and pads at bus stops within the city for increased accessibility for persons with disabilities. Remaining funds were recaptured and rolled forward to the 2009 year's accessibility program.
- Duvall 2nd Avenue Water Main Replacement project was completed but had some final labor compliance documentation issues. The citizens along NE Anderson and 2nd Avenue now have upgraded water mains from four inch to eight inch, experience a greater flow of water and are better prepared to handle any fires in their immediate area.
- South West Suburban Sewer District Evergreen Heights Sewer Project - Phase II was completed and now sewer mains offer sanitary sewer service to a predominately low- to moderate-income neighborhood. The area had been identified as being within a critical aquifer recharge area and was subject to groundwater contamination due to the number of failing septic systems.

Three Project Activities underway include:

2008 Funds:

- SeaTac Soccer Field - upgrade an existing soccer field that is utilized by the community and youth groups. The existing surface is over 30 years old and is detrimental to the many users. Construction is complete however there are some labor compliance issues to be resolved before it can be closed.

2009 Funds:

- Des Moines South 216th Street Sidewalk - construction of curb, gutter and sidewalks on both sides of S. 216th Street between 11th Ave South and Marine View Drive in Des Moines.
- Skykomish Wastewater Treatment Facility – funds will be used for new sewer collection and conveyance infrastructure for the residential area of the Town of Skykomish.

Other projects with 2009 funds to start in 2010:

- Shoreline Sidewalk Program – construct curb ramps, sidewalk improvements and wheelchair pads at bus stops within the City. CDBG-R funds have been targeted to be used in conjunction with this project activity.
- Black Diamond Morgan Street Sidewalks – construction of new sidewalks, curbs and storm drainage along Morgan Street Morganville neighborhood and the City's Old Town to complete elementary school walking route. Right of way acquisition and design is slated to be completed in Spring 2010.
- Burien Hazel Valley Elementary School Sidewalks – construction of six-foot-wide sidewalk located on the north side of SW 132nd St between Ambaum Blvd SW and 5th Ave SW, adjacent to Hazel Valley Elementary School in Burien. Design is anticipated to commence Spring 2010.
- Shoreline Green Streets - infrastructure improvements along 17th Avenue NE between NE 150th Street and NE 145th Street that include pedestrian pathways and surface water construction in Shoreline. Project is anticipated to be out for bid in Spring 2010.

In the Fall of 2009, \$777,014 of 2010 CDBG funds were identified for the following public infrastructure projects: 1) N/E Sub-region - Baring Water Association new well and improvements; 2) South Sub-region - additional funds for Burien Hazel Valley Elementary Sidewalk project, and construction of the White Center 17th Avenue SW sidewalks as well as resurfacing and rehabilitation of the Steve Cox Memorial Park tennis courts.

Greenbridge Section 108 Loan: The consortium is making annual payments for the Greenbridge Section 108 Loan. The infrastructure portion of the Greenbridge project in White Center has been completed and large sections of the multi-family rental housing have been built and occupied. For additional information about the Greenbridge project and the White Center neighborhood where the project is located, see the discussion below on the White Center Neighborhood Revitalization Strategy Area (NRSA).

These activities address the following objective in HUD's 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. King County and the White Center community have developed a neighborhood revitalization strategy 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.

Consortium cities will lead the process of exploring whether there are any areas within their jurisdiction that may benefit from a revitalization strategy. The consortium may develop a work group to identify and develop revitalization strategy plans.

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

1) CD/ED 2B Short-term Outcomes - White Center NRSA 2009 Benchmarks

The Neighborhood Revitalization Strategy for White Center, which was adopted in late 2008, was updated and finalized to meet HUD's requirements, and then also incorporated as part of the 2010 – 2012 Consolidated Plan. Among outcomes achieved this year are the following:

- King County has worked with community partners to create safe walking spaces that connect residents with transit and businesses, and will improve the economic development of the neighborhood.
- On July 20, 2009, the King County Roads Division began construction on a safe and attractive pedestrian corridor along SW 98th Street. Project funding consists of \$700,000 from King County supplemented with \$1,342,000 from the ARRA of 2009. Soon to be completed, the project will provide direct access to the White Center Business District for the residents of the

Greenbridge housing community. This access point is providing a 15-foot wide stairway along with 12-foot wide, 640-foot long ADA compliant ramps reaching on each side of the stairway. Artwork is incorporated in the project design through landscaping plantings and sculpting the earth between and around the stairway and ramps. The landscape artwork will be completed in late spring 2010.

- In 2009, HUD approved a \$6.25 million Section 108 loan for funding a new \$11 million 26,000 square foot retail development on the largest vacant parcel in downtown White Center. Construction began in the summer of 2009 and will be complete in late 2010. The project will significantly contribute to the redevelopment of the downtown, provide new services to White Center's large low-income population, and will create about 60 new jobs.
- At the new Greenbridge development (Phase I of the HOPE VI redevelopment of Park Lake homes), 185 affordable family rental and ownership units were occupied by the end of 2008. Eighty-eight apartment and townhouse units were completed in 2009, as well as 82 rental units in the new Nia Senior Apartments, for a total of 170 additional affordable units. A community center has been renovated and a new YWCA Learning Center, a new King County library, and retail/commercial space have been constructed.
- Work is beginning on Seola Gardens (Phase II of the HOPE VI redevelopment of Park Lake Homes), which will provide 177 affordable new rental units. Another 107 homes will be offered for sale to the public. In 2009, KCHA relocated all Park Lake II households and completed demolition and abatement of 165 public housing units. See the KCHA section of the CAPER for details on the progress of this project.
- While the King County Jobs Initiative (KCJI) is increasingly focused on serving those exiting the criminal justice system regardless of their place of residence it has also focused on serving White Center residents for many years. KCJI services include recruitment, skill assessment, case management, enrollment into vocational training, job placement and retention and support services. During 2009, 84 residents of White Center were served. Of all clients served, 80 were enrolled in training, and 45 were placed in jobs averaging \$13.99 per hour with benefits. The one-year retention rate for clients from White Center previously placed in jobs is 88 percent. Those clients not placed in jobs during 2009 are still enrolled in the program and continue to receive services and employment search support. KCJI is one of the only employment and training programs that has funds to pay for training.

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 to benefit the surrounding community and/or remove blight. These projects may or may not be connected with a NRS.

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

Projected Output: An average of four commercial property improvements annually.

Actual Output: No commercial property improvement loan activity for 2009. King County is negotiating with a new contractor to conduct small business loan activity.

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

- Objective: 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- to moderate-income persons, by providing CDBG loans and loan guarantees.

1) CD/ED 3A Outputs and Outcomes: This strategy does not have annual goals, and will be reported by narrative in the CAPER as opportunities arise.

Actual Outputs: 152 low to moderate-income individuals received technical assistance through a microenterprise program funded to assist income eligible persons with starting a new small business.

- A total of 47 low to moderate-income individuals received technical assistance through Highline Community College. Federal Way provided funds to Highline Community College for counseling that included financial planning, marketing strategies, production and organization issues or other services needed for small business development and to expand economic/employment opportunities for low moderate-income residents of Federal Way.
- In addition, 105 low to moderate-income individuals were served with comprehensive microenterprise development activities designed to build businesses and address the economic needs of low-income families in the south sub-region of King County (specifically Burien, Renton, Skyway and SeaTac).
- Kent Borden Chemical Community Development Interim Loan (Float Loan) - the Kent Borden Chemical project was completed in 2006 and repaid in 2007. The project remained open pending the reporting requirements related to job creation in order to demonstrate it met the national objective. In April 2009, a report was submitted for 2008 demonstrating that a total of 283 jobs were created, 189 of which were filled by low to moderate-income persons during program year 2008. The activity was held open in order to reflect the final report. The project is now being closed in the 2009 CAPER as the national objective has been met.

