

Consolidated Annual Performance and Evaluation Report for the Year 2011

A summary and evaluation of how the King County Consortium used federal housing and community development funds in 2011 to help carry out the goals and objectives identified in the *Consolidated Housing and Community Development Plan for 2010 – 2012*.

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The King County Consortium 2011

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

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Consolidated Annual Performance and Evaluation Report

Executive Summary

King County's community stakeholders helped establish goals and objectives for the use of its Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Services Grant (ESG) formula funds. King County receives about \$10 million in federal formula funds from the U.S. Department of Housing and Urban Development (HUD) each year. Annual formula funds awarded are supplemented by program income, chiefly from loan repayments. The County administers these federal formula funds on behalf of King County and participating cities and towns in the King County Consortium.

In addition to receipt of federal formula funds, King County also administers federal Shelter Plus Care and Supportive Housing Program funds of approximately \$7.0 million, and approximately \$18.5 million in other funds to assist homeless households and to end homelessness.

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

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

This is a summary of King County's performance in meeting its housing and community development goals, strategies and objectives during the year 2011.

A. Goal One: Ensure Decent, Affordable Housing

In 2011, the King County Consortium provided funding for housing strategies for very low, low and moderate-income households (households at or below 30 percent, 50 percent and 80 percent of the area median income [AMI]). Strategies include expanding and preserving the supply of rental and owner housing affordable to these income levels, preserving the housing of homeowners at these income levels, providing first-time homebuyer opportunities for households at these income levels and affirmatively furthering fair housing.

- A total of 310 units of new affordable rental housing will be created with 2011 housing capital funds; 197 of those units are targeted to persons with special needs, including persons with disabilities, homeless households and households at risk of homelessness; 225 of those units were designated for households with very low-incomes at or below 30 percent of AMI, many of whom are also at risk of homelessness.
- A total of 114 units of affordable housing will be preserved through awards of 2011 housing capital funds.
- A total of 89 units of affordable housing were rehabilitated and/or modified for accessibility features for income-eligible households.

- A total of 34 new home ownership units were created through acquisition and rehabilitation or new construction in 2011, and of those 34 units created, 21 units were sold to income eligible homebuyers; in addition, two eligible homebuyers were provided with down payment/acquisition assistance to purchase a home.
- A total of 445 homes of low to moderate-income homeowners were repaired to improve the health and safety of the housing stock in King County; of the 445 total, 139 substantial home repairs were completed, and 306 minor home repairs were completed.

B. Goal Two: Ending Homelessness

In 2011, 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 housing stability services, temporary housing, services, permanent supportive housing and service enriched permanent housing. Strategies have increasingly moved towards permanent (non time-limited) housing with supportive services in order to reduce homelessness substantially, particularly chronic homelessness.

- A total of 549 households received housing stability services through the King County Housing Stability Program (HSP) to stabilize them in their permanent housing; 96 percent of the households that received these services were still housed six months later, and 92 percent of households contacted were still housed 12 months after receiving service.
- A total of 770 households received permanent housing subsidy through the Shelter Plus-Care (SPC) Program, which serves homeless households with a history of mental illness, substance abuse and/or acquired immune deficiency syndrome (AIDS).
- A total of 826 homeless households received access to permanent housing through rental assistance and/or housing support services with local funds.
- A total of 81 families with children accessed permanent housing in the private rental market with the assistance of federal direct funding for a rapid re-housing for families program; 37 households without children (singles or couples) accessed private market rental units and received ongoing stabilization services through rapid re-housing funds administered by the State of Washington and contracted to King County Housing and Community Development (HCD).
- A total of 217,690 unit nights of emergency shelter were provided to homeless households who were safe and sheltered from the elements.
- A total of 239,850 unit nights of transitional housing were provided to increase the housing stability of homeless households.

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

In 2011, 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.

- Four community facility capital projects were completed and closed in HUD Integrated Disbursement Information System (IDIS) in 2011; one funded project was underway to be completed and closed in 2012 or beyond. Projects involve acquisition, construction, expansion, repair and improvement of community facilities that provide vital human services, as well as Americans with Disabilities Act (ADA) accessibility and removal of architectural barriers.
- A total of 49,484 persons received essential human services in 2011, including senior services, special needs services, counseling and support services to high-risk children, emergency food assistance, and emergency financial assistance.
- Four public improvement projects were completed and closed in HUD IDIS in 2011; eleven funded projects were underway to be completed and closed in 2012 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 them pay for conveyance lines to wastewater treatment.
- A total of 353 low to moderate-income individuals received technical assistance through microenterprise programs offered to eligible persons who are working to retain or grow a small business, or who desire to start a new small business.

I. Introduction

Purpose of the Consolidated Annual Performance and Evaluation Report

The King County Consortium is pleased to present the *Consolidated Annual Performance and Evaluation Report* (CAPER) for the program year 2011. Each year, King County reports to the general public and to HUD about how it used federal funds available for housing and community development in the past year. This CAPER details what funds were made available in 2011 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 2010 – 2012* (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 2011, please refer to the consortium's Consolidated Plan, on the Housing and Community Development Program website at http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Plans.aspx.

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: CDBG, HOME, and 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 funds 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 2011. 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

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.

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.

II. Program Accomplishments (Assessment of Three – Five Year Goals/Objectives)

Goal One: Ensure Decent, Affordable Housing

Goal One Long-term Projected Outcome

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

Goal One Indicator

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

Goal One Actual Outcome

The 2000 Census data provided information on the number of households paying more than 50 percent of their income for housing. This is considered a severe cost burden. The 2010 Census did not collect this information. The American Community Survey data for 2009 does include information on the number and percent of households paying 35 percent or more of their income on housing, and this number appears to have increased since 2000 for all income groups. Although there is no comparable data from 2010, it is likely that the percentage of households experiencing a severe cost burden has not decreased in this decade. The recession that affected King County from 2007 to 2010 has caused high unemployment, stagnant incomes, and in some cases, upwardly adjusted mortgage payments, which have placed a heavy burden on both homeowners and renters.

Goal One Objectives

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

Affordable Housing Objective 1

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 sustainably designed, permanently affordable rental housing for low and moderate-income households; for the acquisition of existing rental housing and the rehabilitation of that housing into safe, decent, healthy and permanently affordable rental housing for low and moderate-income households; for the acquisition of land on which to build affordable and/or mixed-income rental housing; and for the

long-term preservation (through acquisition and rehabilitation) of existing affordable rental housing units.

Short-term Annual Output

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

Projected Output

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

Actual Output

A total of 467 units of housing will be created and/or preserved with capital housing funds awarded to projects in 2011, as follows:

1. New Units Created through New Construction, Acquisition and Rehabilitation

A total of 310 new units of permanent housing will be created, of which 197 units are designated for persons/households with special needs, and 225 units are dedicated for homeless households (there is some overlap between those two categories). Of the total, 227 units were designated for persons or households with incomes at or below 30 percent of AMI. Projects were funded through the annual competitive process to award a variety of federal, state, and local fund sources.

The following projects were funded to increase the supply of affordable rental housing by creating 310 new units:

- Plymouth Housing Group: Pontius Apartments – New construction of 81 units targeted to serve homeless households. All units will be affordable to households with incomes at or below 30 percent of AMI.
- Low Income Housing Institute: Jackson Street – New construction of 60 units targeted to serve seniors. Forty-five units will be targeted to serve homeless seniors with incomes at or below 30 percent of AMI of which five units will be set-aside for qualified veterans and the remaining 15 units will be affordable to households with incomes at or below 50 percent of AMI.
- Downtown Emergency Service Center: Aurora Supportive Housing – Construction of 87 studio units of which 67 units will be targeted to chronically homeless and 20 will be targeted to formerly homeless individuals. All units will serve individuals at or below 30 percent of AMI.
- Low Income Housing Institute: Bellevue Apartments – Construction of 57 units with 29 units affordable to households with incomes at or below 30 percent of AMI, 15 units affordable to households at or below 50 percent of AMI, and 13 units to households at or below 60 percent of AMI. Twelve units will serve homeless individuals and families, of which three will be set aside for qualified veterans and their families.
- Renton Housing Authority: Glenwood Apartments – Construction of eight four-bedroom townhomes targeted to serve families at or below 30 percent of AMI.

This shall create replacement housing for the revitalization of the Sunset Terrace Area Community neighborhood.

- Terry Home: Terry Home II – Construction of a 12-bed licensed board and care home providing permanent supportive housing for individuals with traumatic brain injury. Four units will be set aside for homeless veterans. Skilled and certified care providers will provide twenty-four hour resident support services. All units will be affordable to households with incomes at or below 30 percent of AMI.
- Community Homes: Seventh Adult Family Home – Conversion of a single family home to an Adult Family Home to provide permanent affordable housing for five adults with developmental disabilities. The Adult Family Home will serve residents with incomes at or below 30 percent of AMI.

2. Units Preserved

The following projects received funding to preserve 93 units of housing affordable for very low to moderate-income households and to convert 21 homeownership units to rental in order to preserve the units as affordable housing.

- Manufactured Housing Community Preservationists: Bonel Mobile Manor - Acquisition and preservation of a 108-unit mobile home development comprising 71 units affordable to households with incomes at or below 50 percent of AMI and 22 households at or below 80 percent of AMI, with the balance of the units unrestricted. Habitat for Humanity of Seattle/South King County shall partner with Manufactured Housing Community Preservationists to help finance replacement homes. This project prevents displacement of low-income families.
- Low Income Housing Institute: Copper Lantern Apartments – A new homeowner project received a funding amendment to convert 21 of the units into permanent rental housing, due to the inability to sell the units. Of the 21 units, 16 units will serve households with incomes at or below 50 percent of AMI and five units will serve households with incomes at or below 60 percent of AMI. Three of the 21 units will be targeted to homeless and formerly homeless households.

Projected Output

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

Actual Output

In 2011, completed rental units served 539 renter households, most with incomes at or below 30 percent of AMI (see Table 6 on page 87).

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 1A, as Strategy 1B addresses rehabilitation only; there is no acquisition involved. It either addresses the rehabilitation needs of existing affordable non-profit housing, or existing for-profit housing where the owner is willing to restrict the affordability of the rents for a specified period of time. It includes making modifications to the rental unit(s) of low to moderate-income residents with a disability in order that the units will be accessible.

Short-term Annual Output

Projected Output

Five to 40 units are rehabilitated and/or modified.

Actual Output

A total of 89 units were rehabilitated and/or modified.

Downtown Action to Save Housing: Evergreen Court – An existing affordable housing rental project was funded to finance rehabilitation and to stabilize the project. All 84 units serve frail elderly. Ten units are targeted to residents receiving Medicaid, 24 units serve individuals and households at 50 percent AMI, 30 units serve individuals and households at 60 percent AMI, and 20 units are unrestricted. This preserves a much needed facility serving vulnerable low-income seniors who may need congregate care and assistance with daily living tasks.

Accessibility modifications were made to five rental units through the Housing Repair Program's (HRP) Home Accessibility Modification (HAM) Program. This includes the installation of life safety equipment for hearing impaired individuals (e.g., special smoke/fire detectors, wheelchair ramps, transition strips, and widening interior doorways). The total expenditures toward HAM activities in 2011 were \$12,777.

Short-term Annual Outcomes

Projected Outcome

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

Actual Outcome

Surveys completed by two of five households that received HAM financial assistance to repair their homes through December 31, 2011, were asked to rate the program on a scale of one through five, one indicating a low importance or value and five representing high importance or value. The 2011 surveys indicated:

- Keeps my home in good condition – 4.5
- Provides support I need to continue living independently – 4.0
- Solves a health or safety hazard – 4.0

- Improves my quality of life – 4.5

*These responses represent only two surveys, the results may be statistically insignificant.

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

- Objective: Decent Housing
- Outcomes: Affordability/Accessibility (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 activities 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 feasible, to help consortium cities meet Countywide Planning Policy (CPP) goals for affordable housing.

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

Actual Performance

1. Surplus Property

2009 Request For Proposal and 2011 Follow Up

In 2009, King County issued a Request for Proposal (RFP) for three surplus properties for affordable housing. It reached an initial agreement for the development of 16 units of permanent supportive rental housing on one of the properties. However, plans for the property were not feasible as designed, and the development agreement was allowed to expire. A new RFP for this property will be issued in 2012. It will encourage the development of low to moderate-income housing using an innovative modular building approach to achieve durability and sustainability as well as long-term affordability.

North Lot Property

The North Lot sale closed in September 2011. The housing covenants were recorded at closing. The buyer, North Lot Development, Limited Liability Company (LLC), broke ground on the west block shortly after closing. The developer is required to build 100 units affordable at 70 percent of AMI or below on the site or 100 units affordable at 60 percent of AMI or below if they are at a different nearby site. Negotiations are taking place between North Lot Development, LLC and the City of Seattle for potential development of the affordable units at another site near the International District in Seattle.

Property at 15th and Fir in Seattle

This property was sold to Tangent, Inc. after a competitive bidding process in 1999, but was never built on. After amending the development agreement to allow the construction of two larger units rather than three smaller ones on the property, Tangent's owner sold the property to another developer who has completed two four-bedroom townhomes on the property. Homestead Community Land Trust (HCLT) collaborated with the second developer to locate income-eligible households to purchase the structures while it will purchase the land and lease it, in order to maintain long-term affordability. To date, one unit has been sold to an income-eligible buyer, and the other unit is expected to sell in early 2012. The City of Seattle has provided down payment assistance, and will monitor their agreement with HCLT to maintain the affordability of these units for 75 years.

Other Surplus Properties

Staff have continued to monitor and evaluate properties that are proposed to be surplus, to determine if they are suitable for affordable housing. During 2011, staff undertook review of several properties that various King County departments proposed to sell. These have not proved to be suitable for low or moderate-income or special needs housing development, but there continue to be about a half-dozen properties that have been set aside for eventual sale for affordable housing. Because of the slow housing market and shortage of capital funding, HCD and Real Estate Services agreed to postpone issuing an RFP for these properties (including the three properties from the 2009 RFP) until the housing market improves. It seems likely that at least some of these properties will be offered for sale for affordable housing development during 2012.

