



King County

The King County Consortium

Consolidated Housing and Community Development Plan

2015-2019



Contents

Executive Summary.....	1
ES-05 Executive Summary -	
The Process	5
PR-05 Lead & Responsible Agencies	5
PR-10 Consultation	7
PR-15 Citizen Participation.....	26
Needs Assessment	35
NA-05 Overview	35
NA-10 Housing Needs Assessment	38
NA-20 Disproportionately Greater Need: Severe Housing Problems.....	48
NA-25 Disproportionately Greater Need: Housing Cost Burdens.....	50
NA-30 Disproportionately Greater Need: Discussion	51
NA-35 Public Housing.....	52
NA-40 Homeless Needs Assessment -	56
NA-45 Non-Homeless Special Needs Assessment	61
NA-50 Non-Housing Community Development Needs.....	63
Housing Market Analysis.....	65
MA-05 Overview	65
MA-15 Housing Market Analysis: Cost of Housing	67
MA-20 Housing Market Analysis: Condition of Housing.....	70
MA-25 Public And Assisted Housing	74
MA-30 Homeless Facilities and Services.....	79
MA-35 Special Needs Facilities and Services	91

MA-40 Barriers to Affordable Housing	93
MA-45 Non Housing Community Development Assets.....	96
MA-50 Needs and Market Analysis Discussion.....	101
Strategic Plan	107
SP-05 Overview	107
SP-10 Geographic Priorities	108
SP-30 Influence of Market Conditions	121
SP-35 Anticipated Resources.....	93
SP-40 Institutional Delivery System.....	123
SP-45 Goals Summary.....	128
SP-50 Public Housing Accessibility and Involvement.....	137
SP-55 Strategic Plan Barriers to Affordable Housing	138
SP-60 Homelessness Strategy - 91.415, 91.215(d)	139
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)	141
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)	142
SP-80 Monitoring - 91.230	144
Appendix A Citizen Participation Plan	
Appendix B Fair Housing Analysis of Impediments to Fair Housing Choice	

Executive Summary

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

1. Introduction

The King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan) guides the investment of federal housing and community development funds, and other federal, state, and local funds. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which the King County Consortium (Consortium) receives an annual entitlement, or formula grant, from each of these funds: Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG). King County and the Consortium anticipate receiving the grant amounts listed below during the fiscal year 2015.

CDBG \$4,873,731

HOME \$2,556,707

ESG \$ 326,105

These funds are used to address housing, homelessness, and community development needs throughout King County over the next five years, from 2015-2019. The King County Consortium includes nearly all of the suburban cities in the county, as well as the unincorporated areas of the county. The King County Consortium is an interjurisdictional partnership of King County and the cities and towns of Algona, Black Diamond, Beaux Arts, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Hunts Point, Issaquah, Kenmore, Kirkland, Lake Forest Park, Maple Valley, Medina, Mercer Island, Newcastle, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville, and Yarrow Point. The Consortium does not include the City of Seattle. The cities of Auburn, Bellevue, Kent, and Federal Way participate in the Consortium for the use of HOME Investment Partnership Program funds for affordable housing. These four cities receive their own CDBG entitlement and have prepared separate and included Consolidated Plans to guide the investment of those funds.

Data in the Consolidated Plan is based primarily upon the 2007-2011 American Community Survey (ACS) five-year data set. This data provides the most detailed and reliable information available on income, poverty, housing, housing cost burden and other data that is no longer collected by the decennial census. The Consolidated Plan follows HUD's standardized template and is submitted through HUD's Integrated Disbursement and Information System (IDIS). Each part contains questions framed by HUD followed by the Consortium's response.

2. Summary of the objectives and outcomes identified in the Plan

HUD-funded housing and community development programs have a broad national goal: to “develop viable urban communities, by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low-and moderate-income persons” (the Housing and Community Development Act of 1974, as amended).

Within that broad national goal, Consortium jurisdictions work together as partners to identify and address the needs of low-and moderate-income people, communities, and neighborhoods and have set the following goals identified below.

Goal One: Affordable Housing - Ensure that there is decent, safe, and healthy affordable housing available to income-eligible households throughout the Consortium.

Goal Two: End Homelessness - Collaborate with the Committee to End Homeless in King County (CEH) to plan and to align Consortium funds with CEH initiatives and objectives, to ensure that in the future homelessness is rare, short in duration, and a one-time occurrence.

Goal Three: Community Development - Provide assistance to jurisdictions, community agencies, and communities to establish and maintain a suitable living environment with economic opportunities for low-income members of the community, including communities with disparities in health, income, and quality of life where efforts can be targeted to improve the well-being of residents and the vibrancy of the community.

3. Evaluation of past performance

During the period of the 2010-2014 Consolidated Plan, the King County Consortium jurisdiction members worked closely with the community, nonprofit agencies, the private sector, the State of Washington, HUD, the Veteran’s Administration, and the philanthropic community to make solid progress towards goals. Each year the Consortium prepares a Consolidated Annual Performance Evaluation Report (CAPER) and submits it to HUD by March 31. The CAPER reports out on the specific accomplishments and activities for that year. Past CAPERS are posted on the King County Department of Community and Human Services website.

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

From 2010 to 2013, the King County Consortium reported the accomplishments identified below in the CAPER.

- 1,541 units of affordable housing created or preserved for an average of 385 affordable housing units created or preserved annually.
- 1,792 major and minor home repairs for an average of 448 homes repaired annually.
- 2,575 permanent supportive housing units through the Continuum of Care for an average of 644 supportive housing units annually.
- 2,114 households served through the Housing Stability Program for an average of 529 households served annually.
- 5,494 people served in supportive permanent housing for an average of 1,374 annually.
- 230 families served through homelessness prevention and rapid re-housing for an average of 58 served families served annually.
- 1,345,888 shelter bed nights provided for an average of 336,472 shelter nights annually.

4. Summary of citizen participation process and consultation process

A series of stakeholder and public meetings were held throughout the County in 2012, 2013, and 2014 for Consortium jurisdictions, agencies working in housing, human services, and community development, and citizens. The Consortium solicited public input on community needs, priorities and draft strategies. Public outreach and engagement activities were designed to reduce barriers to participation to ensure public input was broad and representative of program beneficiaries. Notices for public meetings were published in the Seattle Times and on the King County Department of Community and Human Services' website, and were posted at the meeting locations. One of the public open houses, in particular, targeted residents of an area of low-income housing concentration located on the boundary between the City of Tukwila and the City of SeaTac, two communities with extensive older, low-income housing stock. A total of 119 people attended the public forums representing over 30 agencies and jurisdictions. Simultaneously, with the first public open house, the Consortium posted a web-based survey for input and comment on the draft Strategic Plan. The web-based survey was posted on the website from September 3, 2014 to October 20, 2014, and was available online with a laptop computer at the public meetings and by hard copy. The draft of the Consolidated Plan was posted on May 1, 2015 for public comment. A Public Hearing was held on May 20, 2015.

In addition to direct meetings and public outreach, Table 3 lists King County and regional plans which provided tailored input for the Consolidated Plan. These feeder plans provided their own public input and comment process.

5. Summary of public comments

Affordable Housing: Public comments supported making a range of affordable housing available to support a variety of needs, especially for seniors, people who are disabled or have a disabled family member, large families, and homeless and formerly homeless individuals and households. Housing located near high capacity transit, in walkable neighborhoods, and located close to services was an important priority.

Ending Homelessness: Public comments supported a range of housing options for homeless households; programs that provide alternatives such as shelter diversion, homeless prevention services, and temporary housing as needed. Participants emphasized assistance with employment services as an important service component.

Community and Economic Development: Public comments supported the development of community facilities with programs for low-to moderate-income people, including seniors; infrastructure projects such as water and sewer systems; sidewalks; and disability access; playgrounds, and assistance to low income persons seeking to start or stabilize a small business.

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

There were two comments not accepted. One comment recommended using rent controls in the private market as a method of preserving affordable housing. This is not a legal option and was not included as a strategy. The second was a stated opposition to using public funds to create large family housing units. Housing for large families was identified as a priority at all public community forums and is a stated priority for the Consortium.

7. Summary

Consortium partners, the local continuum of care, community members, stakeholders, service providers, housing providers, and public and private funders, provided valuable input in the development of the outcomes and objectives of the Consolidated Plan. The King County Consortium jurisdictions work together as partners to address the needs of very low- and moderate-income people, communities, and neighborhoods. The Consortium works together and with partners to increase the supply of affordable housing so that fewer low-and moderate-income households pay more than 50 percent of their income for housing. We value working together for a coordinated homeless system that utilizes local data; we invest in projects that ensure that homeless families, youth/young adults, and adults without children, are treated with dignity and receive services that emphasize recovery. We are committed to improving the living environment and expanding economic opportunities for low-and moderate-income people.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

King County and the Consortium administer the CDBG, HOME, ESG and other state and local funds. The King County Department of Community and Human Services is responsible for the preparation the Consolidated Plan guiding the investment of these funds.

Agency Role	Name	Department/Agency
Lead Agency	King County	Department of Community and Human Services/Housing and Community Development Program
CDBG Administrator	King County	Department of Community and Human Services/Housing and Community Development Program
HOME Administrator	King County	Department of Community and Human Services/Housing and Community Development Program
ESG Administrator	King County	Department of Community and Human Services/Housing and Community Development Program

Table 1 – Responsible Agencies

Narrative

The King County Department of Community and Human Services is the lead entity for the Consolidated Plan. The cities of Auburn, Bellevue, Federal Way, and Kent administer their own CDBG funds and prepare their associated Consolidated Plans for the administration of these funds. In addition the cities of Auburn, Bellevue, Federal Way, and Kent contributed to the sections of the Consolidated Plan relating to the HOME program.

The lead staff for King County is identified below.

Regional Planner/Manager – Mark Ellerbrook

Consolidated Plan – Valerie Kendall

CDBG Program – Kathy Tremper

HOME Program – Eileen Bleeker

ESG Program – Janice Hougen

The lead staff for jurisdictions receiving direct CDBG entitlements is identified below.

Auburn CDBG – Michael Hursh
Bellevue CDBG – Emily Leslie
Federal Way CDBG – Jeff Watson
Kent CDBG – Merina Hansen

Consolidated Plan Public Contact Information

Valerie Kendall Affordable Housing Planner Housing and Community Development 401 Fifth Avenue, Suite 510 Seattle, WA 98104 206-263-9076 valerie.kendall@kingcounty.gov	Kathy Tremper Community Development Coordinator Housing and Community Development 401 Fifth Avenue, Suite 510 Seattle, WA 98104 206-263-9097 kathy.tremper@kingcounty.gov
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

This section describes the community consultation process followed by the King County Consortium in developing the Consolidated Plan and the coordination with other local governments, the Continuum of Care, public and private housing providers, and service agencies. King County and the Consortium administer the CDBG, HOME, ESG and other state and local funds. King County worked closely with Consortium partners, citizens, community organizations and other public entities to identify needs and priorities outlined in this plan. The Committee to End Homelessness King County (CEH) has been designated by the King County Council as the local Continuum of Care. This is a voluntary local committee created to advise local government on the creation of a local homeless housing plan and to participate in a local homeless housing program.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Consortium takes a regional approach and engages in ongoing coordination between housing providers, health providers, and service agencies. The 36 members of the King County Consortium (Consortium) conduct and participate in ongoing meetings with each other, the Washington State Housing Finance Commission, the Washington State Department of Commerce, A Regional Coalition for Housing, stakeholders, public housing authorities (PHA’s), including the King County Housing Authority and the Renton Housing Authority, the Continuum of Care, the Seattle Housing Authority, nonprofit housing and service providers, members of the Housing Development Consortium of Seattle-King County, the Seattle-King County Public Health Department, Puget Sound Regional Council, North, East, and South King County Human Services Planners, the Mental Health and Chemical Abuse and Dependency Division within the Department of Community and Human Services, and the Washington State Department of Social and Health Services. This coordination is ongoing throughout the year and informs recommendations for decision making bodies such as the Joint Recommendation Committee (JRC), in addition to the official stakeholder and public meetings held as a part of the planning and funding processes for federal formula grants and local funds.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The King County Department of Community and Human Services Director is the Co –Chair of the CEH Interagency Council. King County hosts the staff members for CEH. King County and the

City of Seattle staff collaborate on the annual Continuum of Care (CoC) application to HUD. Since 1995, King County and the City of Seattle have applied for these funds on behalf of a regional consortium of service providers, and administered distribution of the funds to approximately 70 programs.

Chronically Homeless Individuals and Families - The Consortium members coordinate closely with the CoC in addressing chronic homelessness for individuals and families. Chronic homelessness is more pronounced with individuals and the CoC is working on developing a coordinated entry system for chronically homeless individuals.

Families with Children - The specific needs of families facing homelessness is a key component of the work being done throughout King County. The Housing and Community Development program centralized resources, leveraging partnerships with the United Way of King County and the Bill and Melinda Gates Foundation, to be innovative in how the crisis response system works with and for families. The CoC and the Consortium launched a pilot coordinated entry system for homeless families in 2013. Two of the features of the coordinated system are the rapid re-housing and homeless diversion programs to assist families to find housing and shorten the length of time families experience homelessness. The rapid re-housing pilot pairs employment navigators with providers to assist participating families in increasing income.

Veterans - The CoC participates in the planning and coordination efforts associated with the Five Year Plan to End Homelessness Among Veterans in King County, 25 Cities Initiative, Supportive Services for Veteran Families Priority 1 Community Plan, Mayors Challenge to End Veteran Homelessness, and the King County Regional Veterans Initiative. The CoC will implement its coordinated assessment and housing placement system for single adults and Veteran service providers will be the first to pilot the new system. The Continuum of Care is also involved in strengthening connections to local landlords and employment opportunities for Veterans.

Unaccompanied Youth and Young Adults - The Homeless Youth and Young Adult Initiative is King County's community-wide response to prevent and end homelessness among young people. The Initiative is led by CEH, advised by agency and government leaders, supported by private philanthropy and the public sector, and grounded in the voices and input of homeless and formerly homeless young people. The Homeless YYA Initiative began coordinated engagement in July 2013 with Youth Housing Connection. Coordinated engagement prioritizes vulnerable youth and aims for all young people to be able to access housing.

Persons at Risk of Homelessness - The CoC and the Consortium does not have a formal definition for Persons at Risk of Homelessness, but they are working to define this. The CoC is gathering information and consulting with other CoC's, to determine the risk factors associated

with homelessness. The CEH Strategic Plan, cites five possible causes of homelessness: 1) increases in rent; 2) areas with high poverty and unemployment; 3) area with single person households; 4) states with lower mental health expenditures; and 5) areas with more recently moved persons.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) revised the Emergency Shelter Grants Program and renamed it the Emergency Solutions Grants (ESG) Program. The new name reflects the change in the program's focus from addressing the needs of homeless people in emergency shelters to assisting people to quickly regain stability in permanent housing after experiencing homelessness and/or a housing crisis.

Consultation with Continuum of Care - During the planning process, CEH advised the County in stakeholder and public meetings as a part of the development of the Consolidated Plan. The coordination goes both ways and King County Consortium members provided input for the CEH Strategic Plan, which will be the guiding document for CEH into the next period.

Allocation of ESG Funds - The Consortium consults with CEH and works with the JRC to allocate ESG funds. The new HUD ESG regulations set in 2012 added new activities and limits were established on the amount of ESG funds that can be spent on emergency shelter and street outreach. Funds for emergency shelter and street outreach activities are now limited to 60% of the recipients total fiscal year grant for ESG or the hold harmless amount for such activities during the year previous to new regulations. The Consortium opted for the hold harmless amount for emergency shelter which is set at \$187,844. ESG funds will also be used for other homeless housing activities in the crisis response system such as diversion and rapid re-housing. Funding awards are made on a competitive basis through bi-annual funding rounds advertised publically and conducted through the King County Department of Procurement.