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

- Objective: Economic Opportunity
- Outcomes: Sustainability

III. Public Housing and Resident Initiatives

King County Housing Authority

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

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

Overview

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

KCHA owns and manages nearly 3,500 units of federally subsidized housing for families, the elderly and people living with disabilities and 4,500 units of "workforce" housing, financed through tax credits and/or tax-exempt bonds. An additional 8,200 households are assisted through the Housing Choice Voucher (Section 8) program, which subsidizes families to rent housing on the private market. In partnership with local service agencies, KCHA provides about 130 units of emergency and transitional housing for homeless families and people with special needs. KCHA delivers housing repair (through contract with King County) and weatherization services to private low-income homeowners, mobile homeowners, and landlords who rent to income-eligible tenants living in King County. KCHA also provides tax-exempt financing to other affordable housing developers.

Moving to Work

In 2003, seeking a long-term solution to ongoing reductions in support for federal housing programs, KCHA entered the HUD's Moving to Work (MTW) demonstration program. One of fewer than 30 high-performing agencies selected for the program, MTW participation provides KCHA a unique opportunity to break away from overly restrictive federal housing program rules and constraints in favor of new approaches to delivering affordable housing in our local communities. As an MTW agency, KCHA's Public Housing Operating, Capital and Section 8 program resources are combined in

a single block grant with full funding flexibility. KCHA may use the MTW block grant to fund a wide array of affordable housing initiatives. These initiatives include, but are not limited to, general operation of the Public Housing or Section 8 Housing Choice Voucher programs, capital improvements, site acquisition and development, case management and supportive services and other approaches to the provision of housing services to low income households. Funding by the MTW block grant would not be subject to the constraints of Sections 8 and 9 of the U.S. Housing Act of 1937. In early 2009, KCHA executed a revised MTW Contract with HUD, which secures KCHA's participation in the Moving to Work program through 2018.

Birch Creek Redevelopment (formerly Springwood)

In 2008, KCHA began a major renovation of the Springwood Apartments in Kent. KCHA entered into a financing transaction that transferred the property from public housing to project-based Section 8 utilizing the Low Income Housing Tax Credit Program. This shift provided KCHA with the funding necessary to redevelop the now 262-unit property, which has been renamed Birch Creek Apartments. In 2009, over 200 newly renovated units were made available for occupation.

Americans with Disability Act Renovations

In 2009, KCHA began the renovation of 73 units to be fully ADA compliant. Units will be upgraded to include accessible routes of entry, accessible bathroom fixtures, roll-in shower stalls, lowered cabinets, front control appliances, wheelchair accessible doors, grab bars, proper height light switches and thermostat controls, lever control faucets, and lever handle hardware. Moreover, some units will receive additional features for those who are hearing or sight impaired, including alarm systems.

Community Facility Upgrades

In 2009, planning and design activities began for community building improvements at Valli Kee, Burndale Homes, Eastside Terrace, Spiritwood Manor, Hidden Village and Firwood Circle.

New Acquisitions

The 32-unit Pacific Court in Tukwila and the 30-unit Pepper Tree Apartments in Shoreline were acquired as public housing.

Seola Gardens (formerly Park Lake II)

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

Greenbridge (formerly Park Lake I)

Greenbridge is KCHA's first HOPE VI community located in White Center. One hundred eighty-five households, approximately 517 former residents of the '40s era public housing development known as Park Lake Homes, have moved into the new Greenbridge community. Of these first residents, 60 percent are families or individuals and 40 percent are seniors. Colorful, new, energy-efficient rental homes have replaced the barracks-style duplexes that formerly dotted the 95-acre site. Greenbridge

is a new mixed-income master planned community that will ultimately consist of 1,000 homes for approximately 3,500 people.

In 2009, KCHA opened the 82-unit Nia Apartments for senior and disabled households and the 88-unit Salmon Creek rental development. KCHA also commenced construction on the Eastbridge rental housing development.

Section 8 Housing Vouchers

Section 8 housing vouchers are one of the major federal programs intended to bridge the gap between the cost of housing and the incomes of low wage earners and people on limited fixed incomes. The Section 8 Voucher Program provides flexibility and options by issuing vouchers to eligible households to help them pay rent in privately-owned apartments of the households' choosing. KCHA submitted funding requests and was successfully awarded an additional 571 vouchers to assist homeless veterans, young disabled adults, and families being relocated from public housing redevelopment programs. These additions now bring the total number of vouchers to 7,879.

Resident Opportunities Plan

To ensure a strong system of support, in Fiscal Year 2008, KCHA and its service provider partners in the community began a comprehensive analysis of resident needs and existing programs to determine how to best match residents with available resources. The assessment helped shape the framework of the new Resident Opportunity Plan (ROP), a combination of strategies for increasing the economic independence of Public Housing and Section 8 households and improving graduation rates from federally assisted housing. The Resident Opportunities Plan commenced in 2009.

Weatherization/Home Repair

KCHA's weatherization program, which is free to qualified low-income homeowners and renters, provides energy efficiency and indoor air quality improvements for single-family, multifamily and mobile homes. Typical weatherization improvements may include installation of insulation and thermal windows; furnace repairs; installation of mechanical ventilation; and air sealing against drafts. Owners or managers of multifamily buildings are encouraged to inquire about weatherization services. Most weatherization improvements are grant-funded, requiring no building owner contributions. In 2009, KCHA provided energy efficiency services and air quality improvements to 1,300 King County households, and structural upgrades to 79 single-family and mobile homes.

IV. Resources Made Available

The King County Consortium administered over \$10.7 million in federal housing and community development funds in 2009 making them available to the community through competitive processes. In 2009, these funds benefited 122,078 persons and 8,637 households, through housing development activities, housing repair programs, public services, facilities, public improvements, and economic development.

From January through December 2009, 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 \$12,400,151 was made available through federal HUD formula grants or entitlements. The total amount of resources used in the consortium for housing activities is shown in Table 2 (page 44 – 45), and the total amount of resources for non-housing activities is shown in Table 3 (page 47).

A. Formula Grant Programs

Table 1 below shows resources made available and expended for 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 2009			
Grant Program		Funds Made Available During 2009	\$ Expended in 2009 (includes expenditures for 2009 projects as well as previous years)
CDBG	Entitlement	\$6,004,830	\$7,469,021
	Program Income*	\$701,384	\$701,384
	Recaptured & Reallocated	\$362,998	\$362,998
	Subtotal	\$7,356,592	\$7,619,178
HOME	Entitlement	\$4,004,759	\$5,484,751
	Program Income*	\$242,170	\$181,271
	Subtotal	\$4,246,929	\$5,666,022
ADDI	Entitlement	\$39,103	0
ESG	Entitlement	\$199,812	\$199,812
TOTAL		\$11,842,436	\$13,485,012

*Program income that was collected in 2007 and allocated to eligible activities in 2009.