2. Fee Waivers and Density Bonuses

Two inquiries were made about the affordable housing incentive program, however, no applications for fee waivers or density bonuses were received during 2011.

3. Collaboration with Puget Sound Regional Council on Housing Tools

Puget Sound Regional Council launched its Housing Innovations Program (HIP) website in 2011. This website provides 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, especially smaller cities with less planning staff capacity.

4. Collaboration with King County Cities on the Housing Chapter of the Countywide Planning Policies (CPPs)

As part of the 2012 update of the CPPs, HCD staff led an interjurisdictional team to update the housing section policies in 2011. In addition to revising the policies and narrative text of the housing chapter, staff included an appendix that will provide technical guidance to the County and cities when they update the housing element of their respective comprehensive plans, as they are required to do before 2014. The appendix includes specific details on what to include in a housing analysis, and on tools and strategies that can be used to achieve their housing goals and targets. Because there was concern about the methodology used to allocate affordable housing targets to individual cities, interim targets were agreed to, with the understanding that work on these targets would continue for the following year.

The text of the CPP update was approved by the Growth Management Planning Council in September 2011. Development of a broadly acceptable methodology for the affordable housing targets was designated a work plan item for 2012. The HCD staff in collaboration with Office of the King County Executive staff continue to play a technical role to support the development of affordable housing targets or goals at the sub-regional and city level.

5. Completion of the Housing Technical Appendix to the King County Comprehensive Plan 2012 Update

As part of the housing needs assessment for King County's updated Comprehensive Plan, HCD staff completed an extensive analysis of the demographics, income, housing economics and need, development trends, housing affordability, and available resources for affordable housing development in King County. This Housing Technical Appendix has been made available to city staff and elected officials through the King County website at <http://www.kingcounty.gov/socialservices/Housing.aspx>, and can serve as a resource and model for local jurisdictions as they update the housing element of their respective comprehensive plans.

6. Sustainable Communities Grant Application Work Group

The HCD staff participated in the Puget Sound Regional Council initiated regional work group to develop an application for funding from the new HUD Sustainable Communities Grant. The application was successful and the tri-county region was awarded an initial three year planning grant.

During 2011, several HCD staff, as well as staff from many other King County departments, have participated in a variety of work groups designed to encourage goals of sustainability, affordability, health, and equity at new station areas and along public transit corridors planned for light rail and/or bus rapid transit. Staff have been involved in opportunity mapping of the region, in fair housing assessment, and in planning for outreach to affected communities along these corridors.

7. HousingSearchNW

A new housing locator website for all of King County, www.HousingSearchNW.org, was launched at the end of 2011. It was available for property owners to list properties in December 2011, and was launched for rental searchers in early 2012. It provides a call center which can assist those with visual impairments or language barriers. The website itself is available in over 20 languages. Detailed information on accessibility features of units is available.

Projected Performance

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

Actual Performance

Disruption in the credit markets continue to fuel demand for credit enhancement. Staff had many inquiries and contacts with organizations that had never previously expressed interest

in the King County Credit Enhancement Program, administered by HCD. However, after more in depth meetings, it was clear that, in spite of the broad demand, most projects presented for consideration were not able to meet the credit enhancement guidelines. The King County Housing Authority (KCHA) had a successful application and received credit enhancement assistance in 2011 for the 115 unit Meadowbrook Apartments, located in the City of Shoreline, which will preserve long-term workforce housing. Staff will continue to respond to inquiries and evaluate projects for consideration of credit enhancement assistance.

Projected Performance

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

Actual Performance

King County coordinated with KCHA concerning affordable homeownership opportunities at Greenbridge, and a contribution of \$6 million for a variety of funding needs, including roads and infrastructure at Seola Gardens. The HCD awarded \$2,500,000 to KCHA in 2011 for an 86-unit rental housing development; 44 units will be affordable to households at or below 30 percent AML, 22 units at or below 50 percent AML, and 20 units at or below 60 percent.

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

The HCD worked with the Washington Low Income Housing Alliance to successfully secure a supplemental budget appropriation of \$40 million to the Washington State Housing Trust Fund and \$1 million to the Washington Family Services Fund. The State Housing Trust Fund (HTF) allocation has fluctuated every legislative session and HCD works with other housing advocates to support an increase to 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 on applications for various programs, such as rental assistance and vouchers targeted to persons with disabilities; on planning issues such as the allocation of project-based vouchers that complement the consortium's priorities; on efforts to educate and inform landlords about the benefits of participating in the Section 8 program; and on the development of other programs that may benefit our region.

Actual Performance

During 2011, HCD staff worked with the KCHA, Seattle Housing Authority, and the Veterans Administration regarding the use of Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers to plan for the housing needs of the most vulnerable members of the community. In addition, staff and other local funders worked to coordinate housing authority vouchers with the consortium's capital funds, regional supportive services, and operating support funding for non-time limited housing with supportive services administered by HCD. This allowed the agencies to completely fund high priority very low-income and homeless housing projects.

Projected Performance

King County will continue to work with housing funders, mainstream service systems (such as the developmental disabilities system, the drug/alcohol system, and the mental health system), and housing referral, information and advocacy organizations to plan for community-based housing options for persons with special needs. This effort will help to develop supportive housing plans and partnerships for populations that need enhanced housing support in order to be successful in permanent housing; to advocate for funding for the operations and maintenance of housing for very low-income households and households with special needs, and for the services needed for supportive housing.

Actual Performance

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

The 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.

The HCD continues to work with MHCADSD, Public Health, United Way, the CEHKC, the City of Seattle, the Veterans Administration Regional Office, other homeless housing funder partners, and participating agencies to jointly administer the Client Care Coordination system that coordinates targeted recruitment of persons who are high utilizers of jails, hospitals and shelters, and vulnerable chronically homeless adults into appropriate housing units with a high level of services available.

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

Projected Performance

The King County HCD will partner with 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

- Four new units to be created – HCD and KCDDD continued to coordinate during the 2011 capital funding round to fund four units of housing for extremely low-income individuals with developmental disabilities with KCDDD Housing Innovations for Persons with Developmental Disabilities (HIPDD) funds. This housing will expand housing options for persons with developmental disabilities.
- The KCDDD continued to coordinate an emergency housing assistance program to provide homelessness prevention assistance to adults and families on the Washington State DDD caseload who were in jeopardy of losing their housing. In 2011, this program made 72 awards to adults and families with an average award of \$460 per grantee.
- The 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.
- The KCDDD continues to provide housing information and referral to clients on the DDD caseload, including referral to affordable housing and information on ways to create affordable housing for family members with developmental disabilities.
- The KCDDD had seven KCHA Section 8 vouchers issued through the Housing Access and Services Program 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

The HCD continues to participate on a regular basis with local and state public funders on issues regarding annual compliance monitoring and physical property inspections. This collaboration has resulted in a web-based combined annual report form which agencies began using in 2009. The HCD continues to work with the KCHA to gain efficiency by coordinating inspection requirements for jointly funded/subsidized projects and avoiding duplication of effort.

In 2011, HCD continued a highly coordinated process of award allocation with the local and state capital funders. The enhanced level of coordination resulted in successfully leveraging outcomes with the State Department of Commerce and the HTF in the 2011 round.

Projected Performance

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

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

The HCD adopted the standards of the Washington State Evergreen Program Sustainable Development Standard, which is required for all projects seeking Washington State Housing Trust Fund support, and encourages a high level of environmental sustainability and construction durability. In addition, the HCD program will encourage the utilization of universal design (UD) standards for affordable housing project applicants that volunteer to participate. The UD is the design of products, buildings, and environments to be usable by all people, and allowing people to age in place without the need for adaptation or specialized design. The consortium will coordinate efforts to implement this program so that participating projects do not encounter barriers from local codes that may conflict with the adopted standards, or delays in contracting.

Actual Performance

In the fall 2011 funding round to allocate 2012 funds, the County continued to encourage applicants for housing funds to use life-cycle cost analysis for selected components of planned housing projects in order to justify assumptions and specifications incorporated into project design. The County held technical assistance meetings with non-profits that received capital awards, and we reviewed green building and sustainable elements in the projects, provided technical assistance, and made recommendations on how to add more green and sustainable elements. 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 2011, HCD staff participated in the updating and strengthening of the Evergreen Sustainable Design Standard (ESDS), the statewide standard that set minimum criteria for green and sustainable design and construction for projects built using public funds. Many of the criteria that were optional in the original version of ESDS were made mandatory, and additional optional criteria were added that would lead to greater energy efficiency, durability, and sensitivity to site and neighborhood conditions.

In 2011, King County continued to gain expertise in the application of UD in affordable housing by requiring particular UD features in housing funded with local 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 has been 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.

During 2011, HCD affordable housing planning staff participated in the UD subcommittee on the Evergreen Standards Workgroup. The goal of this group has been to incorporate some basic UD requirements into the ESDS, which is the baseline standard that applies to all housing built with HTF and local public dollars in Washington State. The subgroup’s proposal was adopted by the ESDS Workgroup and three points out of the current 50 points may be claimed for meeting certain basic UD standards. The workgroup and the Northwest

Universal Design Council continue to develop, publicize, and advocate for the inclusion of UD elements in residential buildings in King County and throughout the state.

Projected Performance

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

Actual Performance

Local Homeless Housing and Services Funds supported the LLP, which assisted 690 households in accessing permanent rental housing in 2011. Without the incentives and support provided by the LLP, these households would not have been able to secure permanent supportive housing on their own.

Projected Performance

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

Actual Performance

King County supported efforts by Providence Health and Services to secure HUD 202 funding for a senior housing project in Renton. This project was ultimately not successful in securing the HUD 202 funding, but the County continues to support its ultimate development. An important element in the redevelopment of the Sunset Terrace area by the Renton Housing Authority, this project will provide 70 units of housing for frail elderly people with very low incomes, co-located with a Program of All-inclusive Care for the Elderly (PACE) center.

Affordable Housing Objective 2

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

Strategy 2A

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

Short-term Annual Output

Projected Output

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

Actual Output

A total of 445 homes of low to moderate-income homeowners were repaired in 2011, as follows:

- 1) A total of 139 major home repair projects were completed and closed by King County's Housing Repair Program (HRP) in 2011. There were 106 CDBG-funded repair projects, 18 HOME-funded repair projects, 13 CDBG-R American Recovery and Reinvestment Act (ARRA) stimulus funded repair projects and two Farmers Home Administration-funded repair projects. The total investment made for projects closed in 2011 was \$1,150,904.
 - The HRP also committed and approved 2011 CDBG funds to 37 repair projects where construction is underway, but not completed. The committed funds represent \$450,157 in CDBG funds. The HRP committed to an additional seven projects using 2011 HOME funds, representing \$121,000 of HOME funding.
 - The HRP seeks to leverage private funds, where possible, to stretch our CDBG funds to as many qualifying residents as possible. The HRP leverages KCHA Weatherization Program resources through project referrals. The HRP also leverages private funds of individual homeowners and matches the private funds with CDBG or HOME dollars under our Deferred Payment Loan (DPL) matching program. The HRP leveraged \$14,098 of private homeowner funds and matched those funds with federal DPL funds, which allowed HR to complete projects that are more comprehensive. CDBG-funded activities took place within the territory of the King County CDBG Consortium, outside the city limits of Seattle, Bellevue, Kent, Auburn, Normandy Park, Newcastle and Medina.
 - In 2011, the HRP offered a new weatherization option for applicants applying for assistance. This program is directed towards residents that do not qualify for the very low income (below 50 percent AMI) weatherization program administered by KCHA. The HRP program services households between 50 percent and 80 percent AMI that need assistance with energy related repairs. The HRP administered 2009 CDBG-R stimulus funds along with standard HRP funds for this weatherization option, funding 30 weatherization projects that will be completed by mid-year 2012. Of the 139 units completed in 2011, 13 of the units received these weatherization services, representing an investment of \$82,914 for weatherization. In 2011, HCD began work on twelve projects receiving weatherization services. These projects are currently underway, and will be completed in 2012. The remainder will begin work in 2012. These projects represent an investment of \$85,499 in weatherization funds. The thirty homes will have had a combination of air-sealing, added insulation, weather-stripping, replacement of low efficiency air handlers with high efficiency units or mini-splits systems, duct sealing, and other activity that meets established cost benefit requirements.
- 2) A total of 306 minor home repairs were completed for homes by minor home repair programs, operated by the cities of Renton, SeaTac, Covington, Tukwila, Des Moines and Shoreline; the Joint Agreement cities of Renton and Shoreline chose the minor home repair activity; and the remaining regular CDBG cities submitted a joint application to administer a minor home repair program collectively. Minor repairs include small electrical, plumbing, carpentry and disability access improvement jobs.

All of these programs enabled homeowners to maintain healthy and safe homes, preserving, and making more energy efficient, the housing stock in King County.

Short-term Outcome

Projected Outcome

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

Actual Outcome

Surveys were completed by 46 of 139 housing repair clients through December 31, 2011. The survey asked each program participant six questions regarding quality of life, health, and safety, and overall satisfaction from the services that the HRP provided. These questions were rated on a scale of one through five, one indicating a low importance or value and five representing high importance or value, they responded as follows:

- Keeps my home in good shape – 4.2
- Solves a health or safety hazard – 3.7
- Provides the support I need to continue to live independently – 3.5
- Improves my quality of life – 4.1
- Greatly improves my feeling of safety – 4.3
- Overall satisfaction with the repair or service provided by the HRP– 4.6

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

- Objective: Decent Housing
- Outcomes: Affordability/Accessibility

Strategy 2B

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

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

Annual Output Measure

Projected Output

1. Homebuyer services and assistance provided to 10 – 35 households
2. Through the NSP-1 Program, acquire, rehabilitate, provide energy efficiency upgrades to approximately 12 foreclosed properties, and provide first-time homebuyer opportunities for approximately six to 12 income-eligible households to purchase the properties.