Performance Standards and Evaluation of Outcomes - All projects adhere to the Homeless Management Information System (HMIS) operating standards and all reporting and program evaluation is completed through HMIS. Within HMIS, data for target populations, youth and young adults, singles, and families, is collected for the following three categories: 1) exit to permanent housing; 2) average program stay; and 3) return to homelessness. This information is collected for emergency shelters, transitional housing, permanent supportive housing, prevention, and rental assistance programs. Actual performance is measured against the target goals.

Funding, Policies and Procedures for HMIS - The Consortium, with King County as the lead, participates in efforts to improve the efficiency and accountability of HMIS, called Safe Harbors. King County HCD staff coordinated with Safe Harbors/HMIS to strengthen the needed infrastructure and refine the process that allows HMIS to act as the data system platform for the coordinated entry and assessment system for homeless families with children, Family Housing Connection. Using HMIS as the platform for the new system allows continued and substantial improvement in the amount and accuracy of data reported to Safe Harbors.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

A wide range of groups and organizations participated in the process including public funders from Washington State and King County partner jurisdictions, the Veteran's Administration, public housing authorities, members from the Seattle-King County Housing Development Consortium, stakeholders, housing providers for low-and-moderate income persons, agencies who serve persons who are homeless, and Seattle-King County Public Health. In addition to the consultations referenced above, King County and Consortium partner staff coordinate closely with each other and fan out to participate and attend a wide range of standing meetings with city planners, housing and service providers, attend local, statewide, and national meetings including the annual Washington State Housing Conference.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	A Regional Coalition for Housing
	Agency/Group/Organization Type	Housing Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from ARCH attended the three interactive Roundtable meetings discussion the crisis response system, housing, and priorities and strategies for the Consolidated Plan.

2	Agency/Group/Organization	City of Auburn
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Auburn participated closely in the housing and homelessness strategies.
3	Agency/Group/Organization	City of Bellevue
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Bellevue participated in the housing and homelessness strategies. Ongoing consultation will continue to keep coordination on key housing programs efficient.
4	Agency/Group/Organization	Catholic Community Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives of Catholic Community Services attended the Roundtable session focusing on homeless strategies, and non-homeless special needs.
5	Agency/Group/Organization	Auburn Food Bank
	Agency/Group/Organization Type	Food Bank
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	King County staff consulted with the Auburn Food Bank about services.
6	Agency/Group/Organization	Compass Housing Alliance
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Compass Housing Alliance participated in the stakeholder roundtable session focusing on homeless strategies, and non-homeless special needs. This is an ongoing consultation process and will particularly helpful in coordination for serving persons who are homeless and families, including families of veterans who are experiencing homelessness.
7	Agency/Group/Organization	King County Housing Authority
	Agency/Group/Organization Type	Public Housing Authority Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The King County Housing Authority was consulted through all phases of the planning process. King County conducts ongoing consultation with the King County Housing Authority for housing and programs that serve people who are homeless.
8	Agency/Group/Organization	LifeWire
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	LifeWire attended the stakeholder roundtable session addressing homeless strategies. Ongoing consultation will continue strategic coordination for programs serving survivors of domestic violence.
9	Agency/Group/Organization	Low Income Housing Institute
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	LIHI attended the stakeholder roundtable sessions. Ongoing consultation will continue strategic coordination with programmatic goals for housing and serving persons who are homeless.
10	Agency/Group/Organization	Mercy Housing Northwest
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Mercy Housing Northwest attended the stakeholder roundtable session. Ongoing consultation will continue strategic coordination with programmatic goals for housing and serving persons who are homeless.
11	Agency/Group/Organization	City of Covington
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Covington participated in the roundtable session and as a member of the Consortium will continue to consult for effective and efficient program delivery.
12	Agency/Group/Organization	City of Issaquah
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Issaquah participated in the roundtable session and as a member of the Consortium will continue to consult for effective and efficient program delivery.
13	Agency/Group/Organization	City of Kent
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Kent participated in the roundtable sessions and as a member of the Consortium will continue to consult for effective and efficient program delivery.
14	Agency/Group/Organization	City of Kirkland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Kirkland participated in the roundtable sessions and as a member of the Consortium will continue to consult for effective and efficient program delivery.
15	Agency/Group/Organization	City of Redmond
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Redmond participated in the roundtable sessions and as a member of the Consortium will continue to consult for effective and efficient program delivery.
16	Agency/Group/Organization	City of Seattle Office of Housing
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Seattle participated in the roundtable sessions and as a member of the RAHP Consortium will continue to consult for effective and efficient program delivery.
17	Agency/Group/Organization	City of Tukwila
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Tukwila participated in the roundtable sessions and as a member of the Consortium will continue to consult for effective and efficient program delivery.

18	Agency/Group/Organization	Solid Ground of Washington
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Solid Ground representatives presented to the first roundtable meeting about their housing stability program. Ongoing consultation will keep a high level of coordination for best practices.
19	Agency/Group/Organization	Valley Cities Counseling & Consultation
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Valley Cities Counseling & Consultation participated in the roundtable sessions for housing and strategies for persons who are homeless. Ongoing consultation will continue to assure implementation of best practices.

20	Agency/Group/Organization	Friends of Youth
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Friends of Youth is an active housing and services provider for youth and young adults. Ongoing consultation will ensure coordination for best practices in serving youth and young adults.
21	Agency/Group/Organization	City of SeaTac
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of SeaTac participated in the roundtable sessions and as a member of the Consortium will continue to consult for effective and efficient program delivery.
22	Agency/Group/Organization	Sound Cities Association
	Agency/Group/Organization Type	Regional planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sound Cities Association participated in the roundtable sessions and actively participated.
23	Agency/Group/Organization	Skyway Solutions
	Agency/Group/Organization Type	Community organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Skyway Solutions members attended the public community forum and participated in the interactive exhibits.
24	Agency/Group/Organization	Hopelink
	Agency/Group/Organization Type	Community organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A Hopelink representative attended the stakeholder meeting and emphasized the importance on food banks in the strategies to address homeless needs, homeless prevention, and as an anti-poverty strategy.
25	Agency/Group/Organization	Refugee Women's Alliance

	Agency/Group/Organization Type	Community Organization for Refugee Women
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Refugee Women's Alliance attended the south subregion community forum which was held in a restaurant adjacent to their Tukwila offices. Anticipated outcomes include ongoing coordination, equity and social justice priorities, cultural sensitivity, and affordable housing.
26	Agency/Group/Organization	Renton Housing Authority
	Agency/Group/Organization Type	Public Housing Authority Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homeless Needs - Veterans Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Renton Housing Authority attended stakeholder meetings and provided information for the public housing sections of the plan.
27	Agency/Group/Organization	WA State Dept. of Social and Health Services
	Agency/Group/Organization Type	Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs – Chronically homeless Homelessness Needs - Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the WA State Department of Social and Health Service attended the stakeholder meetings and will continue to coordinate with the Consortium, particularly for housing, homelessness, and special needs populations.
28	Agency/Group/Organization	Aging and Disability Services for Seattle and King County
	Agency/Group/Organization Type	Services – Elderly Persons Services – Persons with Disabilities Services – Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Aging and Disability Services attended a community forum and discussed the needs of senior and person who have disability. Ongoing coordination will continue.
29	Agency/Group/Organization	Senior Service of King County
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Senior Services of King County attended a community forum and discussed the needs of seniors. Ongoing coordination will continue.

30	Agency/Group/Organization	King County Bar Association
	Agency/Group/Organization Type	Services – Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the King County Bar Association attended stakeholder meetings to advocate for eviction prevention programs. Ongoing coordination is continuing.
31	Agency/Group/Organization	City of Shoreline
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Shoreline participated in key meetings for the preparation of the Consolidated Plan and will continue to collaborate.
32	Agency/Group/Organization	City of Renton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs – Chronically homeless Homelessness Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Renton participated in key meetings for the preparation of the Consolidated Plan and will continue to collaborate.
--	------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------

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

No types of agencies involved in housing, homelessness, or community development were excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute.

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Committee to End Homelessness King County	This plan informs and sets priorities and goals that link to all three overarching goals in the Strategic Plan, and particularly, Goal Two Ending Homelessness.
King County Health and Human Services Transformation Vision	King County	King County Health and Human Services Transformation Vision has set a goal for Health & Human Services Transformation that by 2020, the people of King County will experience gains in health and well-being because our community worked collectively to make the shift from a costly, crisis-oriented response to health and social problems, to one that focuses on prevention, embraces recovery, and eliminates disparities. The transformation initiatives have informed elements of the Consolidated Plan, and alignment will continue in the coming years.
King County Equity and Social Justice Report	King County	This report informs and guides principles of the Strategic Plan to ensure that the goal of equal opportunity is contemplated throughout the Consolidated Plan.
King County Comprehensive Plan	King County	Guiding policy document for land use, and development regulations in unincorporated King County and for regional services.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
King County Countywide Planning Policies	King County	Identifies and sets underlying policy goals for comprehensive plans and long range affordable housing goals for local jurisdictions.
King County Buildable Lands Report 2014	King County	Development information for jurisdictions in King County.
25 Cities Initiative	United States Interagency Council on Homelessness, Veterans Administration	Creates common assessment and housing placement for homeless veterans.
Vision 2040	Puget Sound Regional Council	Vision 2040 is an integrated and long-range vision for maintaining a healthy region. This plan emphasizes triple bottom line decision-making: people, prosperity, and planet.
Quiet Crisis: Age Wave Maxes Out Affordable Housing	Aging and Disability Services, City of Seattle Office of Housing, Seattle Housing Authority, King County	This report called out the increasing need for senior housing as the baby boomers age. This is reflected in the affordable housing goals in the Strategic Plan.
City of Seattle Consolidated Housing and Community	City of Seattle	The HUD required plan guiding the investment of CDBG, ESG, and HOME entitlement grants for the City of Seattle. This includes the HOPWA plan for the region, including King County.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

King County consulted with many public entities and including member jurisdictions of the Consortium during the development and review of the Consolidated Plan. In addition consultations occurred with Seattle-King County Public Health, the Mental Health Chemical Abuse and Dependency Services Division, the Developmental Disabilities Division, the City of Seattle, Washington State Department of Social and Health Services, and the Veteran's Administration to establish priorities to ensure funding policy alignment and coordination of resources.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

As a part of the Consolidated Plan development, the King County Housing and Community Development Program solicited public input on community needs, priorities, and draft strategies. Public input was encouraged throughout all phases of the Consolidated Plan as well as through specific stakeholder outreach activities. Public outreach and engagement activities were designed to reduce barriers to participation that are often encountered to ensure public input was broad and representative of program beneficiaries.

Four public community forums were held in order to engage low-and moderate-income persons. The community forums were held in mixed-income and low-income locations around King County that are walkable, accessible by public transit, and had free parking. The venues included areas that are frequented by community members of all economic backgrounds, often in areas with subsidized and affordable housing options. One of the community forums took place in an area that is minority-majority, with only 41 percent of the population being non-Hispanic white. A second community forum was held at the Bellevue Regional Library, a facility that has a high level of participation by Asian immigrant groups and is within close proximity of a shelter for homeless women, some of whom attended and offered input. The third community forum was held at Third Place Books in Lake Forest Park, a popular community gathering space. The Sno Valley Senior Center hosted the last community forum, giving fragile seniors an opportunity to engage with planners and offer input particular to elders. The following table summarizes the citizen comments.

Citizen Participation Outreach

Mode	Target	Summary of response/ attendance	Summary of Comments	Summary of Comments accepted and reasons not	URL (If applicable)
Public Meeting	Persons with disabilities Broad community Seniors	This was a community forum held on October 6, 2014 at the Sno Valley Senior Center in Carnation. The forum was held during lunchtime and 44 citizens participated, including caregivers and the senior center director.	Participants emphasized the importance of affordable housing and services for seniors so they can remain in their communities.	None	N/A
Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Broad community Residents of Public and Assisted Housing	This was a community forum held on September 9, 2014 at the Bellevue regional library. The forum was held in the afternoon and evening and 20 citizens attended. These agencies were represented: 1) DASH; 2) LifeWire; 3) Vashon Youth and Family Services; 4) Sophia's Way; 5) Issaquah-Sammamish Interfaith Coalition; 6) Smartsheet; and 7) Global to Local.	Participants prioritized rental housing for persons with special needs, including homeless populations, seniors, and large families and housing with low screening barriers. Participants prioritized a range of permanent housing options for persons who are homeless, shelter accessibility and support, and jobs programs to assist persons who are formerly homeless secure jobs.	None	N/A

Mode	Target	Summary of response/ attendance	Summary of Comments	Summary of Comments accepted and reasons not	URL (If applicable)
Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Chinese, Spanish, Russian, Thai</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>This was a community forum on September 14, 2014 at an Indian Cuisine restaurant that is a popular community celebration venue among south Asian and African populations in King County. The venue is co-located with the Refugee Women's Alliance (ReWa), one of the most extensive refugee support organizations in the region. Seventeen citizens attended and the following agencies were represented in addition to ReWa:</p> <p>1) Global to Local; 2) Skyway Solutions; 3) King County Bar Association; 4) Aging and Disability Services; 5) Senior Services; 6) Sound Mental Health; 7) North Highline VAC; and 8) King County Developmental Disabilities Division.</p>	<p>Participants emphasized the importance of place based strategies for specific communities, affordable rental housing to accommodate the needs of large families, people with disabilities and people who are aging. To address homelessness, participants prioritized linkages with main stream services, eviction prevention, shelter accessibility, housing first, and employment opportunities for formerly homeless persons.</p>	None	N/A

Mode	Target	Summary of response/ attendance	Summary of Comments	Summary of Comments accepted and reasons not	URL (If applicable)
Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>This was the North King County public community forum, held on September 10, 2014 at Third Place Books in Lake Forest Park. Thirty eight citizens attended and the following organizations were represented: 1) Kirkland Interfaith Transitional; 2) The Mockingbird Society; 3) YMCA; 4) Sound Mental Health; and 5) Rental Housing Association of Washington.</p>	<p>Participants prioritized a variety of affordable housing options, land trusts as a housing tool, and housing for people with special needs, large families, seniors, with low screening barriers. Housing repair for lower income homeowners was called out as a priority.</p>	None	N/A

Mode	Target	Summary of response/ attendance	Summary of Comments	Summary of Comments not accepted and reasons	URL (If applicable)
Internet Outreach	Minorities Persons with disabilities Broad community Residents of Public and Assisted Housing	Simultaneously with the first public forum, King County Housing and Community Development, published an online-tool to review draft strategy content and provide input. The online tool solicited similar feedback as the public community forums and provided opportunity for respondents to submit additional thoughts. The survey was posted from September 3, 2014 to October 20, 2014.	Respondents ranked the following as the highest priorities for addressing homelessness: 1) a range of housing for homeless households; 2) programs that provide alternatives such as shelter diversion; 3) homeless prevention targeted to those most likely to become homeless; and 4) temporary housing as needed. Participants prioritized the following needs for housing: 1) rental housing for persons with special needs, seniors, large families, and homeless persons; 2) rental housing that is affordable to a range of incomes; and 3) rental housing to accommodate the needs of families for members that have special needs. Participants noted the following community needs: 1) general assistance for seniors; and 2) walkable neighborhoods, sidewalks, and housing, transit, and medical services co-located.	One commenter stated they did not believe public monies should be used to build large family units. This comment was not accepted. Aside from this one comment, there was overwhelming support and need for large family units both through the survey and at public participation at the community forums. A second comment suggested rent control as a policy tool to provide affordable housing. This is not legal and was not accepted.	https://www.surveymonkey.com/s/ConPlan2014

Mode	Target	Summary of response/ attendance	Summary of Comments	Summary of Comments accepted and reasons	not URL (If applicable)
Broad email invitation	Consortium partners and stakeholders	This was a Consortium round table work session held on May 20, 2014 at the King County (Boeing Field) airport. Participants included representatives from A Regional Coalition for Housing, and the following cities: 1) Auburn; 2) Covington; 3) Issaquah; 4) Kent; 5) Kirkland; 6) Redmond; 7) Seattle and 8) Tukwila. Other stakeholders included: 1) Catholic Community Services; 2) Committee to End Homelessness; 3) Compass Housing Alliance; 4) Washington State Department of Social and Health Services; 5) Imagine Housing; 6) King County Housing Authority; 7) King County Bar Association; 8) LifeWire; 8) Low income Housing Institute; 9) Mercy Housing NW; 10) Renton Housing Authority; 11) Solid Ground; and 12) Valley Cities.	King County staff and participants presented and provided input on regional efforts to address homelessness. Participants provided input on funding for homelessness in King county, and funding guidelines for CDBG, ESG, and RAHP programs.	None	N/A