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 \$300 million in total funds made available in the King County Consortium in 2009 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 KCHA and the Renton Housing Authority. Of the remainder, over \$6 million was federal formula grant funding through HOME, 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: 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		
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)	\$1,347,578	Allocated funds to four projects in the consortium
King County Veterans Levy Funds (capital)	\$600,000	Allocated funds as amendments to two projects serving homeless veterans in Renton and Seattle (units reported in 2008 CAPER)
King County Human Services Levy Funds (capital)	\$1,778,392	Allocated funds to three projects serving homeless families and individuals in Kirkland, Ballard, and Auburn
King County Veterans Levy Funds (services and operating support)	\$300,000	Allocated funds to one project serving homeless veterans in North Seattle. Funds are used for services in permanent supportive housing.
King County Human Services Levy Funds (services and operating support)	\$700,000	Allocated funds to two projects serving homeless persons with multiple barriers in Seattle and East King County. Funds are used for services and rental assistance in permanent housing.
King County Veterans Levy Funds (Other housing/homeless)	\$1,040,781	Funds employment services and outreach to homeless people in South King County.
King County Human Services Levy Funds (Other housing/homeless)	\$1,809,377	Funds employment services, outreach to homeless people in South King County and services to single parents exiting the criminal justice system and reuniting with their children.
King County Mental Illness Drug Dependency Sales Tax Collections	\$2,000,000	Allocated funds to two projects serving homeless persons with mental illness and other multiple barriers to permanent housing. Funds were used for non-clinical housing case management services in permanent housing.

Table 2: Other Public and Private Resources for Housing Activities (continued)		
Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
East King County suburban cities who are members of ARCH (general funds and other non-federal funds)	\$2,467,190 and \$3,503,497 in land donation and fee waivers	Allocated funds to four projects located in the cities of Issaquah, Kirkland and North/East King County
Homeless Housing and Services Funds – document recording fee revenue for homeless housing (SHB 2163 and 1359)	\$3,500,000	Allocated funds eight projects serving homeless persons countywide. Funds are used for services, operating support and rental assistance in permanent housing.
King County Children and Family Services Fund (formerly King County Current Expense fund)	\$1,040,629	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
Regional Affordable Housing Program Funds (RAHP) (operating support)	\$700,000	Supported 34 transitional housing and emergency shelter programs throughout King County , including the City of Seattle (note: new contractors chosen mid-year)
SUBTOTAL	\$20,787,444	

State Resources		
Washington State – Housing Assistance Program/Trust Fund	\$8,000,000	Allocations made for five projects in the consortium
Washington State Transitional Housing, Operating & Rental Assistance Program	\$1,750,287	Operating support for transitional housing and rental assistance programs serving homeless households.
Washington State Funds for homelessness programs in King County, including Emergency Shelter Assistance Program and Emergency Housing Assistance Program / Families with Children Funds	\$1,377,374	Supports approximately 60 programs throughout Seattle and King County
SUBTOTAL	\$11,127,661	

Table 2: Other Public and Private Resources for Housing Activities (continued)

Federal Resources		
Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
Washington State Housing Finance Commission: Low Income Housing Tax Credits - \$40,646,570; Tax Exempt Bonds - \$3,095,000	\$43,741,570	Allocations made for four tax credit projects (257 units) and one tax exempt bond project (48 units)
King County Housing Authority Tax Exempt bonds	\$34,705,000	Allocations made for six projects in the consortium
HUD Supportive Housing Programs	\$511,544	HUD grant program administered by King County provides rental assistance for over 516 units for homeless disabled households countywide
HUD Shelter Plus Care (annual amount)	\$5,619,648	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	\$131,768,287	Ongoing support of public housing and Section 8 tenant-based and project-based assistance
King County Housing Authority (\$126,000,157)		
Renton Housing Authority (\$4,960,933)		
Muckleshoot Tribal Housing Authority \$807,197		
Emergency Shelter Grant Program	\$199,793	Allocations made to 6 emergency shelters
CDBG Program Housing Related Allocations	\$2,600,643	Allocations made for shelters, homelessness prevention, housing repair and housing development
HOME Investment Partnerships Program	\$4,600,000	Allocations for three rental housing development projects and two contract amendments for previously funded projects
SUBTOTAL	\$223,746,485	

Table 2: Other Public and Private Resources for Housing Activities (continued)		
Private		
Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
Gates Foundation Family Homelessness Initiative	\$273,000	Planning and Families Rapid Re-housing
United Way of King County	\$10,778,400	Includes City of Seattle: \$6.4 million - general homelessness, survival services, food, shelter, housing \$1.4 million – Healthcare related to homelessness; \$434,156 – Campaign to end chronic homelessness –services for long term homeless people and other related funding
SUBTOTAL	\$11,051,400	
Total ESG/CDBG//HOME	\$7,200,643	
Total All Other Funds:	\$266,712,990	
GRAND TOTAL:	\$273,913,633	

*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 2009. 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

In 2009, a total of \$6,044,830 in formula grant funding from CDBG was made available in the King County Consortium. Of that amount, \$2,337,840 was for non-housing community development projects. Approximately \$9,415,556 was leveraged from other federal, state, local, private and other sources, primarily for public (human) services rather than for capital investments. Table 3 lists the resources and amounts funded for non-housing community development projects by activity type which were completed in 2009.

Table 3: Community/Economic Development Resources for Completed Public (Human) Services, Community Facilities and Public Infrastructure and Parks, 2009		
Source	Leveraged Resources	King County Consortium CDBG
Public (Human) Services (Includes projects completed in 2009 where beneficiaries will be reported in 2010 CAPER)		
King County Consortium CDBG		\$1,007,528
Other Federal	\$820,212	
State/Local	\$2,950,720	
Private	\$2,238,110	
Other	\$2,714,538	
TOTAL	\$8,723,580	
Public Improvements and Parks (Includes projects completed in 2009 where beneficiaries will be reported in 2010 CAPER)	Unreported	
King County Consortium CDBG	Unreported	\$87,334
Section 108	\$691,976	\$174,369
Other Federal	Unreported	
State/Local	Unreported	
Private	Unreported	
Other	Unreported	
TOTAL	Unreported	
Community Facilities (Includes projects completed in 2009 where beneficiaries will be reported in 2010 CAPER)	Unreported	
King County Consortium CDBG	Unreported	\$1,068,609
Other Federal	Unreported	
State/Local	Unreported	
Private	Unreported	
Other	Unreported	
TOTAL	Unreported	
Total Leveraged and CDBG	\$9,415,556	\$2,337,840

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

During 2009, the King County Consortium made significant progress in carrying out the activities described in the 2009 and prior years' Action Plans. The King County Consortium's activities in 2009 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, the consortium 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 HCD Homeless and Housing Programs

1. Homeless Housing Program

The homeless programs met all the projected outputs of the 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 623 households with grants, loans and counseling to avoid eviction or foreclosure. Of those contacted after six months, 95 percent were still stable in housing, and of those contacted after twelve months, 93 percent were still stable in housing.

Our shelter and transitional housing programs met the Suitable Living Environment objective and Availability/Accessibility outcome by providing 155,341 unit nights of emergency shelter and 168,286 unit nights of transitional housing with a combined 54 percent success rate of moving to more stable housing.

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 adequate 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 projected outputs for the consortium's housing objective to preserve the supply of affordable housing for low- to moderate-income households and to provide programs for owners, mobile homeowners 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 an economy that has slowed and created additional financial burdens for the citizens of King County. Through the Deferred Payment Loan program (DPL), King County Housing Repair Program is assisting extremely low- to moderate-income homeowners by maintaining safe, decent and affordable homes. Repairs under this program include, but are not limited to, roof replacement, electrical repairs, and plumbing upgrades. One of the largest populations served by this program is senior citizens. They are utilizing this program to maintain their homes, thus extending the viability to reside in their homes longer. Our program results in clean, safe, decent and affordable home environments for our program participants.

Lack of affordable housing continues to 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 (MHG) Program provides county residents that reside in leased space, a grant program to help maintain their homes. For mobile homes, most repairs involve additional insulation, roofing, windows, doors, floor replacements and bathroom modifications. These residents tend to have low incomes well below 30 percent of the King

County 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 accessible housing. We are providing the residents with disabilities in 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 need accessible accommodations in 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 program accessibility improvements are allowable repairs available to homeowners accessing our DPL 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 applicants requesting assistance.