Actual Output

There were 34 ownership units completed in 2011, through either acquisition and rehabilitation or new construction; 23 households were assisted to become homeowners through down-payment assistance or through income qualification to obtain one of the completed units. These total numbers are detailed below.

1. Neighborhood Stabilization Program

The NSP-1 program successfully acquired three single-family foreclosed properties in 2011. Two of the three ownership units were completely rehabilitated, including energy efficiency upgrades, and were ready to be sold in 2011. Of the two units completed, both were sold to income-eligible households.

2. Homeownership Opportunities from Award of 2011 Funds

- Habitat for Humanity Seattle/South King County – Westway Homes. Habitat for Humanity was funded to acquire and rehabilitate two homes for income-eligible buyers with household incomes at or below 60 percent of AMI. This work was not completed in 2011, and is expected to be completed in 2012. Habitat for Humanity has been collaborating with Build the Bridge Coalition to spur revitalization in the very depressed Westway neighborhood in Federal Way.
- The Washington State Housing Finance Commission received an additional \$300,000 in 2011 HOME funds to serve approximately 27 additional income-qualified homebuyers in East King County under the House Key-ARCH down payment assistance program. Funds awarded to this program are subject to recapture if the assisted home is sold, transferred, or does not remain the principal residence of the homebuyer during the period of affordability.

3. Homeownership Program Development or Programs Underway or Completed in 2011

- Habitat for Humanity of East King County/Community Housing Development Organization: La Fortuna – New construction of 11 units of affordable homeownership in Renton for first-time homebuyers with incomes between 40 and 60 percent of AMI to be sold and occupied in 2012.
- Habitat for Humanity of East King County/Community Housing Development Organization: Issaquah Highland – New construction of 10 units of affordable homeownership in Issaquah for first-time homebuyers with incomes between 40 and 60 percent of AMI. Eight of the ten units were sold in 2011. The remaining two units will sell in the Spring of 2012.

- The Copper Lantern eleven-unit homeownership project was completed and closed. The County worked with the local HUD office and successfully closed the homeowner portion in IDIS in 2011. All eleven homes are subject to resale restrictions for the period of affordability. Eight homes are designated HOME Program units.
- As of year-end 2011, the existing House Key – A Regional Coalition for Housing (ARCH) of East King County down payment assistance program assisted one eligible buyer to acquire a home in the city of Sammamish. The continuing sluggishness in the housing market impacted the program, with much less activity during 2011 than in prior years. However, activity is anticipated to pick up in 2012. A new award of \$300,000 in 2011 HOME funds was added to this program to assist approximately 30 new eligible households. To date, this program has assisted a total of 57 homebuyers.
- The HCLT's Advantage Program assisted one homebuyer to acquire their home during 2011. The HCLT acquires the land and the buyer purchases the home under a scattered site land trust program. The purchased homes are subject to resale restrictions. To date this program has assisted ten homebuyers.

Outcomes

Projected Outcome

1. The household will succeed as a homeowner and be satisfied with homeownership over time.
2. The homeowner will build equity in their home.

Actual Outcome – Five Year Review

Two Seattle/South King County Habitat for Humanity projects were funded in 2006 for a total of two homeownership opportunities in that year. Each of the homes continues to be occupied by the original homebuyer. One home is in a land trust administered by HCLT. The second home was sold below the appraised value and the homeowner has been making timely monthly payments. While residents of King County have been able to purchase homes due to more affordable pricing through the use of public funding, even homebuyers occupying publicly subsidized homes may have lost some equity in their home due to the economic downturn beginning in 2008.

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

- Objective: Decent Housing
- Outcomes: Affordability

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

Actual Performance

1. King County and ARCH Partnership

Staff collaborated with ARCH in amending the development agreement and resale covenant for Redmond Ridge East (Cascara) to meet certain new Federal Housing Administration (FHA) requirements.

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. These have been completed and are occupied. Since 2006, it has created an additional 610 affordable units and 443 workforce units through incentive programs. In all, 1,557 units have been created.

Eastside (ARCH) Workforce and Affordable Units Created by Incentives					
	<i>Workforce</i>		<i>Low-Mod</i>		<i>Total</i>
	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	
1994-2005	9	18	173	304	504
2006-2011	443	0	30	580	1,053
Total	452	18	203	884	1,557

Workforce units are those affordable at 100 - 120% of median income. Low-Mod units are affordable at 80% of median income or below.

Projected Performance

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

Actual Performance

In 2011, King County did planning work with the City of Seattle to collaborate on an Asset Building Initiative in 2012 and beyond. King County HCD and Seattle will collaborate to implement a Living Cities grant, which is intended to assist our region with mainstreaming asset-building strategies into social service systems. King County will provide an additional \$40,000 in funding to supplement a \$300,000 Living Cities grant in order to include regions in King County outside Seattle. The project will focus on integrating financial empowerment strategies into homeless prevention and family homeless housing programs.

Projected Performance

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

Actual Performance

King County staff met with representatives of the Mobile Homeowners Association to discuss possible zoning changes that could protect mobile home parks in King County from redevelopment. Research indicated that there are now just nine such parks in the urban area of unincorporated King County (where redevelopment would be more likely to occur than in rural areas). Several of the parks are resident-owned, so they are also unlikely to be subject to redevelopment. It was decided that legislation to rezone the remaining few properties could have a more negative than positive effect. The MHA representatives were encouraged to meet with city officials where there are mobile home parks that could be at risk, and to seek preservation or protection when appropriate.

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

The HCD worked with KCHA and HomeSight to develop a new contract for affordable homeownership opportunities at KCHA's Greenbridge HOPE VI project. In 2011, two of the seven affordable ownership homes developed at Greenbridge were sold; an eligible homebuyer purchased one with HCD down payment assistance. The second purchaser was eligible for another program and was not assisted by HCD.

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 (provides downpayment assistance to first-time homebuyers in East King County), and the House key – King County Program, ARCH, and the Housing Finance Commission conducted outreach to identify potential first-time homebuyers as follows:

- Residents of public housing through KCHA's Family Self Sufficiency Program
- Persons working with Individual Development Account programs, 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

The HCD continues to work with Habitat for Humanity, HCLT 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 work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom homeownership is appropriate.

Actual Performance

Parkview Services, an agency participating in King County HCD's Neighborhood Stabilization project, acquired and rehabilitated a single family home. That acquired home will be weatherized, rehabilitated, and sold to an income-eligible parent caring for a household that includes a person with developmental disabilities.

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.

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

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

housing near transit stations along the light rail corridor and major bus rapid transit stations.

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

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

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

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

Affordable Housing Objective 3

Plan for and support a fair housing strategy to affirmatively further fair housing and increase access to housing as well as to housing programs and services for low to moderate-income households. King County staff may work with consortium city staff and community stakeholder agencies to carry out its Fair Housing Action Plan. 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 in rental housing – data and testing revealed that discrimination occurs in the rental housing market, especially with respect to disability, race/color, national origin, family status, and gender. Findings for this impediment were established through focus groups, analyzing civil rights office complaint data, analyzing testing data and interviews/testimony from stakeholders.
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; Federal Housing Administration lending in King County is highly concentrated amongst Hispanic households; the highest levels of subprime home purchase and refinance loans are in predominantly minority and racially diverse areas of the County; the highest levels of payday lending are in predominantly minority and racially diverse areas of the County; many households are in trouble on their home payment, in part, due to overextensions on payday loans. Findings for this impediment were established through Home Mortgage Disclosure Act data, Washington State Department of Financial Institutions Study of Payday Lending, and interviews/testimony.
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.

Updates to the Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan 2011 – 2013.

In 2011, HCD began gathering data from civil rights enforcement agencies, as well as input from a number of agencies that will inform the update of our Analysis of Impediments (AI) to Fair Housing Choice. We are awaiting the new AI rule to be released before we continue forward with the update. We are also working with regional partners in the GTC Initiative and following guidance from HUD regarding a regional Fair Housing and Equity Assessment for that initiative, which will be incorporated into our consortium’s AI planning.

Additionally, our King County Office of Civil Rights (KCOCR) joined in an application for funding that may provide some special funding for regional fair housing testing in coordination with the GTC initiative.

Strategy 3A

King County and the consortium will carry out initiatives and activities identified in the adopted Fair Housing Action Plan 2007-2011 in order to further fair housing in the region.

Projected Performance: Fair Housing Plan Action Area 1

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

Actual Performance: 2011 Progress Action Area 1

Fair Housing (FH) Trainings, Workshops and Outreach Conducted by King County in 2011	
2011 Date	Name/Location of Workshop, Training or Outreach
Jan 20	Olympic Mgmt (workshop)
Feb 12	African Heritage Unity Celebration (info booth)
Feb 23	Joint FH Workshop (workshop)
Feb 23	Joint FH Seminar – Hypothetical Scenarios (workshop)
Feb 23	Radio Reading Service (radio talk show)
Mar 1	Village of Hope Transition Resource Fair (info booth)
Mar 31	HUD staff (workshop)
Apr 13	King County Housing Authority Landlord Fair (info booth)
Apr 21	Tacoma FH Conference (workshops)
Apr 27	Webinar for Community Frameworks (webinar workshop)
Apr 27	Joint FH Workshop (workshop)
Apr 27	Joint FH Seminar – FH Jeopardy (workshop)
May 24	King County Housing Authority Section 8 Waitlist Fair (info booth)
Jun 7	Department of Corrections Housing Provider Roundtable (workshop)
Jun 15	Joint FH Workshop (workshop)
Jun 15	Joint FH Seminar – Hypothetical Scenarios (workshop)
Jul 16	White Center Jubilee Days (info booth)
Aug 17	Joint FH Workshop (workshop)
Aug 17	Joint FH Seminar – FH Jeopardy (workshop)
Aug 25	Holland Residential (workshop)
Aug 26	Holland Residential (2 workshops)
Sep. 7	YWCA (two workshops)
Sep 28	Northwest Justice Project – DV attorneys (presentation)
Sep 29	King County Housing Authority, SE Division (workshop)
Oct 1	Bridge The Gap Resource Fair (info booth)
Oct 11	ED-CON Real Estate Trade Show (info booth)
Oct 19	KCHA, SW Division (workshop)

Fair Housing (FH) Trainings, Workshops and Outreach Conducted by King County in 2011	
2011 Date	Name/Location of Workshop, Training or Outreach
Oct 19	King County Housing Authority Section 8 Staff (workshop)
Oct 19	Therapeutic Health Services (workshop)
Oct 21	KCHA, NE Division (workshop)
Oct 26	Joint FH Workshop (workshop)
Oct 26	Joint FH Seminar – Hypothetical Scenarios (workshop)
Nov 4	Vashon Household (workshop)
Nov 16	Hopelink (info booth)
Nov 17	Essex Prop. Mgmt (workshop)
Dec 6	TRENDS Rental Management Trade Show
Dec 14	Joint FH Workshop (workshop)
Dec 14	Joint FH Seminar – FH Jeopardy (workshop)

Projected 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.

Actual Performance: 2011 Progress Action Area 2

The KCOCR provided information, as follows, related to fair housing in home ownership and fair lending.

2011 Date	Name/Location of Fair Housing Forums
Oct 11	ED-CON Real Estate Trade Show (info booth)

Projected 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.

Actual Performance: 2011 Progress Action Area 3

The KCOCR distributed fair housing materials widely to landlords, members of the public, and services agencies, including materials translated into several different languages.

Materials distributed in print and compact disc format in 2011:

- Fair Housing in Washington State: Top 100 Questions for Housing Providers
- Fair Housing for Real Estate Industry Professionals
- Sample Policy – Harassment and Retaliation
- Sample Policy – Reasonable Accommodations and Modifications for People with Disabilities
- Sample Policy – Service Animals
- Sample Policy – Domestic Violence and Fair Housing
- Disability Access Resources for Housing Providers
- Fair Housing posters
- Reasonable Accommodations and Modifications for Residents with Disabilities
- Housing Discrimination and Your Civil Rights (in four languages)
- Domestic Violence and Your Housing Rights (in four languages)
- KCOCR brochures (in three languages).

New fair housing materials in 2011:

- Developed two new fair housing posters in English and Spanish, for distribution at social service agencies and colleges.
- Several KCOCR fair housing web pages were translated into Spanish.

Projected 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.

Actual Performance: 2011 Progress Action Area 4

Fair Housing information for contracted housing providers is available on the HCD website. In 2011, HCD provided technical assistance to a number of agencies regarding fair housing questions, and to one agency regarding the affect of neighbor concerns on a housing project entitled to fair housing protection. The HCD assisted our Joint Recommendations Committee (JRC) in understanding fair housing issues as it applied to the project's application for funding.

Projected 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, including providing civil rights enforcement services, and working to fill supportive services and housing needs, including success in housing strategies for homeless households.

Actual Performance: 2011 Progress Action Area 5

A new housing locator website, www.HousingSearchNW.org, was launched at the end of 2011. It was available for property owners to list properties as of December 2011, and was launched for rental searchers in early 2012. It provides a call center which can assist those with visual impairments or language barriers. The website itself is available in over 20 languages. Detailed information on accessibility features of units is available.

1. King County Office of Civil Rights Enforcement Program 2011

The King County Office of Civil Rights (KCOCR) has fair housing enforcement jurisdiction over the unincorporated areas of King County. In 2011, KCOCR investigated fair housing complaints made to their office to determine whether there were adequate bases to file complaints, and administered their caseload, as follows:

Caseload Disposition

- Cases filed during 2011 – 15
- Cases filed during prior years plus carried over to 2011 – three
- Cases closed during 2011 – 13
- Cases previously closed with pre-finding settlement, and monitored during 2011 – five

Resolution of Cases Closed during 2011

- No cause finding – eight
- Reasonable cause finding – one (this case later administratively closed due to complainant filing the case in court)
- Pre-finding settlement – four
- Case withdrawn by complainant – zero

Bases of Cases Filed During 2011 by Protected Class (Note: some complaints had multiple bases)

- Disability – 10
- Race – three
- National Origin – one
- Section 8 – zero
- Familial Status – two
- Gender – zero
- Religion – one
- Retaliation – 12

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 Consortium 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, chronically homeless and/or at risk of homelessness.