Mode	Target	Summary of response/ attendance	Summary of Comments	Summary of Comments accepted and reasons not	URL (If applicable)
Broad email invitation	Consortium partners and stakeholders	<p>This was a Consortium meeting held on July 17, 2014 at the Mercer Island Community and Event Center to review key inputs in the RAHP program. Attendees included A Regional Coalition for Housing and the following cities: 1) Covington; 2) Issaquah; 3) Redmond; 4) SeaTac; and 5) Tukwila. Stakeholders represented included: 1) Department of Social and Health Services; 2) Friends of Youth; 3) Hopelink; 4) King County Bar Association; 5) King County Housing Authority; 6) Imagine Housing; 7) LifeWire; 8) Low Income Housing Institute; 9) Renton Housing Authority; 10) Solid Ground; and 11) Valley Cities.</p>	Participants reached consensus on RAHP program parameters.	None	N/A

Mode	Target	Summary of response/ attendance	Summary of Comments	Summary of Comments accepted and reasons not	URL (If applicable)
Broad email invitation	Consortium partners and stakeholders	This was a Consortium meeting held on June 26, 2014 at South Seattle Community College. Attendees included A Regional Coalition for Housing; and the following cities: 1) Bellevue; 2) Covington; 3) Kirkland; 4) Redmond; 5) Renton; 6) SeaTac, and 7) Tukwila. Other stakeholders included: 1) Compass Housing Alliance; 2) WA State Department of Social and Health Services; 3) Friends of Youth; 4) Hopelink; 5) Imagine Housing; 6) King County Bar Association; 7) LifeWire; 8) Renton Housing Authority; 9) Sound Cities Association; 10) Solid Ground, and 11) Valley Cities.	<p>The participants agreed upon a series of proposals including: 1) funding for Housing Stability Program; 2) targeting homeless prevention to align with best practices; 3) allow flexibility in the use of RAHP Program funds; and 4) continuing to fund shelters and transitional housing during the conversion work.</p> <p>Participants agreed to meet midway during the Consolidated Plan to assess strategies and review funding for programs.</p>	None	N/A

Mode	Target	Summary of response/ attendance	Summary of Comments	Summary of Comments accepted and reasons	not URL (If applicable)
North Highline Unincorp. Council	North Highline and White Center	The North Highline Unincorporated Council (NHUC) invited King County HCD staff members to introduce draft portions of the Consolidated Plan at their October 4, 2014 meeting. A total of 15 board and community members signed in and there were several more participants in the meeting room.	There were a range of comments and opinions expressed at the meeting. Community members stated a concern that there is a high concentration of poverty in the White Center neighborhood and a desire for a community with more of a mix of incomes. Two families mentioned they purchased their first home at Greenbridge and want to make sure the neighborhood remains well maintained. One person identified a need for sidewalks and pedestrian access. Another resident stated that the NHUC does not want a Neighborhood Revitalization and Stabilization Area (NRSA) in White Center.	None	N/A

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This Needs Assessment provides an assessment of the demographic and economic characteristics of persons and households in King County, the local housing stock, and its ability to serve the housing needs of County residents. Data used for this Needs Assessment is primarily the 2007-2011 American Community Survey (ACS) five-year results. This five-year ACS survey data provides information that is no longer collected by the decennial census.

King County is a partner with most cities outside of Seattle through the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) Consortia, to allocate and administer these formula grants. This plan guides the investment in approximately \$7,500,000 in these federal funds. The County also participates with most cities, including Seattle, in the administration and allocation of Regional Affordable Housing Program (RAHP) funds. In addition, the County participates with all cities in the Growth Management Planning Council (GMPC) to address housing affordability and planning, and partners with Eastside cities through A Regional Coalition for Housing (ARCH) to plan for and provide affordable housing in that region.

Consolidated Plan Definitions:

Affordable Housing: Housing affordable at 30 percent or less of a household's monthly income.

Area Median Income (AMI): Annual household income for the Seattle-Bellevue, WA Metro Area as published on approximately an annual basis by the HUD.

HUD Area Median Family Income (HAMFI): This is the median family income calculated by HUD to determine Fair Market Rents and income limits for HUD programs.

Very low-income households: Households earning 30 percent AMI or less for their household size. In 2014, a two person household in King County with an income at 30 percent AMI earned \$21,200 per year or less.

Low-income households: Households earning 31 percent to 50 percent AMI for their household size. In 2014, a two person household in King County with an income at 50 percent AMI earned \$35,300 per year.

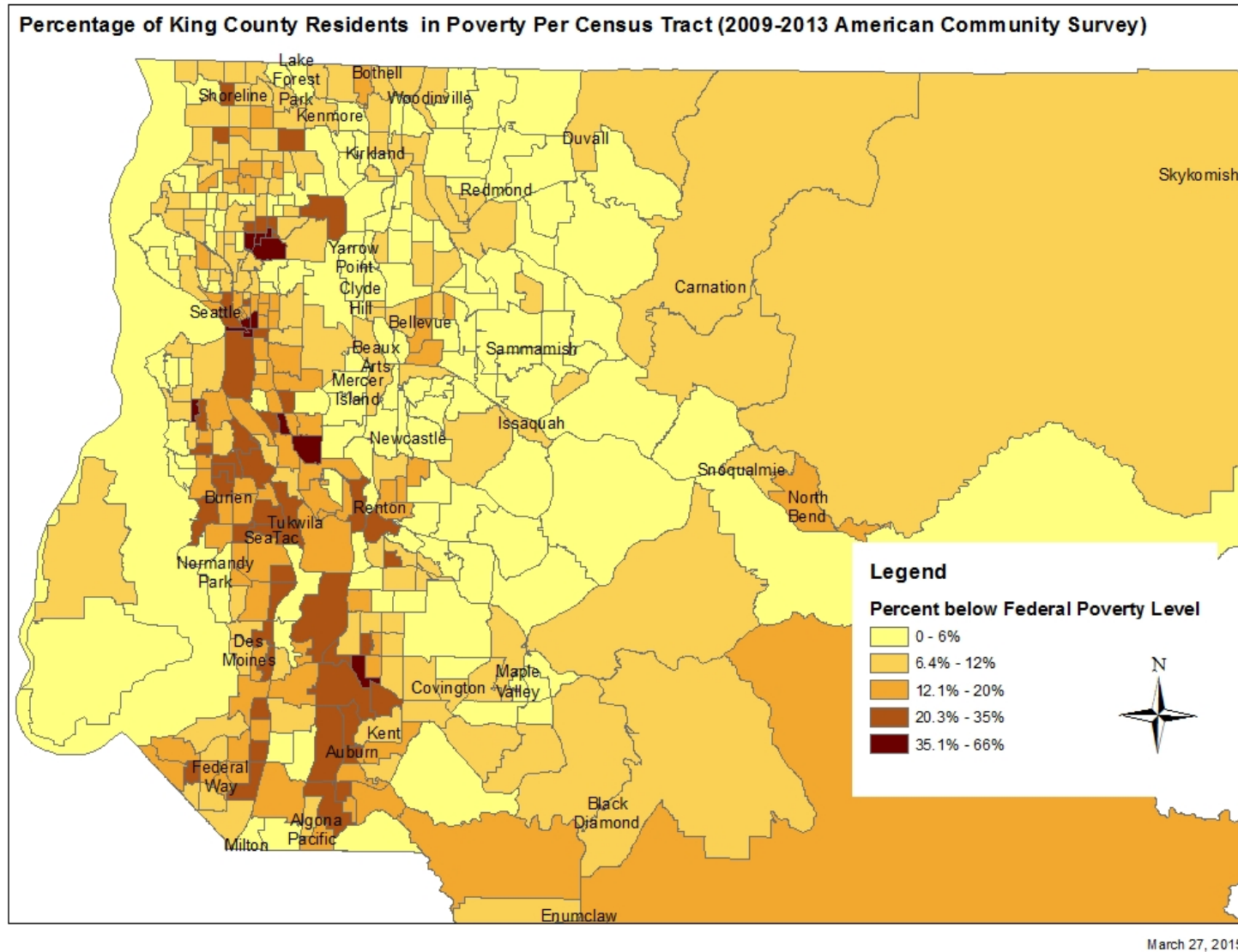
Moderate-income households: Households earning 51 percent to 80 percent AMI for their household size. In 2014, a two person household in King County with an income at 80 percent AMI earned \$56,480 per year.

Middle-income households: Households earning 81 percent to 120 percent AMI for their household size. In 2014, a two person middle –income household in King County at 100 percent AMI earned \$70,600 per year.

This Consolidated Plan is produced by the King County Department of Community and Human Services whose vision is to provide equitable opportunities for people to be healthy, happy, and self-reliant.



The page contains a map illustrating census tracts and the percentage of the population below the poverty level.



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

Summary of Housing Needs

The King County Consortium includes 36 cities and unincorporated King County. The population, net of Seattle, in King County has grown 11.21% since 2000.

Demographics	Base Year: 2000	2007-2011 ACS	% Change
King County net of Seattle			
Population	1,173,670	1,305,205	11.21%
Households	452,417	507,590	12.20%
Median Income	\$53,157	\$70,537	32.75%

Table 5 - Housing Needs Assessment Demographics

2000 Census (Base Year)

2007-2011 ACS (Demographics)

2007-2011 ACS (Economics)

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	54,693	49,336	63,788	51,543	294,390
Small Family Households *	18,302	16,993	23,253	21,023	170,179
Large Family Households *	4,443	3,869	5,248	4,464	22,018
Household contains at least one person 62-74 years of age	8,829	8,548	11,205	8,447	41,875
Household contains at least one person age 75 or older	8,399	8,824	8,307	5,175	14,361
Households with one or more children 6 years old or younger	11,346	8,577	10,338	8,487	35,643

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Within the income band at or below 30 percent of HAMFI, families are more likely to have one or more children under the age of six as compared to their above median income counterparts.

Housing Needs Summary Tables

The following tables indicate households with housing problems as defined by HUD. The four housing problems are listed and defined below.

1. Substandard housing lacks complete plumbing.
2. Substandard housing lacks complete kitchen facilities.
3. Overcrowded is defined as more than one person, but fewer than 1.5 persons per bedroom.
 - Severely overcrowded is defined as more than 1.5 persons per bedroom.
4. Cost burdened is defined as paying more than 30 percent of income for housing.
 - Severely cost burdened is defined as paying more than 50 percent of income for housing.

1. Housing Problems (Households with one of the listed problems)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,219	748	428	309	2,704	84	64	225	159	532
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,019	359	485	73	1,936	29	110	158	100	397
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,894	1,343	1,542	708	6,487	236	371	541	422	1,570

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	22,701	8,031	1,586	365	32,683	10,705	9,738	10,018	4,784	35,245
Housing cost burden greater than 30% of income (and none of the above problems)	3,900	12,850	12,031	3,634	32,415	2,195	4,838	9,518	12,209	28,760
Zero/negative Income (and none of the above problems)	1,965	0	0	0	1,965	1,403	0	0	0	1,403

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	27,836	10,486	4,055	1,466	43,843	11,065	10,278	10,948	5,445	37,736
Having none of four housing problems	8,372	17,219	26,152	18,000	69,743	3,985	11,299	22,626	26,591	64,501

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Household has negative income, but none of the other housing problems	1,965	0	0	0	1,965	1,403	0	0	0	1,403

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	11,976	9,129	5,518	26,623	3,543	5,021	8,504	17,068
Large Related	3,056	1,705	801	5,562	640	1,458	2,173	4,271
Elderly	6,140	4,060	2,177	12,377	6,207	5,671	4,968	16,846
Other	9,765	7,838	5,700	23,303	2,789	2,818	4,537	10,144
Total need by income	30,937	22,732	14,196	67,865	13,179	14,968	20,182	48,329

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

4. Cost Burden > 50%

This table and the following graph shows by renter and homeowner the number of households who are severely cost burdened.

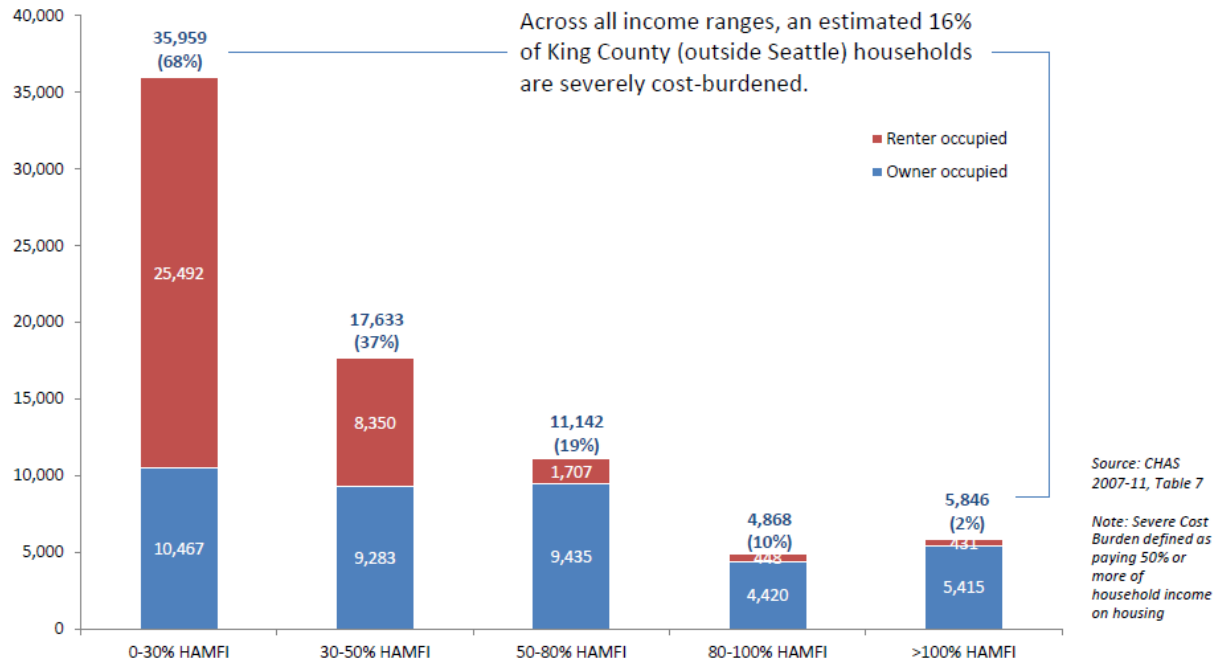
	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	10,562	3,079	525	14,166	3,154	3,968	4,519	11,641
Large Related	2,317	561	30	2,908	576	1,061	1,019	2,656
Elderly	4,636	1,912	652	7,200	4,590	2,790	2,253	9,633
Other	8,511	2,968	548	12,027	2,586	2,187	2,468	7,241
Total need by income	26,026	8,520	1,755	36,301	10,906	10,006	10,259	31,171

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

Severely Cost Burdened Households (in King County Net of Seattle)

About 68% of, or 35,959, very low-income households spend half or more of their total household income on housing. Households in higher income ranges are less likely to be severely cost-burdened, but across all income levels an average of 16% of households spend half or more of their income on housing.



5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	3,563	1,462	1,464	622	7,111	200	351	509	299	1,359
Multiple, unrelated family households	200	239	478	120	1,037	65	119	232	202	618
Other, non-family households	150	75	99	49	373	0	4	0	15	19
Total need by income	3,913	1,776	2,041	791	8,521	265	474	741	516	1,996

Table 11 – Crowding Information -

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	Total	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	Total
Households with Children Present	9,326	6,014	5,544	20,884	1,552	2,214	4,241	8,007

Table 12 – Crowding Information -

Describe the number and type of single person households in need of housing assistance.