3. Housing Finance Program

HCD's Housing Finance Program (HFP) met its key project outputs that address the HUD 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. Adequate resources for housing capital continue to be a challenge, and resources are stretched as projects need increased capitalized operating reserves to meet the demands of project investors, and need increased replacement reserves in order to weather future maintenance needs. HFP's Consolidated Plan output targets for providing units of decent, affordable housing were exceeded in 2009; however, meeting all the needs of very low-income residents for decent affordable housing continues to be a challenge.

The finance program continues to support specialized low-income housing developers active in King County outside the City of Seattle, particularly those skilled in housing that serves special needs populations. There was one HFP funding round in the fall of 2009 and the program continued to implement its "pre-application" process as in prior years. Program staff believes this process creates the best chance to ensure high-quality project applications that are consistent with consortium housing priorities within 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 will prioritize federal funds in projects that are ready to spend. Public funders will continue coordinating to enable applicants to submit virtually the same application to all or most of the fund sources needed for a project. We made considerable progress toward this goal during 2009.

HFP continues to work to support affordable home-ownership; however, limited resources reduce the county's ability to contribute to this goal. In the Puget Sound housing market, with median home prices over \$400,000 in many areas, a large capital write-down (public subsidy for development costs) 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 support the development of locally appropriate land trust projects for home ownership as a way to create long-term affordability in ownership housing.

4. Affordable Housing Planning

A new full-time lead for Affordable Housing Planning efforts was hired and began work in mid-March 2009. The first major task was to update the King County Consortium Consolidated Plan for the 2010 – 2012 planning period. This included a major re-working of the Needs Assessment, and significant updating of the Strategic Plan and other appendices. The White Center Neighborhood Revitalization Strategy was also updated and formally added to this new Consolidated Plan.

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

- a. Revised the benchmarks for the White Center NRSA, and will continue to monitor progress on them.
- b. Provided a baseline of demographic, economic and housing needs data in the Housing Needs Assessment for the 2005 – 2008 period that will allow comparison with outcomes in 2010 – 2015.
- c. Worked with King County Property Services and attorneys to develop an RFP for three properties that are ready to be sold for affordable housing, and completed the RFP process with the selection of a developer for one of the properties. Worked on accompanying affordable rental and ownership covenants for the North Lot surplus property for which there is already a purchase and sale agreement, and collaborated on the affordability restrictions and covenants for another King-County funded very low-income project. All of these projects have numerical requirements for affordable housing at 30 percent - 80 percent of area median income. These covenants require annual reporting and will be monitored for compliance.
- d. Initiated work with human service planners in the South County suburban cities to help with data collection and analysis for a housing needs assessment, specific to each city, as part of their required update of the housing elements of their comprehensive plans.
- e. Worked with ARCH and a private developer to re-negotiate some terms of an agreement for affordable senior housing, and to finalize a restrictive covenant for 56 affordable ownership units in their next construction phase.
- f. Because of the economic crisis, planning staff has monitored and mapped the increase in King County properties that are at risk of foreclosure, and is supporting efforts to acquire and rehabilitate some foreclosed properties.
- g. Staff continued to work with the county's various partners to meet the following HUD performance measures: 1) affordability and accessibility for the purpose of decent housing; 2) ending homelessness; and 3) the economic development of communities. 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. There are still a number of barriers that need to be overcome in our region to encourage more affordable and workforce housing.
- h. In particular, planning staff has been working on a regional initiative to provide more senior housing for the 225,000 residents who will reach retirement age in the next six years. This has also involved an initiative to incorporate universal design features into affordable housing in order to provide increased accessibility and options for aging in place.

B. Evaluation of Relocation Activities

Projects assisted with CDBG funding that involved relocation activities for 2009 are as follows:

Johnson Hill Apartments (Formerly - 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 total of 10 tenants will be permanently displaced, with relocation costs estimated at \$157,000. The majority of tenant relocations took place in 2008. One tenant purchased and moved in 2009. Additional information can be found in the HOME section under relocation.

C. Evaluation of Community Development Program

A new Interlocal Cooperation Agreement for the Regular and Joint Agreement CDBG/HOME Consortium for 2009-2011 was executed and provided to HUD in August 2008. There were four cities that either did not sign an agreement in time or opted not to participate in the new term (Newcastle, Medina, Normandy Park and Milton). The following cities opted to be included in the 2009-2011 Regular and Joint Agreement CDBG/HOME Consortium: Algona, Beaux Arts, Black Diamond, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Federal Way, Hunts Point, Issaquah, Kenmore, Kirkland, Lake Forest Park, Maple Valley, Mercer Island, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville and Yarrow Point.

1. Timeliness

On November 6, 2009, the draw down ratio for the King County Consortium (per our HUD CPD Representative, Cris Yamamoto) was 1.379. This ratio met the HUD timely expenditure target.

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 is updated on an ongoing basis to incorporate new regulations. HCD staff also provided technical assistance at nine different 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 and Housing Repair Programs, continue to coordinate efforts relating to the implementation of construction projects that involve digging. An Unanticipated Discovery Plan (UPD) is incorporated into pre-construction conference materials. King County's Historic Preservation Office and Department of Transportation's archeological staff is involved in the process and assists in incorporating check points and pertinent contact information of key stakeholders who need to be notified in case of an archeological discovery in the course construction. The plan is reviewed and contact numbers updated annually.

3. Community Development Allocation Process

The first year of a three-year award was 2009 for CDBG human services funds that were allocated through a Request for Proposal sponsored in Spring/Summer of 2008 by the Homeless Housing Program of HCD. Monitoring was completed in the fall for all of the projects awarded these human service funds.

Information about the 2010 CDBG capital allocation process was distributed 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.

A pre-application screening process is used in the capital allocation process for the following reasons:

- a. The pre-screening of applications continues to help reduce the administrative time required for project eligibility and national objective review.

- b. The pre-application provides insight concerning environmental factors and has been key for HCD staff to work with applicants in identifying budget considerations/implications and milestones that are associated with the project's activity.
- 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. Provides an overview of the current interest from the community and provides information regarding financial needs for projects that can be compared against the amount of funds available.
- e. Directs technical assistance where needed to project applicants that have projects that can meet timeliness requirements.
- f. The number of weak or untimely applications has been reduced substantially. Such projects include those in which planning is not far enough along to be ready to be implemented and completed within the 17 month requirement; those with factors or requirements that would need to be addressed in order to be a complete applicant; and those that are simply not eligible. The process saves an ineligible applicant from spending hours on an application that cannot be funded and saves valuable staff time avoiding preliminary reviews screening applications that are not fundable.

4. Consortium and Sub-Region Meetings

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

D. Evaluation of Economic Development Program

In 2008, Economic Development (ED) staff completed and obtained the 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 implemented contract documents and are currently implementing the White Center Square Section 108 project. HCD's responsibility is solely the monitoring of the labor compliance and provides clearance for the Owner of the project to pay on construction billing invoices. The project is underway and labor compliance has been in order with no payments being withheld.

E. Loan Activities

1. Float Loans (short term, interim loans)

Kent Borden Chemical CDIL (Float) - the Kent Borden Chemical project was completed in 2006 and repaid in 2007. The project remained open pending the reporting requirements related to job creation in order to demonstrate it met the National Objective. In April 2009, a report was submitted for 2008 demonstrating that a total of 283 jobs were created, 189 of which were filled by low to moderate-income persons during program year 2008. The activity was held open in order to reflect the 2008 report. The project is now being closed in the 2009 CAPER as the national objective has been met.