Landlord Liaison Project

In 2011, King County HCD, in partnership with the City of Seattle and the United Way of King County, continued to fund the regional LLP through a contract with the YWCA of Seattle-King County-Snohomish County. The program has made tremendous strides in 2011 to continue building a larger 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 2011, the LLP had placed 690 households into permanent housing with supportive services. Services are provided at the home of the tenant through a network of participating service agencies. A total of 144 landlords were enrolled in the program at the end of 2011.

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, and 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.

Client Care Coordination

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

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

- Objective: Decent Housing
- Outcome: Accessibility

Goal Two: End Homelessness

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

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.

Homelessness Objective 1: Prevention

Support programs that prevent homelessness.

Strategy 1A

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

Short-term Annual Output

Projected Output

A total of 702 households will be served through all funding sources attributed to this activity: CDBG public services funds (5 percent), CDBG-R funds, Veterans Levy, Human Services Levy and Homelessness Prevention and Rapid Re-housing Program (HPRP) funds. Of these, 135 households will be served with CDBG funds, and 50 households will be served with CDBG-R funds.

Actual Output

1. A total of 549 households were served through the King County Consortium's HSP in 2011 through the use of CDBG funds and local levy funds, as described below.
 - The CDBG funds provided homelessness prevention services to 136 households, or 388 individuals, through Solid Ground's HSP.
 - The King County Veterans and Human Services (VHS) Levy continued to provide significant resources to the Housing Stability Program in 2011. There were 413 households provided with housing stability services through the VHS Levy funds; 179 veteran households were served through the Veterans Levy fund and 234 other households in need were served with Human Services Levy funds.
2. Stimulus HPRP funds provided homeless prevention assistance to 297 households from the beginning of the grant in 2009 through the end of 2011.

Short-term Annual Outcome

Projected Outcome

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

Actual Outcome

1. The CDBG and levy funds – 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 2011, 627 households were reached and interviewed, and 601 of those households remained permanently housed after six months for a 96 percent success rate. At 12 months post service, 570 households were reached and interviewed and 523 remained housed for a 92 percent success rate.
2. The HPRP prevention clients are also interviewed six months after receiving assistance to determine whether they have maintained stable housing. Through the end of 2011, 144 households were reached and interviewed, and 107 of those households remained permanently housed after six months for a 74 percent success rate.

Strategy 1B

Strategy 1B does 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 other projects that provided emergency support services and/or tenant support activities that are designed to help prevent homelessness for individuals. In 2011, service levels dropped due to reduced funding. The projects that provided such services in 2011 include:

- Catholic Community Services Emergency Assistance – 145 individuals served
- Refugee Women's Alliance (ReWA) Emergency Assistance – 72 individuals served
- Kirkland Hopelink Center Emergency Assistance – 2,686 individuals served
- Sno-Valley Hopelink Center Emergency Assistance – 1,104 individuals served
- Redmond Hopelink Center Emergency Assistance – 4,161 individuals served
- Northshore Hopelink Center Emergency Assistance – 3,363 individuals served
- Sky Valley Community Resource Center Emergency Assistance – 67 individuals served.

Strategy 1C

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

Projected Performance

Ensure that consortium homelessness prevention initiatives and programs are consistent with the Ten Year Plan to End Homelessness in King County. There are no performance measures; progress will be reported on in narrative fashion as it occurs.

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 was completed in the 2011. In addition, federal ARRA funds expanded our HSP in 2011, 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 CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability

Homelessness Objective 2: Permanent Housing

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

Strategy 2A

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

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

Short-term Annual Output

Projected Output

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

Actual Output

1. The SPC used funding for 520 units of permanent supportive housing to house 770 households at a point in time in 2011. Our SPC system works aggressively to use funds that represent the difference between the rent standard and actual rents, in order to house additional persons eligible for the program. In 2011, this is the difference between 520 units and 770 units (250 additional units), which was the average number of units leased at any given point of time during the year.
2. The HCD administered local HHS Funds to provide 826 homeless households with rental assistance and supportive services in non-time-limited rental housing.

Short-term Outcome

Projected Outcome

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

Actual Outcome

1. In the SPC Program, 99 percent² of households remained permanently housed six months after entering the program.
2. In the locally supported program, 93 percent of households that moved into permanent housing remained in permanent housing for at least one year.

Strategy 2B

Implement rapid re-housing program with HPRP recovery funds to serve homeless households with low to moderate barriers to housing, placing them in permanent housing and providing short to medium term rental assistance and case management.

Annual Output Measures

Projected Output

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

² Calculated from 2011 APRs; only counts those that entered the program six months prior to measurement.

Actual Output:

1. A total of 81 families with children accessed permanent housing in the private rental market in 2011 with the assistance of federal direct funding for a rapid re-housing for families program. This program also received support from United Way of King County and the Gates Foundation.

This program partners with the King County Employment and Education Resources (EER) Career Connections team to provide comprehensive and individualized employment and career-oriented education services to eligible rapid re-housing clients. In 2011, 21 of the 33 eligible King County rapid re-housing client households received services from Career Connections, and several of the households received services for more than one family member.

2. From 2010 to 2011, 37 households without children (singles or couples) accessed private market rental units and received ongoing stabilization services through rapid re-housing funds administered by the State of Washington and contracted to King County HCD.

Short Term Annual Outcome

Projected Outcome

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

Actual Outcome

Of the 81 families housed who were eligible to be measured for this outcome, 92.5 percent maintained permanent housing for at least one year or exited the program to a stable housing situation. In 2011, 29 households without children had retained permanent housing for at least six months.

Strategy 2C

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

Projected Performance

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

Some of our housing projects will address this strategy, as well as Affordable Housing Goal 1, Objective 1, Strategy 1A.

Actual Performance

The HCD staff work with the regional Homeless Housing Funder's Group on an ongoing and regular basis to coordinate a unified Notice of Funding Availability (NOFA) and common priorities for homeless housing. A variety of homeless housing units were funded through this process in 2011, including SRO units for chronically homeless persons and scattered site units with rental assistance and support services, and semi-private carels to assist street homeless in transitioning to permanent housing. This work group also continues to implement a system to place high utilizers of emergency services and those most vulnerable into housing quickly through a specialized referral system called Client Care Coordination. In addition, implementation began on a new county-wide sytem for families with children experiencing homelessness that will provide a centralized and uniform intake process to assess their housing needs and make appropriate referrals to homeless housng resources.

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. There are no performance measures; progress will be reported on in narrative fashion as it occurs.

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) works closely with CEHKC to align planning, initiatives, and programs for homeless populations.

Homelessness Objective 3: Homeless Housing Program

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

Strategy 3A

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

Short-term Annual Output

Projected Outputs

1. Provide 213,225 unit nights of emergency shelter annually.
2. Provide 130,267 unit nights of transitional housing annually.

Actual Outputs

1. Programs funded with federal, state and local fund sources, as follows, provided 217,690 unit nights of emergency shelter: ESG, CDBG, Regional Affordable Housing Program (RAHP) Operation and Maintenance (O&M), and a small amount of current expense funds for emergency winter shelters. Emergency winter shelters are only open

October through March. An emergency shelter unit night is defined as the provision of emergency housing for an eligible household for a period of up to 24 hours, including one night.

2. Programs funded with federal, state and local funds, as follows, provided 239,850 unit nights of transitional housing: McKinney Supportive Housing, Transitional Housing Operating and Rent (THOR) and RAHP O&M.

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

Short-term Annual Outcome

Projected Outcome

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

Actual Outcome

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

Projected Outcome (for some shelters and all transitional housing)

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

Indicator One

The number and percentage of individuals and/or households who move from emergency shelter to transitional or permanent housing.

Actual Outcome for Indicator One

A total of 1,448 households exited emergency shelter, with 900 moving to either transitional or permanent housing, for a success rate of 62 percent using this indicator. Note: this outcome does not include data from seasonal winter shelters and mass overnight shelters, where exit data is generally not available.

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 751 households exited from transitional housing; of these, 578 moved to permanent housing. This represents a 77 percent success rate using this indicator.

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

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

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 CPD Outcome Performance Measurement System:

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

Homeless Objective 4: Regional Planning and Coordination

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

Strategy 4A

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.

A CEHKC working committee, the Funder's Group, continues to ensure that local private and public funders have a heightened and accountable role in the implementation of the Ten Year Plan to End Homelessness. The 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. In 2011, the planning process and implementation steps for the Ending Family Homeless Initiative were coordinated with CEHKC and the Ten Year Plan to End Homelessness in King County, and involved a number of CEHKC sub-committees.

Strategy 4B

Projected Performance

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

Actual Performance

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

Strategy 4C

Projected Performance

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

Actual Performance

King County HCD staff continue to staff DCHS managers on the Safe Harbors leadership committees, and to participate in efforts to improve the HMIS. The consortium uses Veterans and Human Services Levy funds and federal McKinney funds to help support the Safe Harbors HMIS. In partnership with our consortium cities, King County, the City of Seattle and United Way provide oversight and guidance to the Safe Harbors staff team, which is housed by the City of Seattle. The governance structure for Safe Harbors was revisited in 2011, and changes will be finalized in 2012. For 2011, continued and substantial improvement was made in the amount and accuracy of data reported to Safe Harbors. Sponsoring partners, including King County, are increasingly using HMIS data for contract accountability.

In addition, King County HCD staff contracted with Safe Harbors/HMIS in 2011 to develop the needed infrastructure that will enable HMIS to act as the data system platform for the new coordinated entry and assessment system for homeless families with children, Family Housing Connection. The final system enhancements to Safe Harbors/HMIS will be finalized and implemented for the April 2012 launch of Family Housing Connection. Using HMIS as the platform for the new system will allow:

- A system-wide view of demand, with an unduplicated number of families with children requesting assistance. In addition, the basic data collected on the initial assessment will provide a composite picture of these families: who they are (race, family size, and composition), service needs and housing barriers.
- Planners and policy makers to identify the true demand/need for various housing resources (e.g. number of rapid re-housing slots). Comparing families requesting assistance to those currently accessing homeless housing programs will also allow the system to understand if there are equity and social justice issues, and whether the highest-needs families are currently being served or screened out.

Strategy 4D

Projected Performance

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

Actual Performance

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

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

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

Community/Economic Development Objective 1: Human Services Agencies

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

Strategy 1A

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

Short-term Annual Output

Projected Output

An average of three community facility projects completed.

Actual Performance

In 2011, four community facility projects were finalized and marked completed in HUD's IDIS (see Table 12).

- Mt Si Senior Center beneficiary data was collected and has been reported in 2011 to demonstrate that the national objective was served. Project is now closed.
- Northshore Senior Center beneficiary data was collected and has been reported in 2011 to demonstrate that the national objective was served. Project is now closed.
- Elder and Adult Day Services Bellevue Center Rehab – Phase II (Restrooms). The construction of the restrooms was completed during 2011. The project is complete but will be held open for collection of beneficiary data to demonstrate the national objective is being met. Figures will be reported in the 2012 CAPER.
- Korean Women's Association used CDBG and CDBG-R funds for the construction of tenant improvements for a senior center community facility. The CDBG project is complete but will be held open pending the collection of beneficiary data and will be reported on in the 2012 CAPER.

There is one facility project underway during 2011 that will be completed or resolved prior to the next CAPER report.

Sno-Valley Senior Center Renovation – The agency has secured an architecture firm to design, procured a contractor for the installation of a second story, and divided the newly created area into five new program rooms. This is the first of two phases of the senior center's master plan for facility improvements. Construction was underway in late 2011. Subsequent funding was awarded for 2012 program year funds to complete exterior residing of the facility.

The following projects were cancelled and funds recaptured and awarded to contingency projects.

- Des Moines Senior Center Lighting – CDBG funds were to be used to install an updated energy efficient lighting system in the senior center, however, the city received other grant funds for the project and timing for implementation of the project moved it forward prior to the availability of the CDBG funds.
- Emergency Feeding Program Facility Acquisition – The agency was unsuccessful in locating an appropriate site for its permanent operating facility to prepare food packages to be provided to 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. The City of Federal Way recaptured the funds and held them for reallocation in its 2012 funding process through its own entitlement program.
- South King County Activities Council (SKCAC) Community Facility Improvements – SKCAC Industries had intended to use CDBG funds building upgrades that would

allow the agency to expand job training capacity and improve safety and security of the facility. Due to the Green River drainage basin being remapped as a floodway by the Federal Emergency Management Agency (FEMA), it is unlikely the project can move forward.

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 CPD Outcome Performance Measurement System:

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

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

1. Elder and Adult Day Services Bellevue Center Rehab – Phase II (Restrooms). The center now has the ability to provide safe, clean and accessible restrooms for its clients.
2. Korean Women's Association now has a community facility in Federal Way that is able to provide a central place for service delivery to its clients at a location that is easy to access.
3. Mt. Si Senior Center is now able to offer more meals for seniors that are prepared in its commercial kitchen. The center now has a community room space that has safe, even floors, rather than warped floors caused from prior year floods. The center now has the ability to partition off the large community room and hold separate senior functions/programs at the same time, increasing the amount of services/programs delivered.
4. Northshore Senior Center has ADA powered entry doors that open unassisted, which has increased the accessibility to the senior center.

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

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

Strategy 1B

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

Short-term Annual Output

Projected Output

An average of 50,000 unduplicated persons served.

Actual Output

The consortium served a total of 49,484 persons (See Table 10, page 90) throughout the year with the following types of emergency related service activities.

In 2011, the consortium funded the following:

- Provided distribution of food products to food banks through a food bank coalition located within the consortium – Des Moines Area Food Bank Emergency Assistance.
- Provided low-income households with homelessness prevention assistance and emergency assistance through funds for such things as utility assistance, rent assistance, other emergency funding needs, and transportation; projects detailed in Goal Two: End Homelessness, Objective 1 – Support programs that help prevent homelessness.