There are approximately 132,000 single person households in King County, net of Seattle. Approximately 64,700 of these households are renters. By conservative estimate, 26,527 of these single person households are low to moderate income and are in need of housing assistance. Many of single person households are senior and elderly. The report “Quiet Crisis: Age Wave Maxes out Affordable Housing in King County 2008-2025” identifies the growing senior population bubble and a need for affordable senior housing.

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

The local Area Agency on Aging estimates that 10.2 percent of residents in King County over the age of 60 years are in fair to poor health. This can be extrapolated to indicate that approximately 31,900 King County residents aged 60 and over might have a disability. Estimating the number of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault and stalking is not an exact science, partially due to the dynamic of under-reporting these crimes. We estimate that 1,854 families will seek shelter from domestic violence.

What are the most common housing problems?

The shortage of affordable housing is the major housing problem. The most common housing problem is cost burden. Approximately of 66,000 renter households with incomes at or below 80% AMI are severely cost burdened. The majority of renter households that are cost burdened have incomes at or below 30 percent AMI. More than half of the households with incomes at or below 50 percent AMI are cost burdened.

Are any populations/household types more affected than others by these problems?

Single person households are the most likely to be cost burdened. The senior population will grow significantly in the coming decade with an addition of over 200,000 seniors-doubling the current senior population in the next fifteen years. This was a concern voiced in two of the community forums by low income middle aged and senior women. Seventy seven percent of senior renters live by themselves. At a community forum in Carnation at the Sno Valley Senior Center, lunch guests voiced a high need for affordable housing.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Families with children may have a variety of circumstances that put them at imminent risk of homelessness. Families that are low income and experience a significant change or challenge such as job loss or a member with a major medical condition may be unable to pay their monthly housing expenses. If housing is lost, it may be more difficult to secure replacement housing due to credit issues, criminal background, or lack of money to pay move in fees.

Formerly homeless individuals and families receiving rapid re-housing have a limited time period to obtain employment. Rapid re-housing assistance is short term, and additional assistance is available on a case by case basis for households needing more time for the transition to paying all of their housing costs. Rapid re-housing services are paired with employment navigators to assist people with securing a living wage job.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Consortium does not have a specific definition of “at-risk” populations and does not have an estimate of the number of at-risk individuals and households. See an explanation for increased risk of homelessness below.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

As explained in the *PR-10 Consultation*, the CoC does not have a definition of increased risk of homelessness, but they are working on identify those risks. There may be some housing characteristics linked to instability and increased risk of homelessness including mental health or substance abuse issues, extreme cost burden in households earning at or below 50% of AMI, difficulty in maintaining tenancy or securing an apartment due to barriers with securing a rental unit due to a history of eviction, criminal justice involvement, and a lack of documentable income. Nationwide research in the CEH Strategic Plan identifies four areas of risk associated with higher rates of homelessness: 1) rising rents-each \$100 rent increase is associated with a 15% increase in homelessness in metro areas; 2) areas with high poverty and unemployment rates; 3) areas with more single person households; and 4) areas with more recently moved people.

**NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205
(b)(2)**

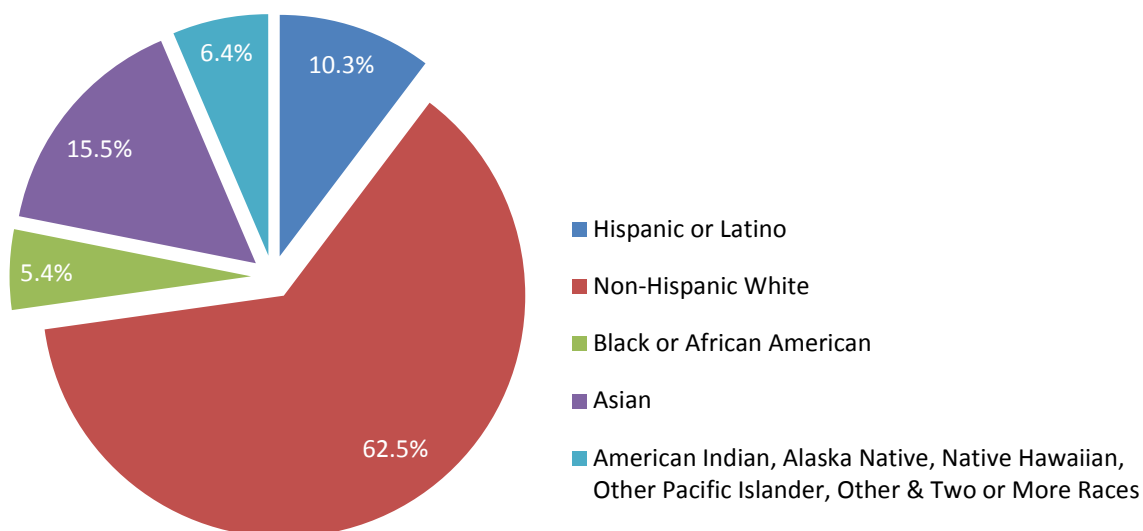
Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Disproportionality is defined as when the members of a racial or ethnic group experience a housing problem at a greater rate (10 percent or more) than their relative proportion as whole.

Introduction

The pie chart below shows the percentage of the population in King County, outside of Seattle, by race.

Race and Ethnicity in King County outside of Seattle (2013)



The following HUD tables show the four housing needs by the jurisdiction as a whole and by race and ethnicity.

0%-30% of Area Median Income

The following table shows the number of households at 0-30 percent AMI with one or more of the four housing problems.

Black and African Americans are disproportionately likely to have one or more of the four housing problems.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	42,944	6,048	2,851
White	26,764	4,258	1,626
Black / African American	4,951	575	259
Asian	4,451	508	615
American Indian, Alaska Native	475	138	34
Pacific Islander	333	30	0
Hispanic	4,964	438	230

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

30%-50% of Area Median Income

The following table shows the number of households at 30-50 percent AMI with one or more of the four housing problems.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	37,843	12,597	0
White	24,117	9,712	0
Black / African American	3,012	410	0
Asian	4,157	1,150	0
American Indian, Alaska Native	353	110	0
Pacific Islander	204	55	0
Hispanic	4,516	948	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	38,431	34,272	0
White	26,255	25,389	0
Black / African American	2,702	2,042	0
Asian	4,503	2,751	0
American Indian, Alaska Native	180	304	0
Pacific Islander	393	240	0
Hispanic	3,440	2,563	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

***80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,442	32,605	0
White	15,543	24,498	0
Black / African American	594	1,442	0
Asian	2,606	3,537	0
American Indian, Alaska Native	10	320	0
Pacific Islander	140	150	0
Hispanic	1,088	1,760	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	36,567	12,422	2,851
White	22,207	8,827	1,626
Black / African American	4,361	1,179	259
Asian	3,896	1,072	615
American Indian, Alaska Native	410	203	34
Pacific Islander	313	55	0
Hispanic	4,509	888	230

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,090	31,338	0
White	11,628	22,153	0
Black / African American	1,362	2,055	0
Asian	2,592	2,715	0
American Indian, Alaska Native	115	353	0
Pacific Islander	75	189	0
Hispanic	2,461	2,998	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,682	58,000	0
White	9,102	42,544	0
Black / African American	729	4,020	0
Asian	2,440	4,832	0
American Indian, Alaska Native	45	440	0
Pacific Islander	194	434	0
Hispanic	1,854	4,160	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,061	46,978	0
White	4,307	35,738	0
Black / African American	79	1,959	0
Asian	982	5,176	0
American Indian, Alaska Native	0	331	0
Pacific Islander	60	235	0
Hispanic	533	2,299	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	314,130	105,240	73,106	3,036
White	245,228	76,578	47,885	1,651
Black / African American	10,083	6,244	5,880	264
Asian	34,620	11,526	9,507	670
American Indian, Alaska Native	1,839	576	495	34
Pacific Islander	1,392	632	329	0
Hispanic	14,985	7,011	6,973	330

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Nearly all non-white racial and ethnic populations have disproportionately greater housing needs as measured by housing problems, severe housing problems, and particularly, housing cost burden.

If they have needs not identified above, what are those needs?

Through ongoing community input, public, and stakeholder meetings we believe we have identified needs in this plan.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Disproportionately greater need exists in the South King County areas. As housing costs rise in Seattle, more low income families of color are moving to communities south of Seattle where there is more affordable housing and larger units for families to rent.



Affordable housing and access to transit are elements that factor into health and well-being, and King County and Consortium members anticipates identifying Communities of Opportunity for targeted investments to improve health and well-being outcomes. The Communities of Opportunities may also apply for designation as a Neighborhood Revitalization Stabilization Area in 2015, the first year of the Consolidated Plan. |

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

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	2,647	10,912	984	9,927	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	3	2	1	0		0
# of Elderly Program Participants (>62)	0	0	1,113	1,941	180	1,761	0		0
# of Disabled Families	0	0	718	3,798	177	3,620	0		0
# of Families requesting accessibility features	0	0	2,647	10,912	984	9,927	0		0
# of HIV/AIDS program participants	0	0	0	0	0	0	0		0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,601	5,457	537	4,920	0	0	0
Black/African American	0	0	585	4,337	254	4,082	0	0	0
Asian	0	0	396	682	161	521	0	0	0
American Indian/Alaska Native	0	0	44	194	16	178	0	0	0
Pacific Islander	0	0	21	229	16	213	0	0	0
Other	0	0	0	13	0	13	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	117	552	82	470	0	0	0
Not Hispanic	0	0	2,530	10,347	902	9,444	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The housing authorities do not maintain a separate waiting list for accessible units, however, the needs of tenants and applicants for accessible units are similar to the needs of the other applicants on the waiting list. KCHA and RHA are in compliance with Section 504 of the Rehabilitation Act. Unit conversions completed at targeted developments will ensure that at least five percent of the public housing inventory is fully accessible to persons with disabilities.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

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

King County has four Public Housing Authorities. The two addressed in this plan are the King County Housing Authority (KCHA) and the Renton Housing Authority (RHA). The other two housing authorities are the Seattle Housing Authority and the Muckleshoot Housing Authority and they report through the Seattle Consolidated Plan and through HUD Tribal Designated Housing Entities respectively. The combined Section 8 waiting list for KCHA and Renton Housing Authority is 4,565 households.

KCHA uses the flexibility of the Moving to Work (MTW) demonstration program to develop innovative solutions. They increased self-sufficiency with place based initiatives in partnership with local school districts Kent, Highline and Bellevue. KCHA place-based educational initiatives involve parents, children, schools and partner agencies pursuing the common goal of starting early to help children succeed in school. This fosters school stability which supports school success.

How do these needs compare to the housing needs of the population at large

The housing authorities serve more vulnerable populations in our community, compared to the population at large. The households served are more likely to suffer a chronic disease, be disabled, very low income, more likely to be unemployed, and earn less when they do have a job.

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

Introduction:



Information for the homeless needs assessment came from three sources; 1) 2014 Point-in-Time Count, conducted on the morning of January 24, 2014; 2) Safe Harbors-HMIS system for the local Continuum of Care; and 3) the Committee to End Homelessness Strategic Plan. The 2014 homeless count was higher than the 2013 count and this trend is consistent with the results of the statewide count. The King County Continuum of Care housing stock ranks third in the nation and this system includes emergency shelter, transitional housing, rapid re-housing, and permanent housing with supports.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following table reflects data collected in the 2014 Point in Time Count and from the 2014 HMIS report. The 2014 homeless count was higher than the 2013 count and this trend is consistent with the results of the statewide count.

Population	Estimate of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adults and Children	2,920	20	8,820	4,410	1,752	390
Persons in Households with Only Children	29	24	265	130	16	410
Persons in Households with Only Adults	3,264	3,099	19,089	9,545	584	190
Chronically Homeless Individuals	514	507	2,000	N/A	715	580
Chronically Homeless Families	4	0	12	6	8	400
Veterans	592	128	1,620	900	715	715
Unaccompanied child	23	24	125	60	45	190
Persons with HIV	N/A	N/A	N/A	N/A	N/A	

Table 26 - Homeless Needs Assessment

Nature and Extent of Homelessness:

Race:	Sheltered:
White	2,133
Black or African American	2,191
Asian	163
American Indian or Alaska Native	161
Pacific Islander	156
Ethnicity:	Sheltered:
Hispanic	613

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families experiencing homelessness have extremely low incomes. Most families experiencing homelessness are not homeless long-term. Local data indicated approximately 70 percent of families report that this was their only episode of homelessness in the past three years. Compared with single individuals experiencing homelessness, adult members of homeless families are much less likely to have mental health and substance abuse problems, are more likely to have completed high school, more likely to have recently worked, and more likely to have regular contact with members of their social network.

- Local data show that people of color are overrepresented in the homeless family population served in shelter.
- Around one third are young parents (age 25 or under) and around half of those are between 18-21 years old.
- Domestic violence is common among homeless families. It is not only a leading cause of homelessness for women. The effects of violence in the home severely impact every aspect of stability for both children and parents.
- Refugee and immigrant families are being seen in increasing numbers. They have many issues that affect their housing stability, including limited English proficiency, lack of documentation, medical issues and lack of formal education.

Formerly homeless families receiving RRH and nearing program exit exhibit the following needs; they are extremely low incomes and moderately to severely cost burdened. In many cases, these families struggle with behavioral health needs that impact their housing and family stability. As our homeless system is encouraged to focus more on RRH and housing first, and housing-focused strategies, we will rely more and more on mainstream services for other family stability needs.

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

The Committee to End Homelessness King County 2013 Annual Report states that homelessness disproportionately impacts people of color. Native Hawaiian and Pacific Islanders are three times more likely to be homeless. African Americans are six times more likely to be homeless. Native Americans/Alaska Natives are seven times more likely to be homeless.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

During the 2014 One Night Count of People who are Homeless in King County, approximately 9,300 people were homeless on the streets, in shelters, and in transitional housing programs.

Of the 9,300 people who were homeless, about 3,123 people were found unsheltered and 6,171 people were in shelters or transitional housing.

Discussion: Youth and Young Adults

On the night of January 21, 2015, 824 YYA, ages 12-25, were homeless or unstably housed, based on data from HMIS and Count Us In surveys. A consistent profile of young people experiencing homelessness or housing instability is emerging as we compare count results from year to year. Twelve percent of young people are under the age of 18 and 22 percent are LGBTQ – identical to the 2014 count. Remarkably consistent to previous years are the percentages of African American/Black young people – 34percent, and Hispanic young people – 13 percent. This stability in Count Us In demographic results adds confidence to our understanding of the population of young people and their needs. See *Count Us In 2015* report for the point in time count for homeless and unstably housing young people.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The Consortium and King County fund programs and services to assist the most vulnerable members of our community, including programs for children, youth and young adults, seniors, survivors of domestic violence, persons with developmental disabilities, and veterans returning home and rebuilding their lives. The Consortium supports and maintains vital communities, families, and individuals. Services provided, in addition to the housing and community development needs specifically addressed in this plan, include employment and education resources, the King County Veterans Program, assistance to residents with developmental disabilities and their families, the Child Welfare Early Learning Partnership, and employment. The Mental Health, Chemical Abuse and Dependency Services Division provides direct services for crisis outreach and investigation for involuntary commitment, mental health client services, authorizations to care, and outreach and triage on the streets for people incapacitated by alcohol or drugs.

Describe the characteristics of special needs populations in your community:

In 2014 the King County Regional Support Network (RSN) served 44,615 unduplicated clients, which is an increase of eight from 2013. Twenty-seven percent of the RSN clients were children. Just under half of RSN clients are people of color. The proportion of non-Medicaid clients has dropped six percent in 2014, and this is attributed to the expansion of Medicaid coverage under the Affordable Care Act.

What are the housing and supportive service needs of these populations and how are these needs determined?