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

Greenbridge Section 108 Loan in White Center - the infrastructure improvements for this predominantly low- and moderate-income community included new streets and sidewalks, drainage and utilities, pedestrian paths and greenways have been completed. The loan repayments are being made by King County over a period 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 fourth year of repayment with a balance remaining of **\$5,941,000** 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 that included but was not limited to:

- Documenting King County's compliance with requirements for conducting subrecipient monitoring (set forth in CDBG Program Regulations)
- Assuring that subrecipient program administration and funded projects are completed in compliance with established regulations and that project activities continue to serve the target population identified in the initial application
- Ascertaining that CDBG subrecipients are complying with applicable federal regulations, 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 Section 2009 Monitoring

a) Monitoring: Monitoring tools were updated and HCD Staff identified specific areas of compliance to review. Monitoring was conducted for the following projects in 2009:

- Northshore Hopelink - Human Service
- Solid Ground - Human Service
- ReWa Emergency Assistance - Human Service
- Redmond Hopelink - Human Service
- Kirkland Hopelink - Human Service
- Sky Valley Community Resources - Human Service

- Neighborhood House Helpline - Human Service
- South County Food Coalition - Human Service
- Elder and Adult Day Services - Community Facility
- Federal Way Boys and Girls Club- Community Facility
- Burien Ambaum Park - Public Improvements

This monitoring was done to assure that King County's compliance with requirements for conducting subrecipient monitoring (set forth in CDBG Program Regulations) and was appropriately documented.

During these visits, staff assured 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. CD staff further ascertained that CDBG Subrecipients are complying with applicable federal regulations, Office of Management and Budget Circulars and King County ordinances (regulatory requirements) relating to financial management systems, procurement and contracting, property management and disposition, labor standards, record keeping and reporting requirements;

Labor Standards Compliance is monitored on all active construction projects.

b) Audit Review

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

Six audit reports were submitted and reviewed by CD staff for the cities of Shoreline, Burien, Federal Way, Maple Valley, Neighborhood House and Multi-Service Center. The reviews demonstrated that CDBG subrecipients are meeting performance requirements specified in the subrecipient agreement and target populations are being served;

c) Desktop Monitoring

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

Technical assistance is provided in a timely fashion to ensure regulatory compliance is understood.

d) Workshops

In Spring 2009, CD Staff conducted and/or participated in over nine Technical Assistance Application Workshops and had numerous one-on-one consultations prior to when responses to the Request For Proposals were due for submittal. Project Managers and the CD Coordinator conducted several one on one consultations throughout the course of the year.

2. Homeless Housing Section 2009 Monitoring

a) Federal Funds

- King County staff participated in site visits of two Shelter Plus Care sponsor agencies.
- CDBG funds - Eastside Domestic Violence Program, My Sister's Home
- SHP funds - Eastside Domestic Violence Program, My Friend's Place

b) Local and State Funds

Local Veterans and Human Services Levy funded projects for employment services linked to housing:

- Valley Cities Counseling and Consultation
- Seattle Jobs Initiative
- Neighborhood House
- YWCA
- Hopelink

State Transitional Housing Operating and Rent (THOR) funded projects:

- Solid Ground/Broadview
- Eastside Domestic Violence Program
- Exodus Housing
- Sound Mental Health

Local Regional Affordable Housing Program:

- Solid Ground/Broadview

HUD Monitoring

The following items are still open pending HUD's response to the county's response and actions it undertook to address listed findings and concerns in 2006 and 2009 monitoring.

Regarding 2006 HUD Monitoring, HCD is still awaiting the response from the Washington D.C. HUD Headquarters Office regarding the 2006 finding related to project implementation activity as compared with program administration, and the local HUD Field Office interpretation of this section of the regulations.

Regarding 2009 HUD Monitoring, HCD addressed the following items identified as deficient during HUD's 2009 monitoring and is awaiting a response from HUD related to 1) the Survey Tool used in qualifying a low/moderate income area for an infrastructure activity; 2) a community facility project that HCD properly qualified as a national objective; and 3) reviewed and addressed an inadequate record keeping system of an agency in documenting supporting beneficiaries for a microenterprise project activity.

G. Modifications to the Action Plan

Modifications to 2009 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 2009 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 current adopted Consolidated Plan and for consistency with the consortium's relocation policies, if applicable. King County staff review project applications to local funding entities, WA State funding entities, and federal funding entities: 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 Fifth Avenue, Suite 3200, Seattle, WA 98104.

In 2009, the county embarked on an ambitious new initiative to develop a countywide strategic plan, which will have associated performance measures. It is scheduled to be adopted in 2010 and will guide the county's budget in future years.

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 based 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-based 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 the 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 obtain 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. A public notice was published in the Seattle Times announcing the availability of CDBG funds for the 2009 funding year. A public notice was again published in the Seattle Times announcing the availability of the draft 2009 Action Plan and inviting the public to attend a King County Consortium meeting of the JRC and soliciting public comment on the housing and community development needs in King County. In 2010, an additional public notice was published announcing availability of the draft 2009 CAPER and soliciting comments. The public was invited to attend meetings regarding the 2010 Action Plan and the 2009 CAPER. These notices and plans were also available on the King County web site, 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 and is provided as a supplement to this report. No comments or responses were received from the general public.

In 2009, input was gathered through the following:

L. Community Development Planning

County staff offered technical assistance during the allocation process. A Public Forum was held September 4, 2009 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.

M. Homeless Continuum of Care Planning

Several public meetings were held in connection with developing the 2009 McKinney Continuum of Care application for Seattle-King County, and a community-based Steering Committee guided the process. The CEHKC' Governing Board and Interagency Council gave feedback on proposed cuts and the Funders' Group discussed options. However, the 2009 NOFA regulations precluded any changes.

N. Web Site Availability

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

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

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: Eric.Wilcox@kingcounty.gov. All comments receive a response from a member of HCD Staff.

O. Public Input on Annual Performance Report

A public notice ran in the public notices section of the Seattle Times to invite the Public to comment on the preparation and review of this *2009 Consolidated Annual Performance Evaluation Report*, and the consortium sponsored a public meeting on March 17, 2010 to gather public comments on the CAPER. 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 2009 CAPER

A. Program Income Received (Revolving Loan Fund)	
Small Business Loans	\$6,208
Float Loan Principal	0
Float Loan Interest	0
Housing Repair Loans	\$472,339
Other Repayments	\$4,402
TOTAL PROGRAM INCOME	\$362,998
B. Other Receivables	
Float Loans Outstanding	0
Two Revolving Loans Outstanding	\$19,219
TOTAL OTHER RECEIVABLES	\$19,219

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-09-UC-53-0001	3. Reporting Period From 1/1/09 To 12/31/09
--	---	---

Part I: Summary of CDBG Resources

1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)			\$ 15,414,056
2. Entitlement Grant from form HUD-7082			\$ 6,044,830
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	\$ 6,208	\$	
b. Other (Identify below. If more space is needed use an attachment.)			
Principal	\$ 352,766	\$	
Interest	\$ 4,024	\$	
c. Total Program Income (Sum of columns a and b)			\$ 362,998
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)			\$ 21,821,884

Part II: Summary of CDBG Expenditures

8. Total expenditures reported on Activity Summary, forms HUD-4949.2 & 4949.2A			\$ 7,735,218
9. Total expended for Planning & Administration, form HUD-4949.2		\$ 1,203,914	
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)		\$ 6,531,304	
11. CDBG funds used for Section 108 principal & interest payments			\$
12. Total expenditures (line 8 plus line 11)			\$ 7,735,218
13. Unexpended balance (line 7 minus line 12)			\$ 14,086,666

Part III: Low/Mod Benefit This Reporting Period

14. Total Low/Mod credit for multi-unit housing expenditures from form HUD-4949.2A		\$ 0
15. Total from all other activities qualifying as low/mod expenditures from forms HUD-4949.2 and 4949.2A		\$ 6,531,304
16. Total (line 14 plus line 15)		\$ 6,531,304
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)		100 %

This form may be reproduced on local office copiers.
Previous edits are obsolete.
Retain this record for 3 years.