In 2011, Federal Way funded the following:

- 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.

In 2011, Renton funded the following:

- 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.

In 2011, Shoreline funded the following:

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

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

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

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

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

Strategy 2A

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

Short-term Annual Output

Projected Output

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

Actual Output

In 2011, four public infrastructure projects were completed and closed (see Table 11), as follows:

Completed Projects

- Black Diamond Morgan Street Sidewalks – construction of new sidewalks, curbs, and storm drainage along Morgan Street in the Morganville neighborhood and the city's old town to complete elementary school walking route. Project involved right of way acquisition and design. Construction is complete.
- Des Moines 216th Street Sidewalks Environmental and Design – funds were used for engineering and design of curb, gutter, and sidewalks on both sides of South 216th Street between 11th Avenue South and Marine View Drive. The design included a two-way left turn lane at 11th Avenue South and the addition of bike lanes and planters where feasible. The service area includes 600 residents of the Wesley Retirement Facilities. Construction of the project is complete but labor compliance remains open. With the construction complete the national objective is now being met and the environmental/design phase of the project can be closed and has been marked completed in HUD's IDIS system.
- 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 to increase accessibility for persons with disabilities.

- Skykomish Wastewater Facilities Project – funds were used for new sewer collection and conveyance infrastructure for the residential area of the Town of Skykomish. Project has been completed and is now marked closed in HUD’s IDIS system.

The following 11 project activities are underway.

2009 Funded Projects

- Burien Hazel Valley Sidewalks – funds are being used for construction of 1,700 feet of six-foot-wide sidewalk located on the north side of Southwest 132nd Street between Ambaum Blvd Southwest and 5th Avenue Southwest, adjacent to Hazel Valley Elementary School in Burien. A 51.5 percent low to moderate income project was bid in fall 2011 but the bids came in too high. The City is re-evaluating bid specifications as well as timing of bid advertisement in an effort to secure a more favorable bid response.
- Des Moines 216th Street Sidewalk Construction – funds are being used for the construction of curb, gutter, and sidewalks on both sides of South 216th Street between 11th Avenue South and Marine View Drive in Des Moines. Construction is complete and labor compliance is currently being reviewed. Project will close in 2012.

2010 Funded Projects

- Baring Water Association New Well & Improvements – construction of a new replacement well, waterlines, and a new snow shed for reservoir tanks to serve a small low to moderate-income community in East King County. Design is completed. Project was bid for construction in late 2011 with no formal bids being submitted. A rebid is slated for Spring 2012.
- King County Department of Transportation, Roads Services Division is implementing the White Center Sidewalks along 17th Avenue Southwest – construction of 1,300 feet of cement concrete curbing, gutters, and sidewalks in a targeted low and moderate-income area. Design was completed in 2011 but bids for construction came in too high and plans are to readvertise in early 2012.
- Park Project – King County Department of Natural Resources, Land and Water Resources Division is implementing the Steve Cox Memorial Park Rehabilitation by addressing the park’s tennis courts which are cracked, unsafe playing surfaces. Funds also address fencing. Initial phase of project is complete but final surface and painting is delayed to 2012 due to weather conditions.

2011 Funded Projects

- City of Duvall will replace approximately 1,640 linear feet of undersized four-inch asbestos cement pipe and construct a new eight-inch ductile iron water main with fire hydrants, services and other appurtenances on Northeast Stella Street. Environmental review has been completed. Design is underway with construction slated during 2012.
- The Snoqualmie Grove street light project addresses safety and tripping hazards for a sub-area of a larger sub-division that is dedicated to affordable housing units.

Environmental review has been completed. Design is underway for spring 2012 construction bid.

- Valley View Sewer District will be extending safe and reliable public sewer service along 10th Avenue South in Burien to 24 households by construction of approximately 730 linear feet of sewer mains and connection to existing sewers downstream of the project area, to pay for King County Wastewater Treatment Division's capacity charges, and district general facilities charges. New sewer lines will be constructed in trenches approximately eight to ten feet deep and four feet wide, with pit run and gravel replacing the top four feet of soil, which will be removed and disposed of properly.
- King County Department of Transportation's Roads Services Division will complete sidewalk design and construction for Renton Avenue South to address pedestrian safety and neighborhood revitalization. Environmental review is complete. Design is complete. Bids for construction came in too high and plans are to readvertise in early 2012.

Parks

- Burien Puget Sound Park will address unsafe play structures, picnic tables, and ADA ramp accessibility. Environmental review is complete. Design underway.
- SeaTac Neighborhood Skate Park is targeted to be completed for small children learning the sport of skateboarding. Environmental review is complete. Design underway.

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 the multi-family rental housing has 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 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 has developed a NRSA for the White Center neighborhood in unincorporated King County, which has the highest poverty rate in the County. The White Center NRSA is appended to the Consolidated Plan as Appendix L.

The consortium may explore whether there are other high poverty areas that may benefit from a NRSA and whether there are human services needs that are specific to NRSA neighborhoods.

Consortium cities will lead the process of exploring whether there are any areas within their jurisdiction that may benefit from a NRSA. Outcomes will be determined independently for each NRSA developed. Outcomes may include increases in property values, safer streets, less crime, etc.

Outcomes – White Center NRSA Benchmarks through 2011

The Neighborhood Revitalization Strategy for White Center, which was adopted in late 2008, was updated and finalized to meet HUD's requirements, and incorporated as part of the 2010 to 2012 Consolidated Plan. Benchmarks/outcomes achieved through 2011 are as follows:

- King County 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 Southwest 98th Street. Project funding consisted of \$700,000 from King County supplemented with \$1,342,000 from the ARRA of 2009. The project will be completed in 2012, and will provide direct access to the White Center Business District for the residents of the Greenbridge HOPE VI 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 sculpted earth between and around the stairway and ramps.
- Construction of White Center Square was completed, and the new 26,000 square foot retail development on the largest vacant parcel in downtown White Center opened in November 2010, and is successfully providing services to the community in 2011. The project is contributing to the revitalization of the downtown area. The project created 64 good paying construction jobs, and the businesses in the square are providing 46 ongoing jobs to the neighborhood.
- The King County Consortium awarded CDBG funds to King County's Department of Natural Resources and Parks to rehabilitate the Steve Cox Memorial Park in the White Center NRSA. Much of the work was completed in 2011 and will be finished in 2012. The park will be safer and more accessible to the community for recreation, including refurbished tennis courts. The work generated by this project created 1.7 full-time jobs.
- Earlier efforts to create a transit center near the U.S. Bank site in White Center have not been successful, in part because negotiations for park and ride stalls on the site broke down, but mainly because of severe cutbacks in funding for transit services.
- HOPE VI Redevelopment Activities:
 1. At the new Greenbridge development (Phase I – redevelopment of Park Lake Homes), colorful, new, energy-efficient rental homes have replaced the barracks-style duplexes that formerly dotted the 95-acre site. Park Lake Homes consisted of 569 units of severely deteriorated public housing, and obsolete roads and utilities. Greenbridge is a new mixed-income, master-planned community that will ultimately consist of 1,000 homes for approximately 3,500 people. The KCHA has leased up all of the planned 448 rental units, which includes an 82 unit building called Nia Apartments that provides housing for senior and disabled households. The last rental units were occupied in the summer of 2011. A community center has been renovated and a new YWCA Learning Center, a new King County library, and retail/commercial space have been constructed.

2. Work is underway on Seola Gardens (Phase II – redevelopment of Park Lake Homes II). Park Lake Homes II consisted of 165 units of severely deteriorated public housing, and obsolete roads and utilities. Seola Gardens will provide 177 new affordable rental units, and another 107 homes will be offered for sale to the public. The first 25 rental homes were occupied in fall 2011. All rental housing will be completed by 2013. See the KCHA section of the CAPER for details on the progress of this project.
 3. A total of 212 vouchers have been committed to the HOPE VI redevelopments to date to assist right-to-return low-income households and other low-income households that desired to live in these projects. Above the 120 project-based vouchers committed to the new redevelopments, an additional 52 tenant-based vouchers were temporarily converted to project-based vouchers for right-to-return households. Lastly, 40 tenant-based vouchers are held by other households desiring to live in the redeveloped communities.
- King County Jobs Initiative (KCJI) – In 2010, KCJI began serving persons exiting the criminal justice system regardless of their place of residence. Consequently, a focus on White Center residents has decreased. The KCJI services include recruitment, skill assessment, case management, enrollment into vocational training, job placement and retention, and support services.
 1. The 2010 Benchmarks – KCJI served 19 White Center residents in 2010; 15 of those White Center residents completed sector training and 12 were placed into jobs. To date, seven of those participants have achieved a one year retention status. The average starting wages for all KCJI clients placed in 2010 were \$18.33 an hour. The KCJI continues to work with clients not employed in 2010 by rolling them over to the 2011 program year to ensure participants continue to receive services and employment search support.
 2. The 2011 Benchmarks – KCJI served three new participants from White Center in 2011.
 - King County Consortium investments in microenterprise programs serving White Center residents. For 2010 and 2011, funded microenterprise programs served 20 businesses that were either located in White Center or owned by residents of White Center. Those 20 businesses created and/or retained 42 jobs through such assistance to expand an existing business or create a new business. A total of 49 White Center residents were served through 19 technical assistance workshops provided by contracted microenterprise programs.
 - King County HRP services to White Center Neighborhood – In 2010 and 2011, the King County HRP completed five comprehensive repair jobs for homes of eligible home owners in the White center NRSA, including health, safety, building preservation, and energy conservation repairs. An additional three comprehensive repair jobs were funded and started in 2011 that will not be completed until 2012. The HRP also completed two smaller repair jobs for manufactured homes in the neighborhood.

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

- Objective: Economic Opportunity
- Outcomes: Sustainability

Community/Economic Development Objective 3: Economic Opportunities

Expand economic opportunities for low to moderate-income persons.

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

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

Strategy 3A

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

Outputs and Outcomes

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

Strategy 3B

Assist with the development of micro-enterprise³ businesses by providing assistance for comprehensive economic development activities designed to address the economic needs of low to moderate-income persons or households seeking to start or expand their own small businesses.

Fund Sources: Federal CDBG funds, and private funding

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

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

Actual Outputs

Four funded microenterprise programs provided a total of 353 low to moderate-income individuals with technical assistance to retain and grow a small business or to start a new small business.

³ Microenterprise means a business having five or fewer employees, one or more of who owns the business.

- A total of 154 low to moderate-income individuals were served with comprehensive microenterprise development activities designed to build small business success and address the economic needs of low-income families in the south sub-region of King County (specifically Burien, Renton, Skyway and SeaTac) through a sub-recipient contract with Washington Community Alliance for Self-Help (CASH).
- A total of 31 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 to moderate-income residents of Federal Way.
- A total of 63 low to moderate-income individuals received technical assistance through Highline Community College StartZone program. 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 to moderate-income residents of Federal Way.
- A total of 105 low to moderate-income individuals received technical assistance in starting or growing a microenterprise in the South Sub-Region Cities by: 1) providing intensive and stage-appropriate operations training and technical assistance to improve business management and decision-making capabilities; 2) delivering Microenterprise English as a second language (ESL) modules to improve initial business feasibility assessments. Areas served were Burien, Covington, Des Moines, Enumclaw, SeaTac, Tukwila and the unincorporated south sub-region of King County.

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

- Objective: Economic Opportunity
- Outcomes: Sustainability

Strategy 4

The Consortium will implement projects funded with ARRA CDBG-R funds to promote improved infrastructure, energy conservation, smart growth, green building technologies, affordable housing and/or reduced pollution emissions, and provide full- and part-time jobs, including permanent, construction, and temporary jobs.

The following CDBG-R activities address:

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

Actual Outcome

- 1 Through 2011, CDBG-R funds assisted 10 projects throughout the King County Consortium that promote energy conservation, smart growth, affordable housing, green building technologies and/or reduced pollution emissions; and provide full and part-time jobs. Activities implemented are:

- St. Margaret's Andrews Glen – property acquisition for affordable housing was completed in the first quarter of 2010 with employment of an administrative/project management position to oversee required documentation.
 - Des Moines 216th Street sidewalks: project is underway; has provided flagging positions for 12 employees (4.10 full time equivalent FTEs) to date; the project is 90 percent complete.
 - Federal Way street lights have been installed and the construction is complete. The project has provided 19 persons with work (2.67 FTEs), as well as energy efficient lighting and enhancement to a community impacted by economic downturn.
 - The HRP Weatherization Program has provided employment for four people (.26 FTE) addressing four units with weatherization. The project provides investment needed to increase economic efficiency and addresses a funding gap for the 50 – 80 percent AMI population.
 - The HSP is complete and prevented eviction/homelessness and stabilized households; 139 persons were served in 2010 and one employee was provided with a .5 FTE job.
 - Korean Women's Association held an RFP for construction for a CDBG-R funded construction contract of a green built community center for senior citizens; the project will employ five to six temporary FTE construction trade positions.
 - Northshore Senior Center had masonry construction work performed replacing curbs; provided nine persons with employment and addressed unsafe tripping hazards posed at a senior center; the project is 100 percent complete.
 - The City of Renton replaced existing lighting fixtures with energy efficient lighting through the Renton Traffic/Pedestrian Signal project. The city completed 87 intersections, providing five employees with work and fostering energy independence within the city infrastructure.
 - Shoreline Curb Ramp Program project is 100 percent complete and provided employment for 18 people; has resulted in increased accessibility to goods, services, and transportation for nearly 4,000 senior or disabled persons in the community.
 - The Skykomish Wastewater Treatment project will retain seven jobs for final phase of construction of a wastewater facility that will provide environmental protection and long term benefits for residents of Skykomish.
- 2 Administration of ARRA CDBG-R program activities provided continued employment for four employees from participating grant jurisdictions.