The needs for persons with special needs are determined through a network of agencies, service providers, and parallel planning efforts targeting specific populations. Generally persons with special needs have lower incomes and need a housing subsidy either through a Section 8 voucher or some form of affordable housing. The Consortium has a continuum of supportive services, particularly available to residents who live in affordable housing. One approach to addressing service needs, for example health care, is to co-locate housing with health care delivery systems. Universal design principles facilitate aging in place and adapt for changing household conformation, which is especially important for senior housing.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Seattle is the designated Housing Opportunities for Persons With Aids (HOPWA) grant entitlement recipient for the region. Seattle reports that in King County there are about 6,700 residents living with HIV or AIDS, and they represent only the reported cases that have been diagnosed. There are an estimated addition 7,200 – 7,800 people who are living with HIV but may be unaware of their status.

Discussion:

In King County, HIV and AIDS disproportionately affect African Americans and foreign born black immigrants. Public Health – Seattle & King County reports that clients living with HIV/AIDS need housing assistance to maintain their current housing.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities and Public Improvement:

The King County Consortium annually addresses needs and priorities for public facilities and public improvements for the following year. Guided by the Consolidated Plan, Consortium members authorize ranking systems and types of projects such as but not limited to: sidewalks, sewers, parks, community facility buildings, along with evaluating economic development needs.

During the Request for Proposal process, applicants submit Capital Improvement Plans and/or Capital Needs Assessments and project proformas to indicate how the selected eligible activities have been prioritized by the applicant members and citizens.

How were these needs determined?

At the four sub-regional public forums inviting input, comments and sharing of ideas for the jurisdiction's need for public facilities and public improvements, community members and representatives of jurisdictions and stakeholders provided comments and suggestions on community maps. A survey was available at the forums as well as an online survey that was posted from September 3, 2014 to October 20, 2014 .Results were tabulated and informed priorities identified in the Strategic Plan.

King County Community Development staff coordinates with CDBG Consortium city members through its annual consortium-wide meeting and sub-region monthly meetings. Topics focus on the ongoing programs that the cities and nonprofit agencies administer through funding sources sponsored by the County, Cities, and State. Coordinated contracting and shared information brought before various city councils, help to identify emerging needs and success of current programs. Community Development staff attend meetings convened by nonprofit networks. One activity that helps in identifying needs in the communities is the annual preapplication process for the CDBG Capital Non-Housing allocation held before the official request for proposal is released.

Describe the jurisdiction's need for Public Services:

The most common need for Public Services has been identified by the CoC efforts to end homelessness. Services include homelessness prevention through the Housing Stability Program, Rapid Re-housing, shelters, the Landlord Liaison Program, and shelter diversion. In the planning process the Regular Consortium members (excluding the Joint Agreement Cities of Kirkland, Redmond, Renton, and Shoreline) decided to direct emergency services funds to activities serving homeless populations.

The Homeless Housing Program in Housing and Community Development plays a major part in leading the Consortium in identifying public service needs through its allocation processes and ongoing programs.

For King County Housing and Community Development, an important strategy in pursuing Equity and Social Justice is support and funding for Microenterprise programs in South King County. The Microenterprise programs have specific non-English speaking and immigrant outreach components designed to meet the entrepreneurial needs of King County's most diverse area.

How were these needs determined?

Public services needs were determined through the four subregion public community forums, stakeholder meetings with consortium partners, including human services planners, and through ongoing collaboration with CEH.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Home sales have continued to recover in 2014, after a significant decline in prices during the recession. Prices are almost at pre-recession levels. The housing supply is tight, both for sale and the rental inventory, creating high demand. This high demand continues to put upward pressure on prices. Along with a surge in multi-family rental development and high absorption rates, the need for affordable rental homes far outstrips the supply of subsidized housing.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

All residential properties by number of units (not including Seattle)

Property Type	Number	%
1-unit detached structure	335,791	61%
1-unit, attached structure	23,389	4%
2-4 units	31,883	6%
5-19 units	75,799	14%
20 or more units	62,131	11%
Mobile Home, boat, RV, van, etc.	17,283	3%
Total	546,276	100%

Table 277 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	764	0%	6,379	4%
1 bedroom	7,940	2%	49,966	29%
2 bedrooms	53,415	16%	73,680	42%
3 or more bedrooms	277,081	82%	44,490	25%
Total	339,200	100%	174,515	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

The King County Consortium has 10,300 units in the portfolio available to serve low income and special needs populations, as of the end of 2014. More than three quarters of these units serve households with income at or below 50 percent of area median income. To the extent possible projects will serve households with extremely low incomes, persons who are homeless, and persons with disabilities. Approximately 250 units will be added each year by leveraging a wide variety of public and private resources. The units added will serve populations consistent with the priorities identified in the Strategic Plan portion of this plan.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the State of Washington Housing Needs Assessment, there are approximately 2,000 subsidized units with Section 8 contracts which are scheduled to expire by 2017. Preserving existing affordable housing stock and subsidized inventory is a high priority. Preserving expiring Section 8 projects is a high priority. As redevelopment occurs more affordable units are lost.

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

There is an adequate supply for households with incomes at or above 80% of AMI. The multifamily market has rebounded from the recession and is almost producing at 2006 levels. There is a need for additional units for households with incomes at or below 50 percent of AMI with the greatest need at the lowest income levels, at or below 30 percent of AMI.

Describe the need for specific types of housing:

The need for additional units of housing affordable to households with incomes at or below 50 percent of AMI ranges depending upon the metrics used to determine need. In all of King County at the 30 percent of AMI income level, there are approximately 48,000 severely cost burdened households, while at the 30 to 50 percent AMI income level there are approximately 14,000 severely cost burdened households. Severe cost burden is defined as paying more than half of income for housing.

Discussion

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

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

Introduction

Cost of Housing

Home Values and Rents	Base Year: 2000	2014	% Change
Median Home Value	279,950	429,900	54%
Median Contract Rent	819	1,304	59%

Table 29 – Cost of Housing

Data Source: Northwest Multiple Listing Services, Dupre & Scott Apartment Advisors

Rent Paid	Number
Less than \$500	16,718
\$500-999	79,992
\$1,000-1,499	52,953
\$1,500-1,999	17,390
\$2,000 or more	7,462
Total	174,515

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

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

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	14,219	No Data
50% HAMFI	39,720	17,752
80% HAMFI	76,308	17,964
100% HAMFI	44,554	37,588
More than 100% HAMFI		247,042
	174,801	320,346

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	771	913	1,123	1,655	1,989
High HOME Rent	791	923	1,128	1,457	1,606
Low HOME Rent	772	827	992	1,146	1,280

Table 32 – Monthly Rent

Data Source: 2014 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a shortage of housing affordable to households with incomes at or below 50% AMI. Over half of the households in this income band are rent burdened.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing costs and rents are soaring in King County. This puts pressure on lower income individuals and families as demand increases for affordable housing.

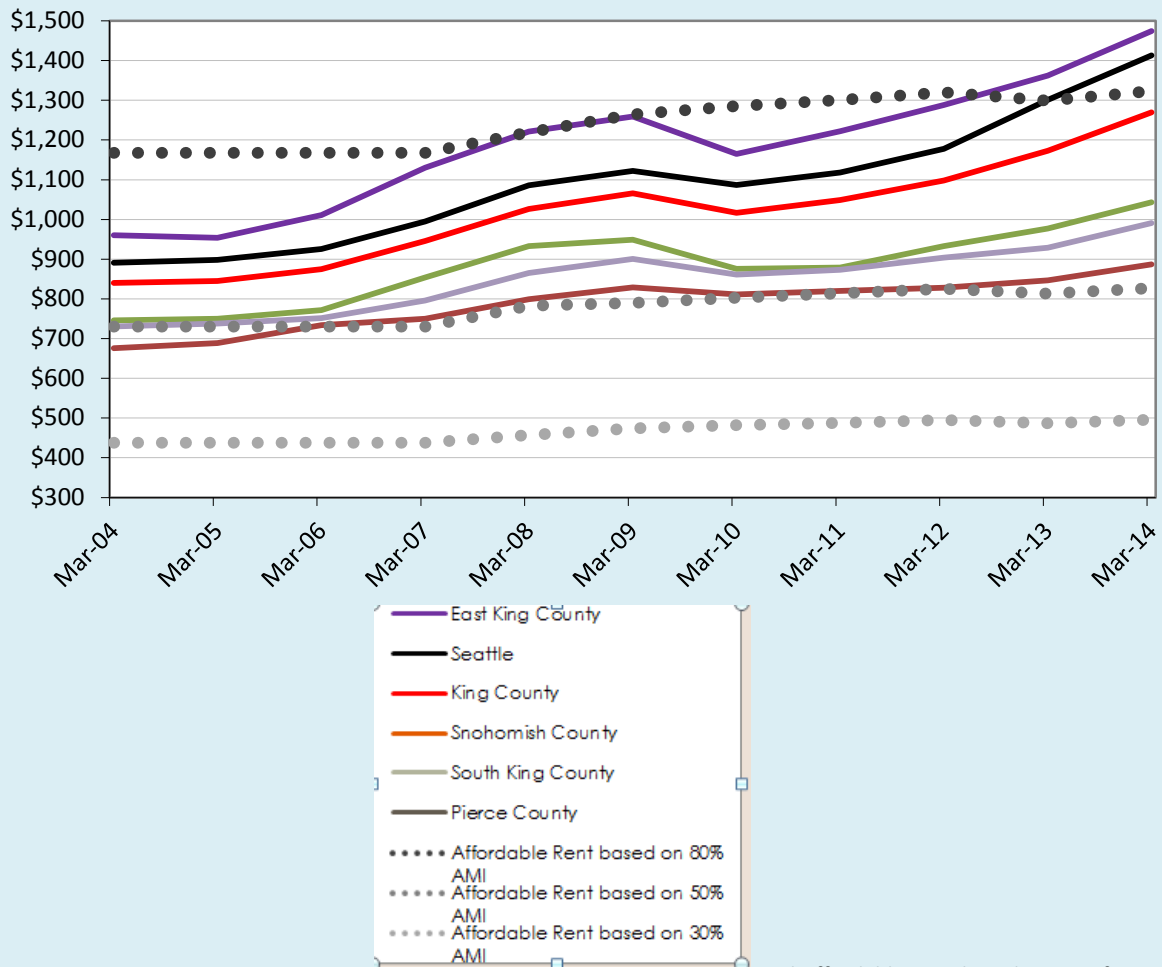
How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Consortium will charge the lesser of HOME rents or fair market rents. Contracts with HOME Program funds, executed in the last ten years, set HOME rents at the low HOME rent level, and this avoids conflicts with rent levels and fair market rents. For all jurisdictions in King County the fair market rent is above a 50% AMI rent level. The King County Housing Authority has a flexible payment standard to make housing choice an option households with a tenant held Section 8 voucher.

Discussion

The Average Apartment Rent Trend graph illustrates the change in rents for a one bedroom unit from March 2004 to March 2014 for sub-regions in King County, Snohomish County, and Pierce County. Also overlaid on the graph are the affordable rents for the 30 percent, 50 percent, and 80 percent affordable rent for King County during the same periods.

Average Apartment Rent Trend



Source: Average Apartment Rent from Dupre & Scott and Affordable Rent based on AMI from HUD.

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

Introduction

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Standard condition: A standard housing unit meets HUD Housing Quality Standards and state and local codes. This includes complete plumbing and adequate kitchen facilities.

Substandard condition: A substandard housing unit is defined as housing that does not meeting state and local building code; fire; health; and safety codes; presents health and safety issues to occupants; and rehabilitation is not structurally and financially feasible.

Substandard condition but suitable for rehabilitation: The unit(s) is in poor condition and it is both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	114,432	34%	74,153	42%
With two selected Conditions	2,187	1%	6,871	4%
With three selected Conditions	120	0%	558	0%
With four selected Conditions	31	0%	23	0%
No selected Conditions	222,430	65%	92,910	53%
Total	339,200	100%	174,515	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	46,334	15%	22,271	13%
1980-1999	109,207	35%	67,676	40%
1950-1979	106,209	34%	57,319	34%
1940-1959	26,605	13%	16,977	10%
1939 and earlier	12,195	4%	5,267	3%
Total	339,200	100%	174,515	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	169,351	50%	81,630	47%

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Housing Units build before 1980 with children age six or younger present	32,325	10%	17,642	10%

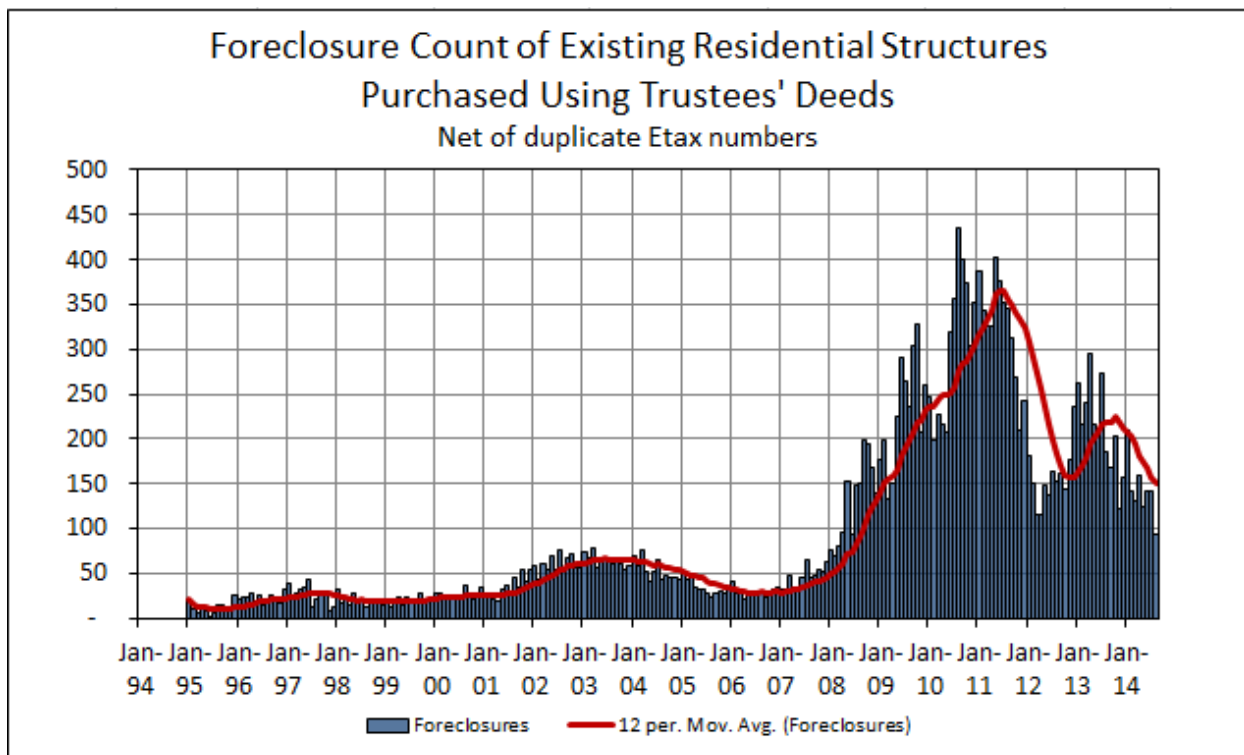
Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

Information on vacant, abandoned vacant, bank owned and abandoned bank owned property is not readily available. The Consortium does not have an extreme problem with abandoned or vacant units. The market for owner and rental units is strong with vacancy rates for single and multi-family rentals at about 5 percent. This accounts for normal activities to re-rent units when tenants move out and translates to an almost net zero vacancy rate. The owner market has record low inventories of homes available for sale, and at this time, sellers report receiving multiple offers and buyers make decisions regarding engaging in bidding competitions with other buyers.

The following chart, prepared by the King County Office of Economic and Financial Analysis details activity from 2006 to 2014 for Foreclosures in the County. The foreclosure chart shows peak activity in 2011, with a mini peak in 2013, and sustained decline through 2014.



Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

There is a high need for homeowner rehabilitation through the Consortium. King County and partner jurisdictions have a Housing Repair Program for low income homeowners. Many of the participants in this program are seniors, aging in place in their homes. Most of the repairs made by the Housing Repair Program are of an urgent nature, such as roof replacements, furnace replacements, and plumbing repairs. The Housing Repair Program is helping to keep this housing stock safe and sanitary. The King County Housing Finance Program has a rental rehabilitation program for properties in the affordable portfolio, but there is not a rental rehabilitation program for other housing. The exception to this is the Housing Repair Housing Access Modification Program for renters with mobility challenges.