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				\$ 1,007,278
22. Total PS unliquidated obligations from column r, form HUD-4949.2A				\$ 0
23. Sum of line 21 and line 22				\$ 1,007,278
24. Total PS unliquidated obligations reported at the end of the previous reporting period				\$ 8,610
25. Net obligations for public services (line 23 minus line 24)				\$ 998,668
26. Amount of Program Income received in the preceding program year				\$ 692,525
27. Entitlement Grant Amount (from line 2)				\$ 6,044,830
28. Sum of lines 26 and 27				\$ 6,737,355
29. Percent funds obligated for Public Services Activities (line 25 divided by line 28)				14.82
Part VI: Planning and Program Administration Cap Calculation				
30. Total Planning & Administration expenditures				\$ 1,203,914
31. Total Planning & Administration unliquidated obligations				\$ 0
32. Sum of lines 30 and 31				\$ 1,203,914
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)				\$ 1,203,914
35. Amount subject to Planning & Administration cap (grant amount from line 2 plus line 5c)				\$ 6,407,828
36. Percent funds obligated for Planning & Administration Activities				18.79

NOTE:

This form may be reproduced on local office copiers.
 Previous edits are obsolete.
 Retain this record for 3 years.

Attachment B

King County HOME Consortium

Summary of Activities

A. Consolidated Housing and Community Development Plan (HCD Plan)

Overall

During 2009, the King County HOME Consortium allocated HOME resources including a 2009 entitlement grant of \$4,444,900, program income of \$78,881 and prior year unallocated or recaptured HOME funds.

Rental Housing Development

\$2,317,204 was allocated by the Housing Finance Program to two new housing development projects consistent with Affordable Housing Objective 1, Strategy A of the HCD 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, 117 affordable rental housing units will be produced.

The Young Women's Christian Association (YWCA) received a total of \$1.5 million including \$617,204 in 2009 HOME funds along with \$668,189 in Regional Affordable Housing Funds and \$214,607 in Human Service Levy Funds to acquire and construct 97 permanently affordable housing units as part of the Family Village at Issaquah project. This will be a housing project for working families, independent seniors, and people with disabilities, to be constructed on a 2.4 acre site donated by the City of Issaquah. Phase I consists of 97 regulated housing units, one common area unit for management staff, community space, and a childcare center. Thirty-nine units will be affordable to households at or below 30 percent of AMI, 35 units will be affordable to households at or below 50 percent of AMI and 23 units will be affordable to households at or below 60 percent AMI. Up to ten units will be targeted to homeless households transitioning from shelters or from transitional housing with some need for services. Households in the ten homeless units will be charged rents that they can afford, in proportion to their incomes.

Vashon HouseHold received \$1.7 million in HOME funds to acquire and rehabilitate an existing 20-unit apartment complex (now called Mukai Commons) located on Vashon Island. The project will provide permanent affordable rental housing serving low- and very low-income households. Ten of the units will be targeted for households with incomes at or below 30 percent of AMI and 10 will target households with incomes at or below 50 percent AMI. Upon turnover, five of the units will be set aside for households that are homeless or at immediate risk of homelessness. The 20 units are contained in three separate buildings and comprise twelve one-bedroom units and eight two-bedroom townhouse units. All the units require substantial rehabilitation including replacement of windows, improvement of building envelopes, and upgrading of insulation, plumbing, electrical, and heating systems. Mukai Commons is located within walking distance of the Vashon commercial district and is close to schools, work, and services. To be able to operate the project with 30 percent AMI units, VHH has applied for State operating and maintenance funds.

Rental Rehabilitation Program

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

The King County Housing Authority (KCHA) received \$1,650,000 in HOME funds and \$300,000 in Regional Affordable Housing Program funds to rehabilitate and reconfigure Springwood Apartments, now called Birch Creek, in the City of Kent. The project will consist of 130 units at or below 30 percent of area median income (AMI); 129 units at or below 50 percent AMI; and three common area units. KCHA's goal is to improve livability and make the units and common buildings as green as possible. The Springwood Apartments were built under the United States Department of Housing and Urban Development (HUD) Section 236 Insurance Program in 1968. The property went into receivership and was ultimately taken over by HUD. In 1975, at HUD's request the property was transferred to KCHA under the Low Rent Public Housing program. The project will be reduced in size from the 324 existing units to 262 units (including three common area units) with replacement units to be created at another site, yet to be determined.

Intercommunity Mercy Housing (Intercommunity) received an additional \$150,000 in recaptured HOME funds to complete the rehabilitation of 149 units of existing affordable housing at the Appian Way Apartments in Kent. Forty-five units will be affordable to households at 30 percent of median income and 104 units will be affordable to households at 50 percent of median income. Fifteen of the units are targeted to homeless families with supportive services.

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.

It became apparent that projects in our existing portfolio were in need of major repairs and our rental rehabilitation efforts should be focused on assisting non-profits to 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 2009, we used local funds to rehabilitate several projects in our existing portfolio. The Archdiocesan Housing Authority received \$369,040 in Mental Illness and Drug Dependency funds to rehabilitate the Wintonia Apartments, a 92-unit SRO building. The renovated housing will provide permanent supportive housing for adults with severe and persistent mental illness and other major life challenges, all with incomes at or below 30 percent of AMI.

Parkview Services was awarded \$50,000 in local general funds to do major bathroom repairs in four homes as part of three Parkview Homes Scattered Site projects in our existing portfolio. The homes serve individuals with developmental disabilities and incomes at or below 30 percent of median income located in Shoreline, WA.

Kirkland Interfaith Transitions in Housing was awarded \$100,000 in local general funds to rehabilitate and improve the Salisbury Court project, an early HOME-funded project. This apartment has 12 units of housing for extremely low-income families with incomes at or below 30 percent of area median income in Kirkland, WA.

The Rental Rehabilitation Program continues to work with the Asset Manager 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 HCD Plan Affordable Housing Objective 2, Strategy 2A to *Make capital funds available to repair 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 2009, the Housing Repair Program (HRP) completed rehabilitation of fourteen owner-occupied single family homes, expending \$213,776. These funds consisted of 2004 Home funds totaling \$9,953 HOME-budgeted funds from 2006 of \$157,291, and 2009 HOME funds of \$46,532.00. The County has an additional eleven projects committed in 2009 using 2009 Home Investment dollars, these commitments represents \$213,441 of HOME funding. The construction of these projects are underway, as construction was not completed as of year end. Other HRP activities include marketing the programs, servicing the existing loan portfolio and regional participation in housing rehabilitation issues.

Homeownership Programs

HOME funds are being used consistent with HCD Affordable Housing Objective 2, Strategy 2B to *make funds available for first-time homebuyer opportunities including education, housing counseling and down payment assistance for low- to moderate-income households*.

The Washington State Housing Finance Commission's (WSHFC) House Key King County down payment assistance program provided assistance to a total of **31** first-time homebuyers across King County. Buyers receive up to \$20,000 in HOME funds, which is combined with up to \$10,000 from WSHFC.

In WSHFC's House Key – ARCH Program, HOME funds helped create downpayment assistance loans to **eight** first-time buyers purchasing homes in East King County. Maximum loans of \$30,000 have been provided to these new buyers, with funds coming from King County, ARCH cities, and WSHFC.