III. Public Housing and Resident Initiatives

King County Housing Authority

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

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

Overview

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

The KCHA owns and manages nearly 3,500 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. Many seniors are assisted through the 430 units of manufactured housing owned by KCHA, and an additional 8,200 households are assisted through the Section 8 program, which subsidizes families to rent housing on the private market. In partnership with local service agencies, KCHA provides about 130 units of emergency and transitional housing for homeless families and people with special needs. The KCHA delivers housing repair project management assistance (through contract with King County) and weatherization services to private low-income homeowners, mobile home owners, and landlords who rent to income-eligible tenants living in King County. The KCHA also provides tax-exempt financing to other affordable housing developers.

Moving to Work

In 2003, seeking a long-term solution to ongoing reductions in support for federal housing programs, KCHA entered the HUD's Moving to Work (MTW) demonstration program. One of fewer than 3,535 high-performing agencies selected for the program, MTW participation provides KCHA a unique opportunity to break away from overly restrictive federal housing program rules and constraints in favor of new approaches to delivering affordable housing in our local communities. As an MTW agency, KCHA's Public Housing Operating, Capital, and Section 8 program resources are combined in a single block grant with funding flexibility. The KCHA may use the MTW block grant to fund a wide array of affordable housing initiatives. These initiatives include, but are not limited to, general operation of the Public Housing or Section 8 Voucher programs, capital improvements, site acquisition and development, case management

and supportive services, and other approaches to the provision of housing services to low income households. Funding by the MTW block grant is not subject to most regulations in Sections 8 and 9 of the U.S. Housing Act of 1937. In early 2009, KCHA executed a revised MTW contract with HUD, which secures KCHA's participation in the MTW program through 2018.

Birch Creek Redevelopment (formerly Springwood)

In 2008, KCHA began a major renovation of the Springwood Apartments in Kent. The 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 and in 2010 the renovation was fully complete.

Americans with Disability Act Renovations

In 2009, KCHA began the renovation of 70 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. By the end of 2011, 60 units were completed and the entire project is anticipated to be finished in the fall of 2012.

Community Facility Upgrades

In 2010, planning and design activities began for community building improvements at Valli Kee, Burndale Homes, Eastside Terrace, Spiritwood Manor, Hidden Village, and Firwood Circle. A HUD funded grant was secured to renovate three of the community facilities in 2011, and construction was completed at the Eastside Terrace community facility in December, 2011. Construction commenced at Burndale Homes, Firwood Circle, and Valli Kee in December 2011, and these facilities are projected to be completed in the Fall of 2012. The Spiritwood Manor and Hidden Villlage community facility construction is planned to start in the spring of 2012 with a projected completion of December 2012.

New Acquisitions

In 2011, KCHA acquired Island Crest (30 units, Mercer Island), Kirkland Place (9 units, Kirkland), and the Meadowbrook apartments (115 workforce units, Shoreline).

Seola Gardens (formerly Park Lake II)

The KCHA's newest HOPE VI community, Seola Gardens, will transform a site of severely deteriorated, 46-year-old public housing built when KCHA demolished World War II defense worker housing and constructed Park Lake II. New parks, pea patch gardens, a trail system, inspiring art pieces, and a variety of affordable housing choices 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. The first 25 rental homes were occupied in the fall of 2011. All rental housing will be completed by 2013.

Greenbridge (formerly Park Lake I)

Greenbridge is KCHA's first HOPE VI community located in White Center. Four hundred and seventy-two households, approximately 250 of whom are former residents of the '40s era public housing development known as Park Lake Homes, have moved into the new Greenbridge community. 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 approximately 1,000 homes for 3,500 people. In 2011, KCHA has occupied all the planned 472 rental units, which include an 82 unit building housing senior and disabled households. The last rental units were occupied in the summer of 2011.

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. In 2011, KCHA submitted funding requests and was successfully awarded an additional 48 vouchers to assist homeless veterans and their families. The KCHA was also awarded 24 vouchers through the Family Unification Program, which enables children to reunite with their families from foster care or avoid foster care placement altogether. The KCHA administers 8,176 HUD-authorized vouchers.

Resident Opportunities Plan

To ensure a strong system of support, in fiscal year 2008, KCHA and its service provider partners began a comprehensive analysis of resident needs and programs currently existing 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 ROP commenced in 2009. To date, 50 households have enrolled in the ROP program, and four households have successfully graduated from the program and moved off federally assisted housing subsidy.

Weatherization/Home Repair

The KCHA's weatherization program, which is free to qualified low-income homeowners and renters, provides energy conservation measures and indoor air quality improvements for single-family, multi-family, and mobile homes. Typical improvements include insulation and air sealing, heating system repairs or replacement, energy efficient refrigerators, lighting, and installation of fans for moisture control and air quality. Most weatherization improvements are grant-funded, requiring no building owner contributions. In 2011, KCHA completed weatherization improvements for 1,925 King County households.

IV. Resources Made Available

From January through December 2011, the King County Consortium utilized a combination of federal and non-federal funds to further the goals and objectives in the Consolidated Plan. The Consortium administered over \$28,014,848 in local and federal housing and community development funds in 2011, making them available to the community through competitive processes, of which \$12,200,368 was made available through federal HUD formula grants or entitlements. In 2011, these HUD formula funds benefited 198,525 persons and 1,167

households, through housing development activities, housing repair programs, public services, facilities, public improvements, and economic development.

For the CAPER, King County HCD collects resource information from other public and private funding sources that were available to agencies and jurisdictions serving Consortium residents in 2011. The total amount of resources used in the consortium for housing and homeless activities is shown in Table 2 below, and the total amount of resources for non-housing activities is shown in Table 3 below.

Formula Grant Programs

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

Table 1: HUD Formula Grant Programs: Funds Available and Expended 2011			
Grant Program		Funds Available as Stated in 2011 Action Plan	\$ Expended in 2011 (includes expenditures for 2011 projects as well as projects funded with prior years funding)
CDBG	Entitlement	\$ 5,430,712	\$ 4,313,009
	Program Income*	\$ 339,798	\$ 353,847
	Recaptured and Reallocated	\$ 970,283	\$ 970,283
	Subtotal	\$ 6,740,793	\$ 5,637,139
HOME	Entitlement	\$ 3,913,643	\$ 7,061,574
	Program Income**	\$ 114,586	\$ 98,648
	Subtotal	\$ 4,028,229	\$ 160,222
ESG	Entitlement	\$ 197,730	\$ 197,731
	Recaptured Funds	\$ 0	
	Subtotal	\$ 197,730	\$ 197,731
TOTAL		\$10,966,752	\$12,995,092
<p>*Program income is projected at the time the Action Plan is published; total collections in 2011 were higher than projected, thus total expenditures may be higher than the funds available in the Action Plan.</p> <p>**Note that \$9,865 of program income in the expenditure column is dedicated to and held locally for Administrative Expenses for the HOME program.</p>			

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 2011 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.

Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
Regional Affordable Housing Program Funds (RAHP) – revenue generated by SHB 2060 document recording fee for allocation by King County HCD according to an Interlocal Agreement (capital)	\$2,168,493	Allocated funds to six projects in the consortium
King County Veterans Levy Funds (capital)	\$600,000	Allocated funds as amendments to four projects serving homeless veterans in Bellevue, Seattle, and Auburn.
King County Human Services Levy Funds (capital)	\$650,000	Allocated funds to three projects serving homeless families and individuals in Bellevue, Seattle, and Auburn.
King County Homeless Housing Funds (2331) - revenue generated through document recording fees (capital)	\$1,990,701	Allocated funds to four projects serving homeless households in Bellevue, Auburn, Des Moines, and Tukwila.
East King County suburban cities who are members of ARCH (general funds and other non-federal funds)	\$1,190,367	*For two projects located in cities in Bellevue and Kirkland.
King County Veterans Levy Funds (Other housing/homeless)	\$973,800	Funds employment services and outreach to homeless people in South King County.
King County Human Services Levy Funds (Other housing/homeless)	\$671,688	Funds employment services, outreach to homeless people in South King County and services to single parents exiting the criminal justice system.
King County Veterans Levy Funds (services and operating support)	\$300,000	Allocated funds to four projects serving homeless veterans in Seattle and East King Seattle and East King County. Funds are used for services and rental assistance in permanent Housing.
King County Human Services Levy Funds (services 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.
Homeless Housing and Services Funds – document recording fee revenue for homeless housing (SHB 2163, 1359 and 2331)	\$5,600,000	Allocated funds 13 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)	\$269,431	Supported emergency housing services, transitional housing operations, homeless shelters and related services, shelter and emergency shelter programs throughout King County, including the City of Seattle.
RAHP (operating support)	\$700,000	Supported 26 transitional housing and emergency shelter programs throughout King County.
SUBTOTAL – Local Funds	\$15,814,480	
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.)
Washington State – Housing Assistance Program/Trust Fund	\$2,500,000	Allocations made for five projects in the consortium.
Washington State Transitional Housing, Operating & Rental Assistance Program	\$1,607,332	Supported 25 programs with funds for rental assistance, transitional facility operating support and case management for 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
Housing and Essential Needs	\$454,519	New state program administered by King County provides rental/utility assistance and basic needs to eligible state medical care services – enrolled clients countywide
SUBTOTAL – State Funds	\$5,939,225	
Federal Resources		
Emergency Shelter Grant Program	\$197,730	Allocations made to 6 emergency shelters.
CDBG Program Housing Related Allocations	\$430,497	Allocations made for shelters, homelessness prevention, housing repair and housing development.
HOME Investment Partnerships Program	\$3,913,643	Allocations for three rental housing development projects and one homeownership project.
SUBTOTAL - Federal Formula Funds (ESG, CDBG, HOME)	\$4,541,870	
Washington State Housing Finance Commission: American Recovery and Reinvestment Act - \$24,474,843 Tax Exempt Bonds - \$5,888,710	\$5,888,710	Allocations made for tax credit projects (64 units) and two tax exempt bond projects (79 units).
KCHA Tax Exempt bonds	\$9,500,000	One new bond issued for 2011, and \$35,800,000 in renewed lines of credit.
HUD Supportive Housing Programs	\$651,639	HUD grant program administered by King County provides operating and service support units for homeless disabled households Countywide.
HUD Shelter Plus Care (annual amount)	\$6,397,344	HUD grant program administered by King County provides rental assistance for over 520 units for homeless disabled households

		Countywide.
Total Federal Resources for Public Housing and Section 8		Ongoing support of public housing and Section 8 tenant-based and project-based assistance.
King County Housing Authority	\$124,851,399	
Renton Housing Authority	\$5,444,563	
Muckleshoot Tribal Housing Authority	\$981,746	
SUBTOTAL – Other Federal Funds	\$153,715,401	

Table 2: Other Public and Private Resources for Housing Activities		
<i>Source</i>	<i>Amount</i>	<i>Projects Supported (There may be duplication since most projects have multiple fund sources.)</i>
Gates Foundation Family Homelessness Initiative	\$840,000	Family Homeless Initiative Planning Implementation and Families Rapid Re-housing Contribution
Building Changes - Systems Initiative Grant (SIG)	\$1,880,000	Family Homelessness Initiative Implementation: \$1.5 million-Coordinated entry and assessment \$200,000-Families Rapid Re-housing/diversion Program \$100,000- <i>Prevention program collaboration with Early Childhood Education and Assistance Program</i> \$80,000-Career Connections employment training
United Way of King County	\$6,250,000	Includes City of Seattle: \$2.95 million – general homelessness, survival services, food, shelter, housing \$1.86 million – Healthcare related to homelessness \$1.44 million – Campaign to end chronic homelessness – services for long term homeless people and other related funding.
SUBTOTAL – State Funds	\$ 8,970,000	
Total ESG/CDBG//HOME	\$4,541,870	
Total All Other Funds:	\$184,439,106	
GRAND TOTAL:	\$188,980,976	

Community and Economic Development Resources for Non-Housing Activities

Community Development

In 2011, a total of \$6,740,793 in formula grant funding from CDBG was made available in the King County Consortium. Of that amount, \$2,069,083 was for non-housing community development projects. Approximately \$5,661,424 was leveraged from other federal, state, local, private, and other sources. Table 3 lists the resources and amounts funded for non-housing community development projects by activity type which were completed in 2011.

Table 3: Community/Economic Development Resources for Completed Public (Human) Services, Community Facilities and Public Infrastructure and Parks, 2011

Source	Leveraged Resources	King County Consortium CDBG
Public (Human) Services		
King County Consortium CDBG		\$862,301
Other Federal	\$ 248,191	
State/Local	\$1,168,552	
Private	\$ 231,124	
Other	\$ 120,244	
TOTAL	\$1,768,116	
Public Improvements and Parks		
King County Consortium CDBG		\$1,332,856
Section 108		\$ 174,369
Other Federal		
State/Local	\$3,893,308	
Private		
Other		
TOTAL	\$3,893,308	
Community Facilities (Includes projects completed in 2011 where beneficiaries will be reported in 2012 CAPER)		
King County Consortium CDBG		\$ 250,206
Other Federal		
State/Local		
Private		
Other		
TOTAL	\$0	
Total Leveraged and CDBG	\$5,661,424	\$2,619,732

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

During 2011, the King County Consortium made significant progress in carrying out the activities described in the 2010 and prior years' action plans. The King County Consortium's activities in 2011 addressed the priority needs outlined in the 2010 – 2012 Consolidated Plan. We have been highly successful at utilizing our federal funds, along with state and local funds that we administer, to serve the neediest residents of the consortium. In addition, the consortium coordinated with other available federal, state, and local, and philanthropic resources (as shown in the tables above), allowing for a high degree of leveraging for CDBG, HOME, and ESG funds.

A. Evaluation of Housing and Community Development Homeless and Housing Programs

1. Homeless Housing Program

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 shortage of housing affordable to the poorest segment of our residents, especially homeless individuals and families.