The affordable rental housing portfolio is reaching a point of maturity where housing projects placed in service in the 1990's and early 2000's are in need of lifecycle capital improvements, and this is addressed in the Strategic Plan.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Approximately half of the housing units in King County were constructed before 1978 with potential lead paint hazard. Children are present in approximately 36,000 housing units in King County constructed prior to 1980 with potential lead paint hazards. We estimate that 20,500 housing units with potential lead based paint hazards are occupied by low or moderate income families. In 2012 there were 6,183 children in King County under the age of 15 were screened for lead poisoning, with the vast majority of children screened under the age of five. Of the children screened, 142 had blood lead levels over 5mcg/dl. In 2013 there were 137 children under the age of 15 with elevated blood lead levels.

Discussion

The housing issues are related to access and the cost of housing. With a real estate market at pre-recession prices and a limited inventory, there is not a major problem with vacant and abandoned properties.

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

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	3,204	7,974	883	6,776	1,127	0	5,100
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The King County and Renton Housing Authorities have a combined total of 137 Public Housing projects and 8,078 units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

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

Public Housing Condition

Public Housing Development	Average Inspection Score
King County Housing Authority	94%
Renton Housing Authority	93%

Table 28 - Public Housing Condition

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

The King County Housing Authority has embarked upon an ambitious plan to preserve privately owned properties with expiring Section 8 contracts.

The Renton Housing Authority and the City of Renton have a vision for the Sunset Area Community Revitalization and Sunset Terrace Redevelopment. This starts with the redevelopment of 100 units of distressed public housing units at and their replacement with higher density and quality, sustainable housing that will be a catalyst for new private housing and business investment in the 269-acre Sunset Area neighborhood. The plan seeks to leverage public investment to catalyze private property development and create opportunities for market-rate and affordable housing, plus retail investment. The following Sunset Area Community Revitalization improvements will benefit the entire community:

- “Complete Streets” upgrades
- Improvements to storm water drainage systems
- New and rehabilitated parks and recreational facilities
- New public library
- New childhood early learning center
- Better connection to support services for public housing residents
- Sustainable infrastructure
- Bike and walking paths
- Mixed income and higher density housing.

The King County Housing Authority joined with the Renton Housing Authority and the City of Renton to submit a Choice Neighborhoods Initiative Application to HUD in 2015 for the Sunset Area Transformation Plan.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

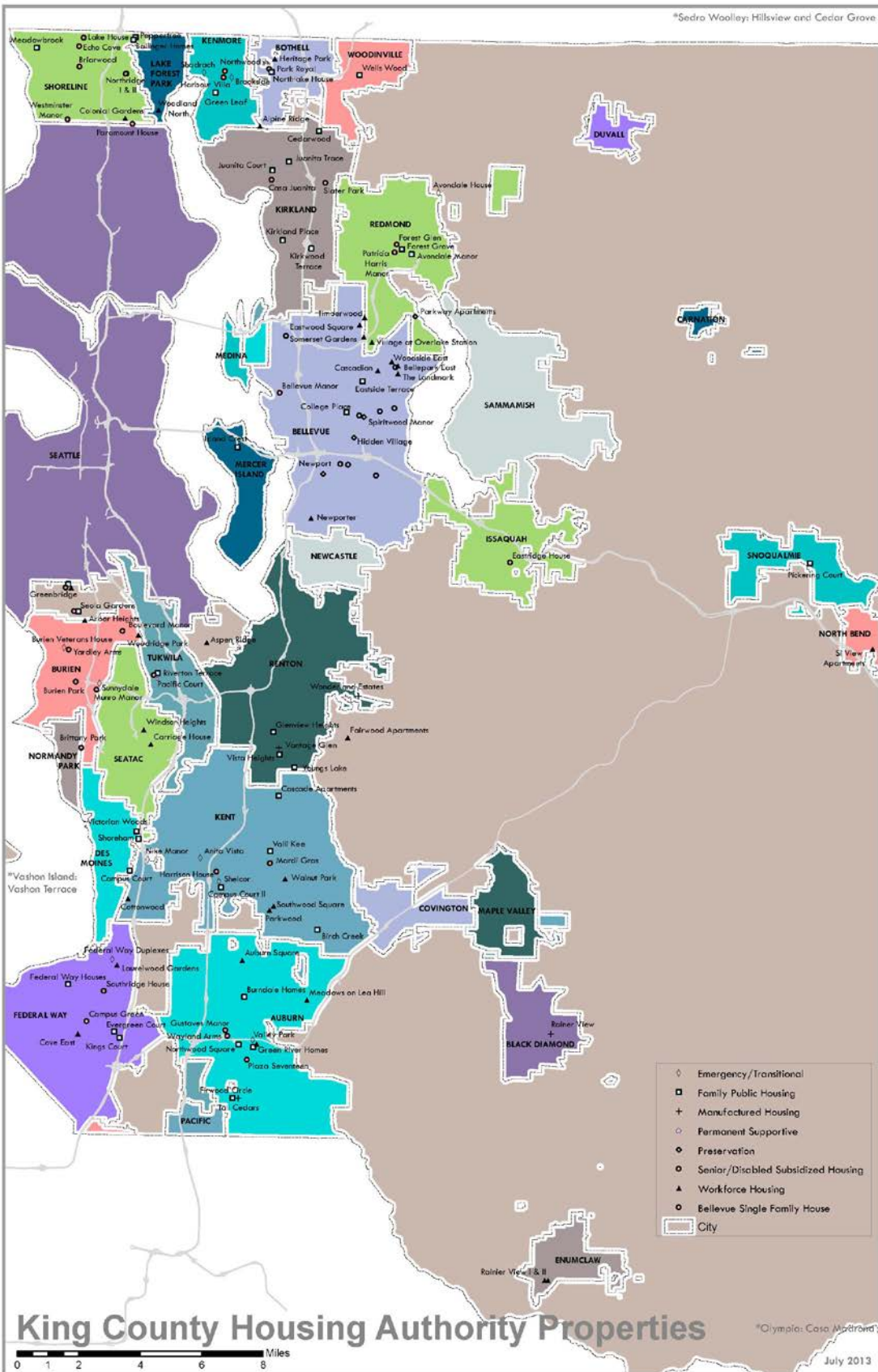
KCHA has a number of programs designed to improve the living environment of residents. Place-based initiatives in partnership with local school districts in neighborhoods with significant KCHA housing inventory; housing choice and mobility counseling, new housing and classroom stability counseling. Education initiatives include the Race to the Top program that leveraged \$40 million in new federal funding into the region and included focused attention on the schools in the center of KCHA’s place-based initiatives.

A second educational pilot program made possible through MTW utilizes a rapid rehousing initiative for homeless students Working with the Highline School District which reported 917 homeless children during the 2012-2013 school year, they developed an initiative to identify

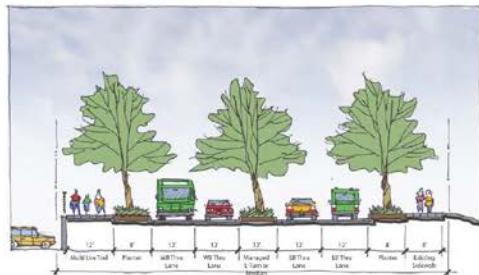
and rapidly rehouse the families of homeless students. A partner agency, Neighborhood House, helps connect families to counseling, employment and other services that will assist him to be successful in retaining their housing.

Discussion:

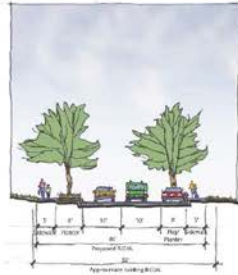
Both the King County Housing Authority and the Renton Housing Authority participate in planning and coordination efforts with public funders, the Housing Development Consortium of Seattle-King County, CEH and jurisdiction partners. The King County Housing Authority is completing the market rate homeownership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



Complete Streets Concepts



Sunset Boulevard / SR 900 - State Highway



Sunset Lane - Residential Street

Sunset Area Community Vision

Developed by the public and adopted by the Renton City Council.

- The Sunset Area is a destination for the rest of the city and beyond
- The neighbors and businesses here are engaged and involved in the community
- Neighborhood places are interconnected and walkable
- The neighborhood feels safe and secure
- Neighborhood growth and development is managed in a way that preserves quality of life
- The neighborhood is an attractive place to live and conduct business
- The neighborhood is affordable to many incomes
- The neighborhood celebrates cultural and ethnic diversity

Community Need for Revitalization

Revitalization is needed to improve housing, social, educational, employment, and health outcomes for the residents of this area.

- 27% of households live in poverty
- Average income is \$17,000 less than the city as a whole
- 75% of the students at the neighborhood elementary school qualify for free or reduced lunch
- Violent crime rate is 2.5 times higher than the city as a whole
- 35% of the students at the neighborhood elementary school have limited English proficiency
- 70% of neighborhood housing is substandard, based on King County Assessor's records
- Homeownership has dropped below 40%, compared to 55% in the city as a whole
- Area identified by King County Public Health as high potential for indoor air hazards such as mold, lead based paints, and asbestos

"Altogether, we believe the City of Renton has developed a Planned Action that should achieve the FEIS's predicted long-term benefits - neighborhood revitalization, increased opportunities for healthy active lifestyles and local employment, net stormwater treatment improvements, increased aesthetic appeal, and reductions in regional energy use and GHG emissions. We support full implementation of this Planned Action and look forward to learning from the City of Renton's efforts to redevelop the Sunset Area into a healthy, livable, affordable, viable and green community."

Christine B. Reichgott, Unit Manager,
Environmental Review and Sediment Management Unit,
U.S. Environmental Protection Agency

rentonwa.gov/sunsetarea



rentonwa.gov/sunsetarea

Sunset Area Community Revitalization

OVERVIEW

Fall 2014

Investing in Housing • Jobs • Education • Health • Environment • Transportation

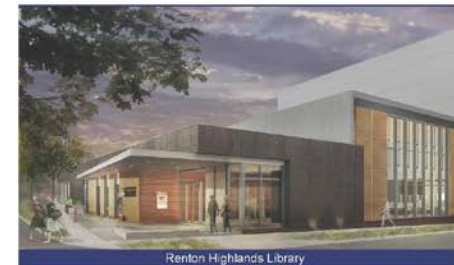
Summary

The Sunset Area Community Revitalization Program will leverage public investment to catalyze private property development and create opportunities for market-rate and affordable housing, plus retail investment. Planned improvements will benefit the entire community:

- Complete Streets upgrades to NE Sunset Boulevard and other local streets (see back page)
- Improvements to stormwater drainage systems
- New and rehabilitated parks and recreation facilities
- New public library
- New early childhood learning center
- Better connections to support services for public housing residents
- Sustainable infrastructure
- Bike and walking paths
- Sunset Terrace public housing will redevelop to include new residential units with a mix of public, affordable, and market-rate homes
- Potential capacity for an additional 2,300 new dwelling units and 1.25 million square feet of service/retail space in the 269-acre neighborhood over the next 20 years



Kirkland Avenue Townhomes



Renton Highlands Library

Partnerships

We have formed public and private partnerships to generate investment in facilities and infrastructure that will support a vibrant and highly livable community. Additional partnerships are desired.

City of Renton
1055 S. Grady Way
Renton, WA 98057
425-430-8581



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

Introduction

The local CoC, The Committee to End Homelessness (CEH) was formed in 2005, and is a growing, strong, and compassionate coalition of stakeholders committed to making homelessness rare, brief, and one time in King County. CEH believes that through collective action government, philanthropic organizations, faith-based groups, nonprofits and individual community advocates can make an immediate and lasting impact.

Facilities Targeted to Homeless Persons in 2014

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	563	0	1,147	56	0
Households with Only Adults	1,796	150	821	2,683	262
Chronically Homeless Households	0	0	0	1,522	153
Veterans	65	0	178	386	48
Unaccompanied Youth	102	0	123	0	0

Table 39 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Apple Health is a Washington State Medicaid program. King County Public Health and DCHS engaged in vibrant efforts to help enroll people who became eligible for Medicaid with the eligible expansion through the Affordable Care Act. The Consortium and other partners are working with Washington State leadership to create a Medicaid Supportive Housing Benefit to allow Medicaid to pay for intensive services in permanent supportive housing for individuals who are chronically homeless. This will help to expand the capacity to house chronically homeless persons.

Within the King County Department of Community and Human Services (DCHS) there is extensive cross-coordination regarding services to homeless persons between the housing programs, the mental health programs, which administer public mental health services through the Regional Support Network, substance abuse service programs and workforce/employment programs. DCHS also coordinates with the Public Health Department regarding homeless services, and all of these King County agencies maintain a working relationship with the Committee to End Homelessness. DCHS is actively involved in migrating to a streamlined behavioral health integration system, which will allow clients to access mental health, substance abuse and physical health services in a much more holistic manner.

The Health Care for the Homeless Network (HCHN), a program of the Public Health Department, provides quality, comprehensive health care for people experiencing homelessness in King County and provides leadership to help change the conditions that deprive our neighbors of home and health. HCHN collaborates with twelve community-based partner agencies who work with homeless people in over 60 locations throughout King County. Examples of sites served include shelters, day centers, transitional housing programs, and clinics and outreach programs. Interdisciplinary, interagency HCHN teams provide a broad range of medical, mental health, substance abuse, case management, and health access services for homeless adults, families, and youth.

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

Career Connections is a workforce development program in DCHS designed to complement our region's Rapid Re-housing programs, and to support Veterans and their families. Services are also offered to paroled offenders, and to some households identified as being in high need of human services. Clients are accepted by referral from partner housing agencies that provide affordable housing. The goal of the Career Connections program is to promote self-sufficiency for its participants by providing job training and job search assistance in an effort to raise client

incomes sufficiently to support their household in the same residence after their subsidy expires.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The tables on the following pages list the facilities for homeless and special needs populations.

The following table is a list of permanent supportive housing in King County.