The HCLT Advantage Program of Homestead Community Land Trust (Homestead) provided assistance to **three** first-time homebuyers during 2009. Homestead owns the land and the homebuyer owns the home. Long-term affordability is preserved through a covenant.

Habitat for Humanity of East King County also completed Snoqualmie Ridge, Phase 2, in Snoqualmie, Washington. **Eleven** homes were sold to qualified first-time homebuyers meeting a maximum household income of a not more than 50 percent Area Median Income. All 11 units are HOME-assisted.

Planning and Administration

Ten percent or **\$444,490** of the HOME and program income funds available in 2009 were used to cover HOME program administration. Annual reports were collected and reviewed for **56** HOME-assisted projects, covering **1,557** HOME-assisted units. These projects cover transitional and permanent rental housing serving low and very-low income families and individuals (see also Section H, Monitoring and Inspections of HOME projects).

Overall, HOME funds continue to be targeted primarily to rental projects for very low-income families and individuals whose incomes fall below 50 percent of AMI. Priority for housing development funds in 2009 was to create permanent rental housing for extremely low (30% of AMI) and very low (50% of AMI) income households. Priority was given to projects creating permanent housing for homeless

households in support of the King County Ten Year Plan to End Homelessness. In parts of King County where market rental rates are equivalent to rents affordable at 50 percent of AMI such as parts of 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 foundation grants. 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. Given the uncertainty of the financial markets, an investor withdrew from a HOME-funded project, the Housing Resource Group's proposed 100-unit complex that was to be developed in the city of Kenmore as part of a larger town center re-development. These HOME funds were recaptured and reallocated to another multi-family rental housing project that had a funding gap. The Kenmore project may re-emerge as the economy improves.

The nonprofit housing development projects also leverage other public sector funds, primarily State Housing Trust Fund monies 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. 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. The King County CDBG funds compliment the HOME Program by funding rental housing for persons with special needs, as well as homeowner rehabilitation serving households up to 80 percent of median income.

King County continues to partner with the Washington State Housing Finance Commission (WSHFC) Homeownership Program. WSHFC works directly with mortgage lenders to offer affordable first mortgages which are combined with HOME-funded second mortgages for eligible first-time homebuyers. Various nonprofits such as Homestead Community Land Trust, the International District Housing Alliance, and Consumer Credit Counseling Northwest provide education and counseling support to the first-time buyers.

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 borrowed funds, saved funds, or gifted funds 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. In addition, the relationship with the KCHA 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 percent of median income. The county's Regional Affordable Housing Program funds and the Veterans and Human Service Levy funds serve as match for HOME projects when awarded to the same projects. These precious local housing resources are targeted to families or individuals at the lowest income level, including those who are homeless, are veterans and/or have special housing needs. King County has excess match from prior year allocations of local funds to HOME funds. The 2009 HOME match report reflects a 2009 liability of \$876,528, and excess match available for 2010 in the amount of \$571,523.

D. Community Housing Development Organizations

King County continues its efforts to support organizations that meet the Community Housing Development Organization (CHDO) criteria under HOME. During 2009, the Vashon HouseHold Mukai Commons was the CHDO project (described above under Rental Housing Development).

The consortium's HOME policies allow CHDOs to apply for and receive up to \$30,000 in 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. Two agencies applied for and each received \$30,000 in CHDO operating support from 2009 funds: Vashon HouseHold and Homestead Community Land Trust.

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 KCHA, 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/WBE) 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 the contract permit and encourage 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 do not 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 insure the timely issuance of required notices and project compliance. The following HOME-assisted project was monitored in 2009:
 - Mukai Commons – Vashon Household was awarded \$1,700,000 of 2009 HOME funds to acquire and rehabilitate an existing 20-unit apartment complex. Nineteen General Information Notices (GINs) were hand delivered, and signed in July 2008. One unit was vacant. In 2009, one tenant was temporarily relocated to another Vashon Household complex. The remaining relocations will take place in 2010. Relocation costs are estimated at \$18,000.
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. 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 245 HOME-assisted units during 2009. Eighty-one units had no documented deficiencies and 164 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.

During 2009, King County continued to participate with the Washington State Housing Finance Commission, the State of Washington, the City of Seattle, the City of Tacoma, and Snohomish County in the testing and implementation of a web-based Combined Funders Annual Report system. This new system now collects the data formerly available only in an Excel format. Owners of publicly-funded affordable housing are required to enter annual data on a real time basis or via an upload from their property management software by a certain date. Each project's data will be validated against the most restrictive contract as each funder's restrictions are built into the system.

In addition to demographic and compliance information on tenant occupants of the housing, the system will collect critical year-end operating and reserve information to assist 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. When fully functional, this system will eliminate a lot of redundancy in reporting by contractors and the burdensome editing process of the current Excel workbooks.

I. HOME project completions in 2009

The following homeownership project was completed in 2009 and the Duvall Family Housing project was fully occupied during 2009:

- Snoqualmie Ridge Phase 2 Homeownership Project located at the 36000 block of Gravenstein Court in Snoqualmie, WA was completed by Habitat for Humanity of East King County. The project created homes for eleven first-time homebuyers in Snoqualmie. The land is held in trust by Habitat for Humanity and the owners participated in the construction of their homes.
- Duvall Family Housing owned by Hopelink and located at 15925 First Avenue NE, Duvall, WA, an eight-unit apartment complex atop a community facility operated by Friends of Youth was completed but not fully occupied as of year end 2008. Two of the units will serve as permanent affordable rental housing for families and six of the units provide affordable housing for families transitioning from homelessness. All the units were fully occupied as of June 2009.

Attachment C: Tables 4 – 16

Households Assisted with Housing

In 2009, 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, 2009

Type of Household Assisted	Number	Percent
Family Households	4,347	40%
Single Individual Households	6,483	60%
Total Households Assisted	10,830	100.0%

Table 5: Households Assisted With Housing by Income Level, 2009

(HOME, CDBG and ESG only)

Income Level Percentage of median income	Homeowners	Renters	Homeless	Total	Percent
0 to 30 of median	178	2,775	1,248	4,201	67.5
31 to 50	174	1,136	48	1,358	22
51 to 80	145	428	7	580	9
81 +		72	5	77	1
Unknown			3	3	.05
TOTAL	497	4,411	1,311	6,219	100

Note: “Homeowner” 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.

Table 6: Goals for the Average Number of Renter Households to be Served Annually in Completed Housing Units by Household Type and Income:

<i>Type of Household</i>	<i>At or Below 30% of Area Median Income (AMI)</i>	<i>31% to 50% of AMI</i>	<i>51% to 60% of AMI</i>	<i>61% to 80% of AMI</i>
Small Related Households (2-4 persons)	High Need 92	High Need 46	Medium Need 5	Low Need
Large Related Households (5+ persons)	High Need	High Need	Medium Need	Low Need
Elderly Households	High Need	High Need	Medium Need	Low Need
Households with Special Needs	High Need 68	High Need 1	Medium Need	Low Need
All Other Households	High Need	High Need	Medium Need	Low Need
Total Renter Households Served 212 Annual Goal = 500	160	47	5	

Table 7: Homeless Households and Individuals Served in Shelters and Transitional Housing, 2009 (ESG and CDBG funds only)

	<i>Households Served</i>	<i>Individuals Served</i>	<i>Individuals Turned Away</i>
Emergency Shelter	1,316	2429	35,982

Source: Client profile reports submitted by shelter programs, calendar year 2009. Includes only those programs receiving CDBG and/or ESG funds. Counts may include duplication.