Family Homelessness Initiative

The King County Family Homelessness Initiative is focused on creating a more streamlined, accessible system designed to prevent families in crisis from becoming homeless, rapidly house those who experience homelessness, and link families to the services they need to remain stably housed. By building on existing strengths, bringing successful programs to scale, integrating services and programs, and coordinating community efforts, the system will reduce both the number of families who experience homelessness and the length of time families spend homeless.

During initial implementation, emphasis is being placed on a system-wide transformational change across the homelessness system and launching the strategic activities, such as a new Coordinated Entry and Assessment System (CEA). Specific activities in 2011 include:

- a) Implementing a coordinated entry and assessment system to simplify access to services for families at risk or experiencing homelessness
 - Conducting a Request for Qualifications (RFQ) process to select the lead entity to manage the Countywide program
 - Developing the universal assessment and triage tools
 - Partnering with Safe Harbors/HMIS to develop the needed infrastructure that will enable HMIS to act as the data system platform for new system
 - Ongoing outreach and collaboration with local homeless housing providers, including targeted outreach with immigrant and refugee community organizations and domestic violence organizations to ensure clients with special needs are supported in the new system.

b) Restructuring the homeless housing system to shift to the housing stabilization approach

- Ongoing collaboration efforts with housing and service providers, funders, and key stakeholders to build support for the proposed changes, with the goal to motivate stakeholders to fully engage in this realignment.
 - Stakeholder Engagement: After planning efforts wrapped up, initiative staff presented to various stakeholder groups to re-engage and create more momentum around implementation efforts.
 - One-on-One Meetings with Local Family Providers: Implementation staff met with several local agencies serving families to discuss implementation efforts.
 - Regional Meetings for Local Stakeholders (primarily providers): Staff facilitated presentations and meetings to increase community buy-in, discuss future realignment efforts, and gather input and feedback.
 - Summer Speakers Series: A series of presentations and meetings for local stakeholders (with focus groups for family providers) were held to hear from other providers across the country implementing best practices.
- Development of the framework (technical assistance, professional development, sample tools, etc.) to support agencies as they assess their capacity and develop their transition to the housing stabilization approach
- Collaboration with local funding partners on grant application cycles, to support agencies in aligning existing housing resources (emergency shelter and transitional housing) including a survey and analysis of existing projects/units
- Funders are a key player in the realignment. We are having ongoing conversations with a variety of funders to discuss the realignment of funding resources, processes, and outcomes to support the housing stabilization approach. Next steps will include facilitating a process to evaluate current policies, practices, and contract/fund requirements.

c) Engaging mainstream systems to support families experiencing homelessness.

- Collaborating with Building Changes in the child welfare pilot project and exploring options with Building Changes for future collaborations with other mainstream systems.
- Partnering with the Puget Sound Educational District in their efforts to build cross system capacity to better serve children experiencing homelessness.

As part of a larger tri-county initiative supported by the Bill & Melinda Gates Foundation and the Washington Families Fund (WFF), King County received additional resources to support the Family Homelessness Initiative. In 2011, these additional resources supported:

- a) Infrastructure development, including start-up costs for coordinated entry and assessment, support for system transformation at the provider and funder level, and staffing to assist with implementation efforts.
- b) System Innovation Grants (SIG) to partially match the realignment of existing and new funds to support system improvements. The initial funding made available by the WFF supports vital first steps in realigning our community's response to homelessness, which is a key piece in transforming our system to an approach that centers on quickly

providing families experiencing homelessness with housing and the necessary supports to remain stably housed. The 2011 WFF-SIG funding supported the following strategies:

- *The CEA*: SIG provided \$1.5 million to the operations of the CEA system.
- *Prevent Homelessness for Families Most At Risk*: SIG provided \$100,000 to non-profit agencies to provide prevention services in partnership with City of Seattle Early Childhood Education and Assistance Program in order to stabilize housing for families and young children.
- *Move Families Quickly to Stable Housing and Prevent Homelessness for Families Most at Risk*: SIG provided \$200,000 to nonprofit agencies to provide shelter diversion services by using the CEA system to identify and target families to be assisted with a rapid re-housing approach prior to entering a shelter or transitional program.
- *Focus Support Services on Housing Stability*: SIG provided \$80,000 to King County's Career Connections Program, which provides employment and training assistance to homeless households in coordination with transitional housing assistance and rapid re-housing programs, in order to help families be better prepared for future self-sufficiency.

2. Housing Repair Program

The HRP 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 home owners, and renters with special needs requests.

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

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

Lack of affordable housing continues to plague the low to moderate-income households of King County. Mobile homes within defined parks and/or situated on leased land provide a housing option for the low-income households. The King County Mobile Home Grant (MHG) Program provides county residents that reside in leased space, a grant program to help maintain their homes. For mobile homes, most repairs involve additional insulation, roofing, windows, doors, floor replacements, and bathroom modifications. These residents tend to have low incomes well below 30 percent of the King County AML. 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 enlargements, and enhanced in-line and hard-wire smoke detectors are a few activities that we routinely provide. The HAM program accessibility improvements are allowable repairs available to homeowners accessing our DPL program.

Within the larger scope of housing repair, we continually look for new opportunities to assist King County residents with these vital services. In 2010, HCD began offering a weatherization option within our scope of work for those residents that did not qualify for the very low-income weatherization program and were seeking help with energy related repairs. This program is funded by our regular CDBG block grant, Home Investment Partnership fund, and the new CDBG-R stimulus funding.

The HRP continues to collaborate with the KCHA 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. In 2011, the County invested and referred \$262,747.60 (36 units) of CDBG and HOME project commitments to KCHA. In return, KCHA matched our funds with \$230,756.00 (36 units) in weatherization assistance. Annually, the HRP experiences a continuous flow of applicants that are requesting assistance from this repair program.

3. Housing Finance Program

The HFP met its key project outputs to address the HUD outcome statement, "Affordability for the purpose of providing decent housing" in the midst of a changed underwriting and lending world as a result of the recession. Affordable multi-family tax credit projects were especially affected by a risk adverse and highly conservative underwriting climate for investors. The HFP, along with other public funders, worked with the sponsor agencies for homeless tax credit projects to increase capitalized reserves and added flexible language to contracts to mitigate the risk and keep projects moving forward. This will strengthen tax credit projects in long-term viability for the fifty year affordability period. This dovetailed with the building durability push of the ESDS discussed below.

The HFP continues to support low-income housing developers working in King County outside the City of Seattle, particularly those skilled in developing housing that serves special needs populations. In 2011, HFP conducted pre-application meetings for the funding round to provide technical assistance to agencies and reduce the cost of project applications. The HFP made progress in reducing paper consumption during the application process by reducing the number of hard copies submitted and moving towards an all-digital application. Other technical assistance initiatives for non-profit agencies will begin to address the topic of portfolio sustainability. This represents a shifting priority to address issues which will arise with an aging portfolio. Eight of the Washington State non-profit agencies received MacArthur grants to conduct portfolio-wide reviews and to incorporate the ongoing work into their operating plans. The HFP is working with these non-profits and other public funders to develop systems to address portfolio and agency sustainability.

In the interest of continuing to improve HFP performance with regard to timely expenditure of federal funds, the HFP will continue to work on coordinating funding efforts with other public funders, and will prioritize federal funds in projects that are most nearly ready to

spend. Almost all public funders now accept identical applications for project funding, a considerable efficiency for funders, and a work-saver for applicants.

The new version of the ESDS was released in draft form for the 2011 funding round. The public funders in Washington State collaborated on the timing of the funding round. The agencies applying in the 2011 round submitted preliminary scoring based upon the draft ESDS and worked with HFP to confirm their green building plan with the final ESDS release. The ESDS continues to move the bar for sustainable building beyond code, which is a significant accomplishment, given the strength of the new Washington State Energy Code in particular. Local public funders, including HFP will monitor ESDS compliance for 2011 funded projects that did not receive Washington State funding which had performed the monitoring compliance duties in the past. This will ensure that valuable progress is sustained with funding challenges that may arise in the future.

The HFP revamped the affordable home-ownership program to adapt to the changing housing market conditions in King County. In spite of the grim economic reality for many homeowners whose mortgages exceed the value of their homes, HFP identified home-ownership opportunities, moved nimbly to take advantage of fallen prices, and got motivated buyers into homes while stabilizing neighborhoods. One lesson learned was to be aware of risk from declining markets, something no one in King County has considered since the downturn of 2000. The HFP continues to support the development of locally appropriate land trust projects for long-term, deeply affordable home ownership opportunities.

4. Affordable Housing Planning

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

- a) Monitoring progress on White Center NRSA benchmarks.
- b) Leading an inter-jurisdictional work group to update the Housing Chapter of the CPP. The group completed its work in the spring of 2011 and the text of the Housing Chapter was adopted by the King County Growth Management Council in September 2011. Staff continue to provide technical support to a task force commissioned to re-examine the methodology used to allocate affordable housing targets in King County.
- c) Continuing to work with King County Property Services and King County Metro Transit Oriented Development (TOD) staff to develop RFPs that will include affordable housing on surplus King County properties and at Metro TOD project sites. An RFP was issued for a mixed income, mixed-use development in conjunction with a new parking garage to be constructed at the South Kirkland Park and Ride site, currently owned and managed by King County. The successful proposal included a partnership between a for-profit and non-profit developer. Tax credits and other public funding have been awarded, and the developers are on schedule to begin construction of the garage during 2012 and to complete the 200+ unit residential development by mid 2014 or sooner. Several other RFPs for surplus properties are ready to be issued in the spring of 2012.
- d) Continuing to provide technical assistance to human service planners in the south and north County suburban cities as needed. Completing the Housing Technical Appendix to the King County Comprehensive Plan to provide basic data on county demographics and income by sub-region, and on housing development and affordability by city. This appendix is intended to serve as a resource and model for cities as they undertake the housing needs analysis required for the update of the housing elements of their comprehensive plans.

- e) Continuing to work with ARCH and private developers to monitor agreements and covenants for affordable housing at master planned development sites in East King County.
- f) Continuing to administer and monitor King County incentive programs for the development of affordable housing by the private sector.
- g) Working on a regional initiative to encourage the development of more senior housing for the more than 200,000 residents who will reach retirement age in the next fifteen years. This has also involved an initiative to incorporate universal design features into affordable housing in order to provide increased accessibility and options for aging in place. Several key universal design standards have been incorporated as an optional point category for the Washington ESDS.
- h) Working with other counties and cities in the Puget Sound region in developing the Growing Transit Communities project. King County has been a major partner in the successful Sustainable Communities grant application as a result of which the area received an award of \$5 million over a three year planning period beginning in 2011. Planning for sustainable, healthy, and equitable housing development along the transit corridors is continuing through 2012 with outreach to many of the local communities that are likely to be affected.
- i) Improving access to affordable rental housing by supporting the development of a free web-based housing locator system. The new system, which is updated daily, was launched in December 2011 for property owners to list properties. It became operational for renters seeking housing on February 15, 2012.

5. Relocation Activities

All HFP and Community Development (CD) projects receiving federal funds were evaluated for the applicability of relocation activities. None of these projects triggered relocation in 2011.

6. Community Development Program

The CD section continued to solicit interest and identify capital projects that meet the needs of King County's consortium city residents that address the goals and strategies of the HCD Plan. During the CDBG allocation process conducted in 2011 for 2012 CDBG funds, over 26 pre-applications, totaling over \$7 million of infrastructure and community facility needs were submitted. A little more than \$2 million in capital funds were available for distribution to those projects. Ultimately, only 11 projects were slated to receive 2012 funds.

The CD section met its goal of completing three community facility and three public infrastructure projects in the program year. Bids coming in over the engineer's budget and labor compliance issues caused delays for some projects. The CD section continues to implement five open community facility projects and 13 public infrastructure projects, as well as addressing the final open CDBG-R project activities.

Outside of the section's own capital project implementation, the CD continued to implement labor compliance activity for three large HFP projects in 2011, as well as the White Center Square Section 108 economic development project. At one point in time, over 22 active projects required the attention of three CD staff representatives.

a) Timeliness

On November 2, 2011, the draw down ratio for the King County Consortium (per HUD IDIS) was 1.27. This ratio met the HUD timely expenditure target of 1.5.

b) Environmental Review

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

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

On another note, the Green River Valley has become a publically-recognized flood zone, which is currently prohibiting HCD from implementing or funding projects for construction in that area. Public meetings were scheduled by the FEMA, with the public appeal process to begin after that, though no specific dates have been set.

c) Community Development Allocation Process

The CDBG human services funds were allocated through a RFP sponsored in spring/summer of 2011 by the Homeless Housing Program of HCD for three-year funding commencing in 2012.

Information about the 2011 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 capital CDBG funds for community facility and public improvement projects. The notice was also posted on the King County DCHS website feature under 'What's New' section. A standard pre-application screening process was used in the capital allocation process for the following reasons:

- The pre-screening of applications continues to help reduce the administrative time required for project eligibility and national objective review.
- The pre-application provides insight concerning environmental factors and has been key for HCD staff to work with applicants in identifying budget considerations/implications and milestones that are associated with the project's activity.
- The process has helped in identifying choice limiting activities that could have a grave impact on the proposed use of CDBG funds if not addressed prior to the application being submitted to HCD.

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

d) Consortium and Sub-Region Meetings

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

7. Evaluation of Economic Development

- a) The Small Business Loan Program revolving loan activity has been stagnant in recent years. One of the remaining two loan activities paid off in March 2011. The remaining loan is under review for delinquency of payments and potential recapture.
- b) Grow King County Fund was available to create loans to small businesses located within King County cities and unincorporated areas that participate in the King County CDBG Consortium (CDBG Consortium). There were no applications submitted in 2011 for consideration.

B. Loan Activities

1. Float Loans (short term, interim loans)

There are no float loan activities to report for 2011.