Project Type	Organization Name	Project Name
Permanent Supportive Housing	Sound Mental Health	Homestead Family Housing
Permanent Supportive Housing	Valley Cities Counseling and Consultation	Families First
Permanent Supportive Housing	KITH	Petter Court Permanent Supportive Housing
Permanent Supportive Housing	Sound Mental Health	Homestead Family Housing
Permanent Supportive Housing	Valley Cities Counseling and Consultation	Families First
Permanent Supportive Housing	Valley Cities Counseling and Consultation	Pathways First
Permanent Supportive Housing	Wellspring Family Services	Hope through Housing
Permanent Supportive Housing	Seattle Housing Authority	VASH
Permanent Supportive Housing	King County / Plymouth Housing Group (PHG)	Shelter Plus Care
Permanent Supportive Housing	Compass Housing Alliance	VASH - Renton Regional Veterans Program
Permanent Supportive Housing	King County Housing Authority	VASH
Permanent Supportive Housing	King County Housing Authority	VASH - Francis Village
Permanent Supportive Housing	Valley Cities Counseling and Consultation	Coming Up
Permanent Supportive Housing	Valley Cities Counseling and Consultation	Homeless Services Enhancement Program
Permanent Supportive Housing	Archdiocesan Housing Authority (AHA)	Bakhita Gardens
Permanent Supportive Housing	Archdiocesan Housing Authority (AHA)	Dorothy Day
Permanent Supportive Housing	Archdiocesan Housing Authority (AHA)	Parke Studios (at the Josephinum)
Permanent Supportive Housing	Low Income Housing Institute (LIHI)	Broadway House
Permanent Supportive Housing	The Sophia Way	Sophia's Home
Permanent Supportive Housing	YWCA Seattle - King - Snohomish	Opportunity Place
Permanent Supportive Housing	Archdiocesan Housing Authority (AHA)	Frederic Ozanam House (Westlake 2)
Permanent Supportive Housing	Archdiocesan Housing Authority (AHA)	Westlake
Permanent Supportive Housing	Asian Counseling and Referral Services (ACRS)	The Beacon
Permanent Supportive Housing	Compass Housing Alliance	Nyer Urness House
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Canaday House
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Rainier Supportive Housing
Permanent Supportive Housing	LIHI / Sound Mental Health	McDermott Place
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Simons Building (3rd and Blanchard)
Permanent Supportive Housing	Sound Mental Health	Kasota

Permanent Supportive Housing	Valley Cities Counseling and Consultation	Valley Cities Landing
Permanent Supportive Housing	Archdiocesan Housing Authority (AHA)	Wintonia
Permanent Supportive Housing	Avalon Way Mutual Housing	Avalon Way (Transitional Resources)
Permanent Supportive Housing	Catholic Community Services (CCS)	Patrick Place
Permanent Supportive Housing	Compass Housing Alliance	The Karlstrom
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	1811 Eastlake
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Aurora Supportive Housing
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Cottage Grove Apartments
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Evans (415 10th)
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Interbay Supportive Housing
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Kerner Scott - Permanent Supportive Housing
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Lyon Building
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Morrison Hotel
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Scattered Site for MI Adults
Permanent Supportive Housing	Downtown Emergency Service Center (DESC)	Union Hotel
Permanent Supportive Housing	Evergreen Treatment Services	REACH Respite Case Management
Permanent Supportive Housing	King County / Plymouth Housing Group	Shelter Plus Care - HIV
Permanent Supportive Housing	LIHI / Sound Mental Health	Gossett Place
Permanent Supportive Housing	Low Income Housing Institute (LIHI)	Frye Hotel
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Cal Anderson House
Permanent Supportive Housing	Plymouth Housing Group (PHG)	David Colwell Building
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Gatewood
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Humphrey
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Pacific Hotel
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Plymouth on Stewart
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Plymouth Place
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Plymouth Place - HIV
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Scargo
Permanent Supportive Housing	Plymouth Housing Group (PHG)	St. Charles
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Williams Apartments
Permanent Supportive Housing	Solid Ground	P.G. Kenney Place
Permanent Supportive Housing	Sound Mental Health	Housing Voucher Program (Co-Star)
Permanent Supportive Housing	Sound Mental Health	Pacific Court
Permanent Supportive Housing	Sound Mental Health	South County Pilot

Permanent Supportive Housing	Transitional Resources	Avalon Place
Permanent Supportive Housing	LIHI / Sound Mental Health	VASH - McDermott Place
Permanent Supportive Housing	Archdiocesan Housing Authority (AHA)	Traugott Terrace
Permanent Supportive Housing	Asian Counseling and Referral Services (ACRS)	HOPES
Permanent Supportive Housing	CHHIP / Lifelong AIDS Alliance (LLAA)	Permanent Supportive Housing at CHHIP
Permanent Supportive Housing	Community Housing Mental Health	Leighton Apartments
Permanent Supportive Housing	Consejo Counseling and Referral	Las Brisas del Mar
Permanent Supportive Housing	Low Income Housing Institute (LIHI)	Ernestine Anderson Place
Permanent Supportive Housing	Low Income Housing Institute (LIHI)	Tyree Scott - Permanent Supportive Housing
Permanent Supportive Housing	Low Income Housing Institute (LIHI)	White River Gardens
Permanent Supportive Housing	Plymouth Housing Group (PHG)	Pacific Hotel - HIV
Permanent Supportive Housing	Sound Mental Health	Jordan House
Permanent Supportive Housing	Sound Mental Health	Kenyon Housing
Rapid Re-housing	Catholic Community Services (CCS)	CCS Rapid Re-housing Pilot
Rapid Re-housing	DAWN	DAWN Rapid Re-housing Pilot
Rapid Re-housing	El Centro de la Raza	Rapid Re-Housing
Rapid Re-housing	Solid Ground	Rapid Re-Housing Rental Assistance
Rapid Re-housing	YWCA Seattle - King - Snohomish	Rapid Re-Housing
Rapid Re-housing	Multiservice Center (MSC)	Rapid Re-Housing for Households without Children
Rapid Re-housing	Wellspring Family Services	Wellspring Rapid Re-housing Pilot

The following is a list of transitional housing projects in King County.

Project Type	Organization Name	Project Name
Transitional Housing	Development Association of Goodwill Baptist church	Aridell Mitchell
Transitional Housing	Friends of Youth Transitional Housing	New Ground – Sand Point (Harmony House)
Transitional Housing	Friends of Youth Transitional Housing	New Ground Transitional Housing
Transitional Housing	Kent Youth Transitional Housing and Family Services	Watson Manor (Kent)
Transitional Housing	Abused Deaf Women Advocacy Services (ADWAS)	A Place of Our Own - Transitional Housing
Transitional Housing	Archdiocesan Housing Transitional Housing (AHA)	Spruce Park Apartments
Transitional Housing	Transitional Housing Catholic Community Services (CCS)	Alder Crest
Transitional Housing	Transitional Housing Catholic Community Services (CCS)	FUSION
Transitional Housing	Transitional Housing Catholic Community Services (CCS)	FUSION
Transitional Housing	Transitional Housing Catholic Community Services (CCS)	Harrington House (Bellevue)
Transitional Housing	Community Psychiatric Clinic (CPC)	Transitional Housing Willows
Transitional Housing	Compass Housing Alliance	HomeStep
Transitional Housing	Compass Housing Alliance	Transitional Units
Transitional Housing	Consejo Counseling and Referral	Mi Casa
Transitional Housing	Consejo Counseling and Referral	Villa Esperanza
Transitional Housing	El Centro de la Raza	Rental Assistance
Transitional Housing	El Centro de la Raza	Ferdinand/Shelton Houses
Transitional Housing	Exodus Housing	Transitional Housing
Transitional Housing	First Place School	Housing Stabilization Program
Transitional Housing	Friends of Youth Transitional Housing	New Ground Avondale Park
Transitional Housing	Hopelink	Avondale Park II (Redmond)
Transitional Housing	Hopelink	Heritage Park/ Alpine Ridge
Transitional Housing	Hopelink	Hopelink Place
Transitional Housing	International District Housing Alliance	Solace Transitional at Samaki Commons
Transitional Housing	KITH Housing	Housing at Crossroads
Transitional Housing	KITH Housing	Petter Court Transitional
Transitional Housing	Lifewire	My Friend's Place
Transitional Housing	Lifewire	Transitional Housing Rental Assistance
Transitional Housing	Low Income Housing Institute (LIHI)	Cate Apartments
Transitional Housing	Low Income Housing Institute (LIHI)	Columbia Court
Transitional Housing	Low Income Housing Institute (LIHI)	Denny Park
Transitional Housing	Low Income Housing Institute (LIHI)	Meadowbrook View
Transitional Housing	Low Income Housing Institute (LIHI)	Tyree Scott - Transitional Housing
Transitional Housing	Multiservice Center (MSC)	Family Transitional Program - S. King county

Transitional Housing	Muslim Housing Services	Transitional Housing
Transitional Housing	Salvation Army	Hickman House
Transitional Housing	Solid Ground	Belehem House
Transitional Housing	Solid Ground	Broadview
Transitional Housing	Solid Ground	Rent Assistance at Journey Home
Transitional Housing	Solid Ground	SandPoint Family Program
Transitional Housing	St Stephen Housing Association	City Park Townhouses Transitional Housing (Auburn)
Transitional Housing	St Stephen Housing Association	Nike Manor Transitional Housing
Transitional Housing	Valley Cities Counseling and Consultation	Valley Cities Transitional Housing
Transitional Housing	Vine Maple Place	Vine Maple Place (Maple Valley
Transitional Housing	Vision House	Family Program (Renton)
Transitional Housing	Vision House	Jacob's Well
Transitional Housing	Way Back Inn	Transitional - scattered Site
Transitional Housing	Wellspring Family Services	Transitional Housing
Transitional Housing	YWCA Seattle - King - Snohomish	Anita Vista confidential
Transitional Housing	YWCA Seattle - King - Snohomish	Auburn Transitional Housing
Transitional Housing	YWCA Seattle - King - Snohomish	Central Area Transitional Housing
Transitional Housing	YWCA Seattle - King - Snohomish	Family Village - Case Managed Units
Transitional Housing	YWCA Seattle - King - Snohomish	Family Village (Redmond)
Transitional Housing	YWCA Seattle - King - Snohomish	Villa Capri
Transitional Housing	Acres of Diamonds	Transitional Housing (Duvall)
Transitional Housing	New Beginnings	Transitional Housing
Transitional Housing	Seattle's Union Gospel Mission	Son Rise House
Transitional Housing	Compass Housing Alliance	GPD - Renton Regional Veteran's Program
Transitional Housing	Low Income Housing Institute (LIHI)	GPD - Cate Apartments
Transitional Housing	Low Income Housing Institute (LIHI)	Martin Court
Transitional Housing	Salvation Army	Bridges to Housing
Transitional Housing	Transitional Housing Catholic Community Services	Transitional Housing Katherine's House
Transitional Housing	Catholic Community Services	Rita's House (Auburn)
Transitional Housing	Compass Housing Alliance	Cascade Women's Transitional
Transitional Housing	Compass Housing Alliance	Mary Witt House
Transitional Housing	Compass Housing Alliance	Rosa Parks House
Transitional Housing	Elizabeth Gregory Home	Maple Leaf House
Transitional Housing	Jubilee Women's Center	Jubilee House
Transitional Housing	Multiservice Center (MSC)	Titusville Station
Transitional Housing	Sojourner Place	Transitional Housing
Transitional Housing	Transitional Housing Sophia Way	Sophia Way
Transitional Housing	Catholic Community Services (CCS)	GPD Michael's Place
Transitional Housing	Compass Housing Alliance	Pioneer Square Men's Program
Transitional Housing	Salvation Army	GPD - Veterans Transitional Program

Transitional Housing	Vietnam Veterans Leadership Program (VVLP) / Compass Housing Alliance	Bennett House
Transitional Housing	Vietnam Veterans Leadership Program (VVLP) / Compass Housing Alliance	Burien
Transitional Housing	Auburn Youth Transitional Housing Resources	Severson House
Transitional Housing	Archdiocesan Housing Authority	Traugott Terrace
Transitional Housing	Bread of Life Mission	LifeChange
Transitional Housing	Catholic Community Services (CCS)	Native American House
Transitional Housing	Compass Housing Alliance	Cedar House
Transitional Housing	Compass Housing Alliance	Cesar Chavez House
Transitional Housing	Compass Housing Alliance	Magnolia House
Transitional Housing	Compass Housing Alliance	Miracle Manor
Transitional Housing	Compass Housing Alliance	Phinney House
Transitional Housing	Multiservice Center (MSC)	Men's Transitional Housing (Federal Way)
Transitional Housing	Salvation Army	William Boo Transitional Housing Center
Transitional Housing	Seattle's Union Gospel Mission	Men Ministry Recovery Program
Transitional Housing	Seattle's Union Gospel Mission	Riverton Place
Transitional Housing	United States Mission	Transitional Housing
Transitional Housing	Vision House	Men's Program (Boulevard Park)
Transitional Housing	Vision House	Men's Program (Carr Road House - Renton)
Transitional Housing	Compass Housing Alliance	GPD - Veterans Program (Shoreline)
Transitional Housing	Low Income Housing Institute (LIHI)	GPD - Arion Court
Transitional Housing	Pioneer Human Services	GPD - Mark Cooper House
Transitional Housing	Solid Ground	Santos Place
Transitional Housing	Community Psychiatric Clinic (CPC)	Cedar House
Transitional Housing	Compass Housing Alliance	Bryant House (YAIL)
Transitional Housing	Friends of Youth	New Ground Kirkland
Transitional Housing	United Indians of all Tribes	United Indians Youth Housing Home
Transitional Housing	Urban League of Seattle	MJ Harder House
Transitional Housing	YMCA	Step-Up
Transitional Housing	YMCA	YMCA Shared Homes
Transitional Housing	YMCA	Young Adults in Transition
Transitional Housing	Youth Housing Care	Home of Hope
Transitional Housing	Youth Housing Care	Passages (Sand Point)
Transitional Housing	Youth Housing Care	Ravenna House
Transitional Housing	Youth Housing Care	Straley House
Transitional Housing	Catholic Community Services (CCS)	Aloha Inn
Transitional Housing	Catholic Community Services (CCS)	First Nations Transitional Housing
Transitional Housing	Community Psychiatric Clinic (CPC)	El Rey
Transitional Housing	Compass Housing Alliance	Evanston House
Transitional Housing	Compass Housing Alliance	Othello House
Transitional Housing	Interaction Transition	Transitional Housing

Transitional Housing	Lifelong AIDS Alliance	Josephinum
Transitional Housing	Plymouth Transitional Housing Healing Communities	House of Healing
Transitional Housing	Youth Transitional Housing and Outreach Services	DOVE House
Transitional Housing	Youth Transitional Housing Care	Pathways Transitional Housing (Sand Point)

The following is a list of emergency shelters in King County

Proj. Type	Organization Name	Project Name
Emergency Shelters	Catholic Community Services (CCS)	Emergency Shelter Vouchers
Emergency Shelters	Hopelink	Avondale Park
Emergency Shelters	Hopelink	Kenmore Family Shelter
Emergency Shelters	Mamma's Hands	House of Hope I and II
Emergency Shelters	Multiservice Center (MSC)	MSC Family Shelter (Kent)
Emergency Shelters	Seattle's Union Gospel Mission	Emergency Family Shelter
Emergency Shelters	Solid Ground	Broadview Shelter
Emergency Shelters	Solid Ground	Family Shelter
Emergency Shelters	Solid Ground	Voucher Program
Emergency Shelters	Wellspring Family Service	Housing Service Emergency Shelters Intervention - Interim Housing
Emergency Shelters	YWCA Seattle - King - Snohomish	East Cherry
Emergency Shelters	YWCA Seattle - King - Snohomish	Holly Court Shelter Program
Emergency Shelters	YWCA Seattle - King - Snohomish	SIS Late Night Shelter
Emergency Shelters	YWCA Seattle - King - Snohomish	South King County Family Shelter
Emergency Shelters	Abused Deaf Women Advocacy Service (ADWAS)	A Place of Our Own - Emergency Shelters
Emergency Shelters	Catholic Community Services (CCS)	Sacred Heart
Emergency Shelters	DAWN	Confidential Shelter
Emergency Shelters	Lifewire	My Sister's Home
Emergency Shelters	Lifewire	Vouchers
Emergency Shelters	New Beginnings	Emergency Shelter
Emergency Shelters	Salvation Army	Catherine Booth House
Emergency Shelters	Seattle's Union Gospel Mission	Hope Place
Emergency Shelters	Seattle's Union Gospel Mission	Hope Place
Emergency Shelters	The Sophia Way	Eastside Winter Emergency Shelter Response Shelter - Women & Children
Emergency Shelters	YWCA Seattle - King - Snohomish	Women's Emergency Shelter Resource Center
Emergency Shelters	Archdiocese Housing Authority (AHA)	Noel House
Emergency Shelters	Archdiocese Housing Authority (AHA)	St. Mark's
Emergency Shelters	Catholic Community Service Emergency Shelters (CCS)	HOME for Women (Kent)
Emergency Shelters	Compass Housing Alliance	Hammond House
Emergency Shelters	Downtown Emergency Service Center	Kerner Scott Women's Shelter
Emergency Shelters	Hospitality House	Hospitality House (Burien)
Emergency Shelters	Salvation Army	Pike Street