Table 8: Production Summary: 2009 Allocations By King County Consortium ²

<i>Housing type</i>	<i>Units</i>	<i>% of total</i>
Permanent housing	429	100
Transitional housing	0	0
Homeownership	0	8
Total	429	100
<i>Type of household to be served</i>	<i>Units</i>	<i>% of total</i>
Family units	337	79
Individual units	22	5
Special needs units	70	16
Total	429	100
<i>Income level</i>	<i>Units</i>	<i>% of total</i>
Affordable to 0-30% of median income:	232	54
Affordable to 31-50% of median income:	174	41
Affordable to 51-80% of median income:	23	5
Total Units	429	100

² Includes HOME, CDBG Consortium housing funds, the Regional Affordable Housing Program funds, Veterans and Human Service Levy funds, and Mental Illness and Drug Dependency funds.

Table 9: Housing Allocations by Objectives, 2009

Objectives (not in priority order)	2009 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.	\$3,967,204
#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.	\$1,491,143
#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	\$5,458,347

Public Services

Table 10: Number of Persons Served in Public Services, 2009

Public Services	
Priority Need Category	Number of Persons Served
Basic Needs – emergency food and financial assistance	88,567
Senior Services	646
Youth Services	215
TOTAL:	89,428

Public Improvements

Table 11: Number of Active Public Improvements Projects, 2009

Priority Need Category	Actual # of Projects Assisted	Actual # of Projects Completed
Water/Sewer Improvements		
Skykomish Wastewater Treatment Duvall 2nd Avenue Water Main SWSSD Evergreen Hts PHII	3	2
Street Improvements		
Greenbridge Kenmore Court	2	0
Sidewalk Improvements		
Shoreline Sidewalk Phase II Des Moines 216 sidewalk Shoreline Sidewalk Phase III Black Diamond Morgan Street Burien Hazel Valley Sidewalks Shoreline Green Streets Sidewalks	6	1
Parks/Recreational Facilities		
Burien North Ambaum Park SeaTac Soccer Field	2	1
TOTAL:	13	4

Community Facilities

Table 12: Number of Active Community Facility (including acquisition, rehabilitation and new construction) Projects, 2009

Priority Need Category	# of Projects Assisted	# of Projects Completed
Senior Centers		
Mt Si	1	0
Youth Centers		
Fed Way Boy's and Girl's Club Roof Replacement	1	1
Neighborhood Facilities (food banks, counseling, social services)		
New Futures Pacific Community Center King's Court	3	2
Health Facilities		
Duvall Community Center Elder and Adult Day Services	2	2
Architectural Barrier Removal		
Algona City Hall ADA Improvements	1	1
TOTAL:	7	5

Economic Development

Table 13: Number of Businesses and Persons Assisted in Economic Development Activities, 2009

Priority Need Category	# of Businesses Assisted	# of Persons Assisted	# of Jobs Created/Retained	Percent of Jobs Assisted
Microenterprise Establishment Assistance	0	152	0	0
TOTAL:	0	152	0	0

Table 14: Units/Projects Rehabilitated with CDBG Funds Completed in 2009

Year Funded	Housing Project	Units Completed	CDBG Funds	Other Funds
2009	King County Housing Repair Program	144	\$1,865,879	\$151,153
2009	Minor Home Repair Programs (Renton, Tukwila, SeaTac, Des Moines, Shoreline)	459	\$281,343	\$172,100
	Total Housing Repair Programs	603	\$2,147,222	\$323,253
Year Funded	Community Facility Projects	Projects Completed	CDBG Funds	Other Funds
2009	Total Community Facilities	5	\$64,600	\$0
Year Funded	Public Infrastructure Projects	Projects Completed	CDBG Funds	Other Funds
2009	Total Public Infrastructure	4	\$932,564	\$0

Table 15: Non-Housing Community Development Allocations by Objectives, 2009

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	\$777,052
#2 Improve the living environment in low- and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and Countywide Planning Policies	\$1,340,581
#3 - Expand economic opportunities for low- to moderate-income persons	\$69,199
TOTAL:	\$2,186,832

Table 16: King County Consortium, Beneficiaries by Racial/ Ethnic Categories, 2009

CDBG Beneficiaries by Racial/Ethnic Categories

Includes both housing and non-housing activities

Race/Ethnic Group	Persons		Households	
	Total Persons	# Hispanic	Total Households	# Hispanic
White	50,664	15,182	1,161	65
Black/African American	10,708	154	94	0
Asian	3,992	15	89	0
American Indian/Alaskan Native	2,224	58	8	1
Native Hawaiian/Other Pacific islander	3,385	28	13	0
American Indian/Alaskan Native & White	836	87	4	0
Asian & White	168	0	7	0
Black/African American & White	900	34	4	0
Am. Indian/Alaskan Native & Black/African American	48	8	0	0
Other Multi-Racial	21,896	15,710	29	3
TOTAL:	94,821	31,276	1409	69
Percent Hispanic:		33%		4.9%

HOME Unit Completions by Racial/Ethnic Categories

Includes rental units, first-time homebuyers and homeowners

Race/Ethnic Group	Households	
	Total Households	# Hispanic
White	2,667	363
Black/African American	825	5
Asian	434	7
American Indian/Alaskan Native	74	
Native Hawaiian/Other Pacific islander	58	1
American Indian/Alaskan Native & White	12	
Asian & White	6	4
Black/African American & White	25	
Am. Indian/Alaskan Native & Black/African American	5	
Other Multi-Racial	<u>336</u>	
TOTAL	4,442	193
Percent Hispanic:		4%

Table 16: King County Consortium, Beneficiaries by Racial/ Ethnic Categories, 2009 (continued)
ESG Beneficiaries by Racial/Ethnic Categories

Race/Ethnic Group	Persons		Total Households	# Hispanic
	Total Persons	# Hispanic		
White	623	184		
Black/African American	518	11		
Asian	0	0		
American Indian/Alaskan Native	86	24		
Native Hawaiian/Other Pacific islander	45	5		
American Indian/Alaskan Native & White	2	0		
Asian & White	3	0		
Black/African American & White	33	4		
Am. Indian/Alaskan Native & Black/African American	3	1		
Other Multi-Racial	190	66		
	TOTAL:	1,503		295
	Percent Hispanic:			19.6%
TOTAL CDBG, HOME* and ESG				
Race/Ethnic Group	Total Persons	# Hispanic	Total Households	# Hispanic
White	51,287	15,366	3828	428
Black/African American	11,226	165	919	5
Asian	3992	15	434	7
American Indian/Alaskan Native	2,310	82	160	1
Native Hawaiian/Other Pacific islander	3,430	33	103	1
American Indian/Alaskan Native & White	838	87	14	0
Asian & White	171	7	9	4
Black/African American & White	933	35	58	0
Am. Indian/Alaskan Native & Black/African American	51	9	8	0
Other Multi-Racial	22,086	15,776	365	262
	TOTAL:	96,294	5,898	708
	Percent Hispanic:			12.01%

*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 - \$160,242;
- other public - \$975,700;
- private foundations \$418,257; and
- other \$125,627.

The match sources include CDBG funds, private donations, local jurisdictions' general fund support, and state funds for shelter programs.

2009 Date of Obligation for ESG Funds

Agency	Date Contract Executed	Integrated Disbursement Information System Activity Numbers
Domestic Abuse Women's Network	12/30/08	2636
YWCA	1/21/09	2642
Solid Ground	12/31/08	2635
Hopelink Kenmore	12/26/08	2637
Multi-Service Center	1/15/09	2639/2638
Hopelink Avondale	12/26/08	2641/2640

Attachment E: Project Activity Performance Reports

ESG Performance Report

CDBG Performance Report