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

- a) Greenbridge Section 108 Loan in White Center – the infrastructure improvements for this predominantly low and moderate-income community, which is the site of HOPE VI redevelopment activity, including new streets and sidewalks, drainage and utilities, pedestrian paths, and greenways have been completed. The loan repayments are being made by King County over a period of 20 years, using a variety of fund sources: roads funds, surface water management funds, real estate excise tax funds, current expense,

and CDBG funds. This is the sixth year of repayment with a balance remaining of \$4,269,000 on the loan. This loan will be paid in full in 2024.

- b) White Center Square Section 108 Loan – In 2008, King County Economic Development Program staff worked with HCD to obtain approval for a Section 108 loan from HUD to a local private company for \$6.775 million. The loan provided for the development of a commercial property on a piece of property that was a health and safety nuisance in the business district of White Center. The HCD CD staff maintained control over all labor documents and conducted field site visits to assure federal wage rates were paid, and provided clearance for the owner of the project to pay on construction billing invoices. The project construction was completed in 2011 and labor compliance cleared. Repayment on the loan by the developer began in 2011, and a grand opening was held in the spring of 2011.

C. Monitoring

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

- Documenting King County’s compliance with requirements for conducting subrecipient monitoring (set forth in CDBG program regulations)
- Assuring that subrecipient program administration and funded projects are completed in compliance with established regulations and that project activities continue to serve the target population identified in the initial application
- Ascertaining that CDBG subrecipients are complying with applicable federal regulations, Office of Management and Budget circulars and King County ordinances (regulatory requirements) relating to financial management systems, procurement and contracting, property management and disposition, labor standards, record keeping and reporting requirements.

1. Community Development Section 2011 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 2011:

Human Services

South County Food Coalition Emergency Food Bank – Follow up Visit

Community Facilities

- King County Housing Authority – Kings Court Community Facility
- Northshore Senior Center – ADA Door Accessibility

Public Infrastructure

- Duvall 2nd Street Water Main
- Black Diamond Morgan Street Sidewalks
- SeaTac Soccer Field

Joint Agreement Cities

- Federal Way
- Renton
- Shoreline

During these visits, staff assured that subrecipient program administration and funded projects are being completed in compliance with established regulations, and that project activities continue to serve the target population identified in the initial application. The 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. Projects monitored in 2011 included:

- Black Diamond Morgan Street
- Des Moines 216th Street Sidewalks
- Duvall 2nd Avenue Water Main
- Elder Adult and Day Care Services Kent, WA
- Tenant Improvements Mt. Si Senior Center
- Northshore Senior Center ADA Door
- Shoreline Sidewalk Program(s)
- Steve Cox Park
- Skykomish Wastewater Treatment
- Shoreline Green Streets
- Sno-Valley Senior Center

ARRA/CDBG-R Projects

- Des Moines 216th Street
- Federal Way Street Lights
- Northshore Senior Center Curb Replacement
- Shoreline Sidewalk Program
- Skykomish Wastewater System Overlay

b) Audit Review – Washington State Auditor's Office Report on Financial Statements and Federal Single Audit. The CD section received and reviewed the following agency audits:

- Black Diamond
- City of Burien
- City of Des Moines
- City of Duvall
- Elder and Adult Day Services
- City of Federal Way
- Hopelink
- KCHA
- Mt. Si Senior Center
- Multi-Service Center
- Neighborhood House
- City of Pacific
- ReWA
- City of Renton
- City of SeaTac
- Senior Services
- City of Shoreline
- Southwest Suburban Sewer District
- City of Tukwila
- Volunteers of America
- Washington Community Alliance of Self Help

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

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 2011, CD staff conducted and/or participated in over 16 Technical Assistance Application Workshops and had numerous one-on-one consultations prior to when responses to the RFPs were due for submittal. Project managers and the CD coordinator conducted additional one-on-one consultations

regarding project implementation and HCD's allocation process. Environmental review requirements were included in various workshops, including pre-application workshops at King County offices and in the communities. Technical assistance was also provided, as needed, at the public forums and at north and south sub-regional meetings.

2. Homeless Housing Section 2011 Monitoring

In addition to regular desk monitoring of all contracts, in 2011, Homeless Housing section staff completed site visits to ensure compliance with funding requirements, federal regulations, and programmatic expectations as follows:

a) Federal Funds

- The SPC funds – Plymouth Housing Group, SPC administrating agency. King County staff also participated in site visits of two SPC sponsor agencies in 2011.
- The CDBG funds – Eastside Domestic Violence Program, My Sister's Home
- Supportive Housing Program funds – Vietnam Veterans Leadership Program, Consejo Counseling and Referral Services
- The ARRA Homeless Prevention and Rapid Re-housing – Solid Ground

b) Local and State Funds

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

- Valley Cities Counseling and Consultation
- Pioneer Human Services
- Neighborhood House
- YWCA
- Hopelink
- Friends of Youth
- YouthCare
- First Place School

Local Veterans and Human Services Levy funded projects for family unification services:

First Place School

Local Regional Affordable Housing Program:

Solid Ground – Broadview

Local Homeless Housing and Services Fund:

- Domestic Abuse Women's Network – Homeless Prevention Services
- Friends of Youth – Supportive Permanent Housing CM Project

- Solid Ground – Stable Families
- Eastside Interfaith Social Concerns Council – Congregations for the Homeless Permanent Supportive Housing
- HomeStep/Compass – Self-managed Housing Program
- Valley Cities – Pathways First
- YWCA – Enhanced Housing Program
- YMCA – Young Adult services Permanent Housing Program
- Washington State Department of Commerce Homeless Prevention and Rapid Re-housing – Multi-Service Center Solid Ground

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

- Hopelink
- Low Income Housing Institute
- St. Stephen Housing
- Wellspring
- YWCA

3. Housing Finance Program

King County uses the web-based Combined Funders Annual Report System (WBARS) to collect annual report information on all its capital projects. We participate with the Washington State Housing Finance Commission, the State of Washington Department of Commerce, the City of Seattle, the City of Tacoma, Snohomish County, and the City of Spokane in utilizing this system. This system 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 published due date. Each project's data is validated against the most restrictive contract as each funder's restrictions are built into the system. Annual reports were collected and reviewed for 65 HOME-assisted projects, covering 1,474 HOME-assisted units. These projects cover transitional and permanent rental housing serving low and very low-income families and individuals.

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

A joint inspection tool, based on the 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 179 HOME-assisted units during 2011. Fifty-five units had no documented deficiencies and 124 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. Two post abatement inspections were required.

4. Housing Repair Program

King County Housing Repair Programs continue to monitor all of our projects that are generated. We are frequently assisting both HUD monitors and/or State auditors with questions, issues, and transactional guidance within our CDBG or HOME funded activities. Our Field Engineer IIs review and approve all expenditure requests that are presented from contractor and homeowner(s).

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

The HRP did not have an outstanding issue that needed resolution or corrective action as it relates to a HUD monitoring and or a State of Washington audit process. Both 2011 HUD and State monitoring results were positive, without a finding or concern.

The HRP continues its annual monitoring of the KCHA. This review consists of, but is not limited to: physical review of on-site randomly selected files, field review of 2011 projects, and desk review of other projects. In 2011, the KCHA has addressed, or is in process of addressing, all issues of concern that were highlighted by the 2011 monitoring process.

Amendments to the Action Plan

Every year the King County Consortium amends its Action Plan to include the individual affordable housing awards to specific projects, due to the fact that only the overall amount of funding that will be dedicated to affordable housing is known at the time the Action Plan is submitted. Any other required amendments, such as threshold changes in the amount of funding awarded to a project, or recapture and reallocation to a different project are also included in the Action Plan Amendment submitted to HUD. In 2011, an amended Action Plan was submitted for specific affordable housing awards and other required amendments, as follows:

Project Number	Project Title	Funds Received	Category Description
HA4014	Glenwood Townhomes	\$1,950,000	Construction of Housing – 570.201 (m)
HQ0313	Bonel Mobile Manor	\$1,3000,000	Housing Rehabilitation - 570.202
HH4065	House Key ARCH	\$300,000	Homeownership Assistance 570.201 (n)

Project Number	Project Title	Funds Received	Category Description
C11212	DASH – Evergreen Court	\$293,102	Housing Rehabilitation
C11210	Grow King County Fund	\$351,245	Economic Development
C11211	Federal Way StartZone Microenterprise	\$23,719	Microenterprise Assistance

Consolidated Plan Implementation

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

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

Certifications of Consistency with the Consolidated Plan

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

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. Data from the Benchmark Program is now published in a web-based format and can be viewed at

<http://www.kingcounty.gov/exec/PSB/BenchmarkProgram/AboutBenchmarks.aspx>.

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 Jeremy Valenta, Benchmark Program Manager, at 206-263-9719, or write to him at the King County Performance Strategy and Budget Division, 401 Fifth Avenue, Suite 810, 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. The King County Strategic Plan was adopted in 2010 and performance measures were being developed during 2011. The plan will guide the County's budget in future years.

Lead-Based Paint

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

On April 13, 2011, the State of Washington, through the Department of Commerce, established under Washington Administrative Code (WAC) 365-230 jurisdiction over the EPA RRP rule. Washington State's Department of Commerce, through their Lead Based Paint program, regulates and coordinates all lead based paint activities in the state of Washington. King County HRP is a State certified RRP trainer and listed as a certified firm under #0302 that expires on April 13, 2014.

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

Summary of Citizen Participation in 2011

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 2012 funding year. A public notice was again published in the *Seattle Times* announcing the availability of the draft 2012 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 2011, an additional public notice was published announcing availability of the draft 2010 CAPER and soliciting comments. The public was invited to attend meetings regarding the 2012 Action Plan and the 2011 CAPER. These notices and plans were also available on the King County website, and comment forms were provided for the Action Plan and CAPER to allow for the convenience of citizens to send comments. Copies of the draft reports were also available via public computers at area libraries. Documentation of these actions was available for review at the public meeting and is provided as a supplement to this report.

In 2011, input was gathered through the following:

Community Development Planning:

County staff offered technical assistance during the allocation process. A public forum was held August 13, 2011 and applicants were invited to present their proposals to the sub-region advisory group and JRC members. This allowed for direct communication between the applicants and the sub-region advisory group members concerning details of each project proposed. The sub-region advisory group then met as one body to consider regional project activities. The members subsequently met as sub-regions to review and finalize recommendations they made within their respective areas to present to the JRC. Applicants were provided a summary of the sub-region advisory group recommendations in advance of the JRC funding meeting. The JRC considered recommendations along with conditions of the awards and adopted them for the program year.

Homeless Continuum of Care Planning:

Several public meetings were held in connection with developing the 2011 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 the application and the Funders Group discussed options. A workgroup to develop HEARTH Performance Measures was initiated.

Website Availability:

King County HCD offers website access to its federal HUD grant plans and performance reporting documents at: <http://www.kingcounty.gov/housing>.

Public comments are received and responded to as well as incorporated into the citizen participation portion of a report. Comments for the CAPER report are directed to: Kathy.Tremper@kingcounty.gov. All comments receive a response from a member of HCD staff.

Public Input on 2011 Consolidated Annual Performance Report

A public notice ran in the public notices section of the Seattle Times to invite the public to comment on the preparation and review of this *2011 Consolidated Annual Performance Evaluation Report*, and the consortium sponsored a public meeting on March 15, 2012 to share 2011 accomplishments, and to gather public comments on the CAPER.

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

There were no comments received from the public via e-mail or at the public meeting on March 15, 2012.

The following IDIS reports were made available for review at the March 15, 2012 public meeting and were posted on the HCD website:

- CDBG Summary of Accomplishments (PR23)
- Summary of Consolidated Plan Projects for Report Year 2010 (PR06)
- Grantee Summary Activity Report (PR08)
- Summary of Activities Report (GPR) for Program Year 2011 (PR03)
- CDBG Financial Summary Report (PR-26)
- Status of HOME Activities (PR22)
- ESG Performance Measures Report (PR81)
- Program Income Details by Fiscal Year and Program (PR09)
- List of ESG Activities by Program Year and Project (PR02)
- List of CDBG Accomplishments (PR28)
- Drawdown Report by Project and Activity (PR05)

The following reports are from the HUD Integrated Disbursement and Information System (IDIS) and can be found in the referenced Attachment:

CDBG Financial Summary Report (PR-26) – Attachment A
CDBG Housing Rehabilitation Activities Report (PR10) – Attachment F
CDBG Performance Measures Report (PR 83 – Sections 1, II, and III) – Attachment F
CDBG Summary of Accomplishments (PR23) – Attachment F
CDBG Summary of Activities (PR03) – Attachment F
CDBG Strategy Area, CFDI, and Local Target Area Report (PR84) – Attachment E
ESG Financial Summary (PR12) – Attachment D
ESG Performance Measures Report (PR81) - Attachment D
ESG Program for Grantee Statistics (PR19) Part 1, 2 and 3 - Attachment D
HOME Summary of Accomplishments (PR23) – Attachment B
HOME Housing Performance Report (PR85) – All Years – Attachment B
List of Activities by Program Year and Project (PR02) – Attachment A
Status of HOME Activities (PR22) – Attachment B
Summary of Activities Report (GPR) for Program Year 2011 (PR03) – Attachment F
Summary of Consolidated Plan Projects for Report Year 2011 (PR06) – Attachment A

The following additional reports are available upon request:

Drawdown Report by Project and Activity (PR05)
Grantee Summary Activity Report (PR08)
HUD Grants and Income (PR01)
List of Activities by Program Year and Project (PR02)
List of CDBG Accomplishments (PR28)
Program Income Details by Fiscal Year and Program (PR09)

Contact:

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Seattle, WA 98104-1958
Telephone: 206-263-9097 Fax: 206-296-0229
TTY Relay: 711 Email: Kathy.tremper@kingcounty.gov

This CAPER report is also available online at:

http://kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Reports.aspx

Attachments (separate documents):

Attachment A: Financial Summary Information for King County CDBG Consortium

Attachment B: King County HOME Consortium Reports

Attachment C: Summary Tables

Attachment D: Specific ESG Requirements and Reports

Attachment E: NRSA Reports

Attachment F: CDBG Performance Reports