Emergency Shelters	SHARE	Lakeview Methodist
Emergency Shelters	SHARE	University Lutheran
Emergency Shelters	The Sophia Way	The Sophia Way
Emergency Shelters	WHEEL	Frye Hotel - Winter Emergency Shelter Response
Emergency Shelters	WHEEL	Frye Hotel - Winter Shelter Response
Emergency Shelters	YWCA Seattle - King - Snohomish	Angeline Shelter
Emergency Shelters	Compass Housing Alliance	EH - Pioneer Square Men's Program
Emergency Shelters	Salvation Army	William Booth (lower level)
Emergency Shelters	Bread of Life Mission	Shelter
Emergency Shelters	Catholic Community Services (CCS)	ARISE (Renton)
Emergency Shelters	Catholic Community Services (CCS)	HOME Program (Kent)
Emergency Shelters	Catholic Community Services (CCS)	Reach Out (Federal Way)
Emergency Shelters	Catholic Community Services (CCS)	St. Martin de Porres
Emergency Shelters	Compass Housing Alliance	FASC / Operation NightWatch
Emergency Shelters	Compass Housing Alliance	First United Methodist Church
Emergency Shelters	Congregations for the Homeless	Congregations for the Homeless Shelter
Emergency Shelters	Congregations for the Homeless	Eastside Winter Emergency Shelter Response Shelter - Men
Emergency Shelters	Downtown Emergency Service Center (DESC)	Auxiliary Shelter
Emergency Shelters	Salvation Army	King County Admin Building - Winter Response
Emergency Shelters	Seattle's Union Gospel Mission	Extended Care
Emergency Shelters	Seattle's Union Gospel Mission	Union Gospel Mission
Emergency Shelters	Seattle's Union Gospel Mission	Phinney Ridge Winter Shelters
Emergency Shelters	SHARE	Bethany Lutheran
Emergency Shelters	SHARE	OFB / Downtowner
Emergency Shelters	SHARE	University Friends
Emergency Shelters	SHARE	Woodland Park UMC
Emergency Shelters	Auburn Youth Resources	Arcadia Shelter
Emergency Shelters	Friends of Youth	The Landing
Emergency Shelters	Shalom Zone Nonprofit Association	ROOTS Young Adult Shelter
Emergency Shelters	YouthCare	Orion Shelter
Emergency Shelters	Catholic Community Services (CCS)	HEN Emergency Shelter
Emergency Shelters	Community Psychiatric Clinic (CPC)	Ballard Ecumenical Ministry
Emergency Shelters	Compass Housing Alliance	Roy Street
Emergency Shelters	Downtown Emergency Service Center (DESC)	Crisis Emergency Shelter Respite
Emergency Shelters	Downtown Emergency Service Center	Main Shelter
Emergency Shelters	Harborview Mental Health Services	Emergency Shelter Respite Beds
Emergency Shelters	Salvation Army	City of Seattle Winter Emergency Shelter Response
Emergency Shelters	Seattle King County Public Health	Edward Thomas House
Emergency Shelters	Seattle King County Public Health	Tuberculosis Control Program
Emergency Shelters	Seattle's Union Gospel Mission	Lake City Rotating Winter Shelter
Emergency Shelters	Seattle's Union Gospel Mission	Lake City Rotating Winter Shelter
Emergency Shelters	SHARE	Bunkhouse (day)
Emergency Shelters	SHARE	Bunkhouse (night)
Emergency Shelters	SHARE	Christ Episcopal

Emergency Shelters	SHARE	Gift of Grace
Emergency Shelters	SHARE	Maple Leaf
Emergency Shelters	SHARE	Safe Haven
Emergency Shelters	SHARE	St. John's
Emergency Shelters	SHARE	St. Luke's Episcopal
Emergency Shelters	SHARE	Vets at Trinity UMC
Emergency Shelters	Congregations for the Homeless	Snoqualmie Valley Winter Shelter
Emergency Shelters	Congregations for the Homeless	Snoqualmie Valley Winter Shelter
Emergency Shelters	DAWN	Vouchers
Emergency Shelters	El Centro de la Raza	Motel Voucher Program
Emergency Shelters	Lifelong AIDS Alliance	Emergency Shelter Vouchers
Emergency Shelters	Friends of Youth	Youth Haven (Bellevue)
Emergency Shelters	Friends of Youth	Youth Haven (Kenmore)
Emergency Shelters	Auburn Youth Resources	South County Youth Shelter
Emergency Shelters	YouthCare	The Shelter
Supportive Housing	Community Psychiatric Clinic (CPC)	Harbor House
Supportive Housing	Downtown Emergency Service Center (Emergency Shelters)	Kerner Scott Safe Haven

MA-35 Special Needs Facilities and Services – 91.410, 91.210(d)

Introduction

The Consortium works closely with the Committee to End Homelessness (CEH) and others such as Public Health of Seattle & King County, the faith community, private foundations, the Seattle, King County, and Renton Housing Authorities, United Way, a robust community of nonprofit agencies that have worked with special needs populations for decades, King County Mental Health Chemical Abuse and Dependency Services Division, Washington State Department of Social and Health Services, and the Veteran's Administration to provide facilities and services for special needs persons.

The Consortium increased the number of persons receiving Medicaid benefits after the implementation of the Affordable Health Care Act and expanded coverage through efforts to assist individuals with registration. Another area of potential benefit is the possible expansion of a housing benefit for Medicaid eligible clients.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

Special needs populations share a common need for affordable housing with universal design features, that is located near transit and health services being prominent. In addition to an annual minimum goal of 50 housing units a year targeted to persons with special needs, many multi-family tax credit projects include a 20 percent set aside for persons who have a disability. With baby boomers aging, the Consortium is making senior housing with enhanced management for providing connections to mainstream services a priority. In the public input process seniors stressed the importance of housing within their own communities, particularly in East King County.

The King County Housing Finance Program consults with the King County Disabilities Division, within the Department of Community and Human Services, and works to develop units specifically for families with a member who has a developmental disability. This will be an ongoing priority.

The King County Mental Health and Chemical Abuse and Dependency Services Division serves persons with mental health diagnoses and substance use disorders.

Seattle is the local Housing Opportunities for Persons with AIDS (HOPWA) entitlement. The federal HOPWA program funds efforts to prevent homelessness among people diagnosed with HIV/AIDS and their families. The Seattle Human Services Department is the regional coordinator

of these funds for programs in King and Snohomish counties. Housing and service providers serve up to 500 people a year through a variety of programs.

The King County Housing Authority is working with residents to increase self-sufficiency. These include: place-based initiatives in partnership with local school districts, housing choice and mobility, and rapid rehousing for homeless students. Place-based education initiatives involve parents, children, schools and partner agencies and share a common goal: Starting early to help children succeed in school. This revolves around three elements: engage families in early learning; that children enter kindergarten ready to learn; and that students read at standard by the end of third grade.

The Consortium works closely with the other special needs populations, particularly survivors of domestic violence and contracts directly with agencies with a full range of services for parents and children, including emergency shelter and permanent housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

King County contracts with a number of housing and service providers who have staff at hospitals and jails helping to coordinate discharge into the community. These providers help develop a discharge plan and help individuals access Medicaid, behavioral health services and services through the Washington State Department of Social and Health Services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215© with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315©.

Each year the King County Housing Finance Program sets a goal of developing 250 new units of which 50 will be set aside for people with disabilities. These units are a contractual requirement for the 50 year term of the contract. King County works with housing funders, mainstream service systems (such as the developmental disabilities system, the drug/alcohol system, and the mental health system), and housing referral information and advocacy organizations to plan for community-based housing options for persons with special needs. The King County Housing Repair Program conducts a Housing Access Modification program for homeowners and renters, to make it possible for people to remain safely in their homes.

MA-40 Barriers to Affordable Housing – 91.410, 91.210©

Describe any negative effects of public policies on affordable housing and residential investment.

King County and the Consortium member jurisdictions engage in ongoing efforts to advance public policy for the purpose of increasing the supply of affordable housing. This includes the following activities: 1) evaluation regulatory barriers to housing production and affordability, 2) coordinated planning activities among the jurisdictions, 3) streamlining permitting, and 4) incentive zoning features, such as allowing accessory dwelling units. The following chart lists some of the tools available to develop affordable housing in King County. One of the challenges is the number of jurisdictions in King County (39) and the differing policies regarding various housing tools.

Multi-family Housing/Affordable Housing Development Tools	Jurisdictions
Eliminate units-per-acre zoning, or replace with floor-area ratio limits	<ul style="list-style-type: none">• Kirkland (Downtown, Totem Lake)• Redmond• Bellevue (Bel-Red)
Cluster subdivisions/developments, lot-size averaging, multiplexes, or cottages	<ul style="list-style-type: none">• Kirkland• Redmond• Federal Way• Kent• Burien – policy language only to date• Unincorporated King County
SROs or “mini-suites”	<ul style="list-style-type: none">• Kirkland• Redmond
Up-zones with affordability required	<ul style="list-style-type: none">• Kirkland• Redmond• Sammamish• Kenmore• Newcastle• Issaquah• Unincorporated King County – Master Planned Developments
Mandatory Zoning Requirements for Developer Benefits	<ul style="list-style-type: none">• Redmond (specific areas)• Federal Way• Kenmore downtown• Unincorporated King County, Issaquah and Snoqualmie (master planned developments)

Voluntary increased development capacity (e.g. height, density) with affordability	<ul style="list-style-type: none"> • Bellevue (Bel-Red) • Mercer Island • Sammamish • Issaquah • Federal Way • Kent – density bonus in PUDs • Tukwila – additional height bonus in Transit Oriented Development District with affordable housing or other benefit incentive • Unincorporated King County
Accessory Dwelling Units	<ul style="list-style-type: none"> • Kirkland • Redmond • Bellevue • Sammamish • Kenmore • Newcastle • Issaquah • Mercer Island • Federal Way • Kent • Burien • Unincorporated King County
Multi-family Property Tax Exemption	<ul style="list-style-type: none"> • Kirkland • Mercer Island • Kenmore • Bellevue – policy support • Federal Way • Burien – in Downtown Commercial (DC) zone • Tukwila – under consideration for adoption
Permit and Impact Fee Waivers	<ul style="list-style-type: none"> • Bellevue • Issaquah • Kirkland (revised) • Newcastle • Sammamish (partial) • Newcastle – individual project • Redmond – individual project • Kent • Unincorporated King County
Land Donations	<ul style="list-style-type: none"> • Bellevue • Kirkland • Redmond • Sammamish • Issaquah

Parking Reductions	<ul style="list-style-type: none"> • Kent • Burien – flexible parking requirements allow less parking in transit rich areas • Bellevue
SEPA exemption	<ul style="list-style-type: none"> • Kent – planned action EIS • Burien – urban infill SEPA exemption where current density and intensity of use is lower than called for in city's Comprehensive Plan
Transfer of Development Rights	<ul style="list-style-type: none"> • Unincorporated King County

MA-45 Non-Housing Community Development Assets – 91.410, 91.210(f)

Introduction

King County enjoys a robust economy and strong job growth. While the region is experiencing rapid growth and a rising housing market, there are a number of communities in King County with large disparities in the built environment that present barriers to individuals in reaching their full potential.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,206	1,505	1	0	0
Arts, Entertainment, Accommodations	38,533	37,470	10	10	0
Construction	17,200	17,114	4	5	0
Education and Health Care Services	50,201	38,082	13	10	-3
Finance, Insurance, and Real Estate	23,644	16,930	6	5	-2
Information	40,169	56,130	10	15	5
Manufacturing	43,210	47,397	11	13	2
Other Services	21,395	15,640	6	4	-1
Professional, Scientific, Management Services	43,278	32,122	11	9	-2
Public Administration	0	0	0	0	0
Retail Trade	43,124	40,078	11	11	0
Transportation and Warehousing	14,643	20,398	4	6	2
Wholesale Trade	22,586	20,734	6	6	0
Total	360,189	343,600	--	--	--

Table 40 – Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	713,509
Civilian Employed Population 16 years and over	663,107
Unemployment Rate	7.05%
Unemployment Rate for Ages 16-24	24.87%
Unemployment Rate for Ages 25-65	5.66%

Table 41 – Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	166,901

Occupations by Sector	Number of People
Farming, fisheries and forestry occupations	17,383
Service	39,896
Sales and office	112,544
Construction, extraction, maintenance and repair	34,741
Production, transportation and material moving	22,942

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

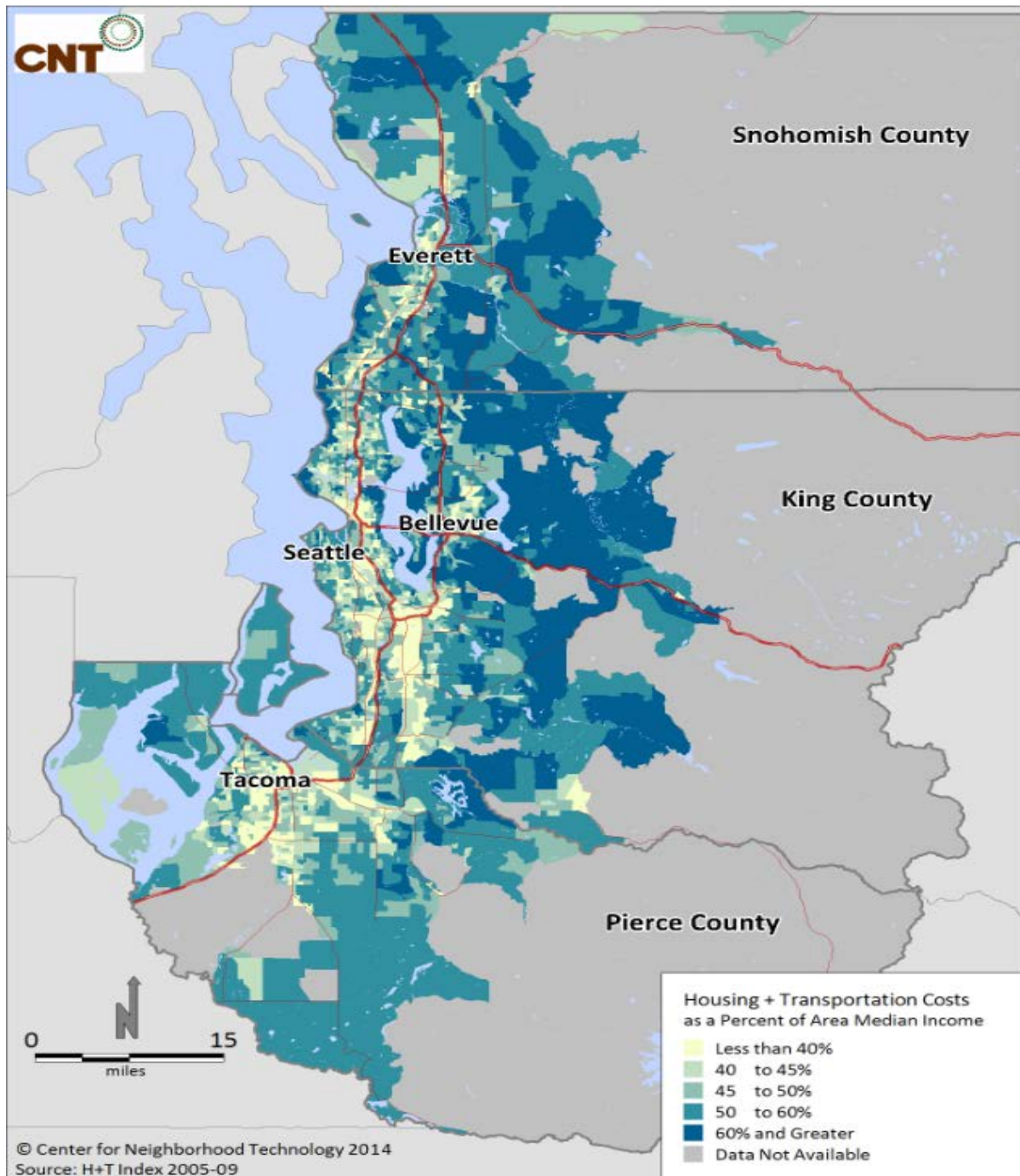
Travel Time

Travel Time	Number	Percentage
< 30 Minutes	349,936	57%
30-59 Minutes	214,306	35%
60 or More Minutes	50,302	8%
Total	614,546	100%

Table 43 – Travel Time

Data Source: 2007-2011 ACS

The below map, developed by the Center for Neighborhood Technology, demonstrates that moving away from urban centers for affordable housing does not reduce combined housing and transportation costs.



Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	23,116	2,972	11,396
High school graduate (includes equivalency)	70,278	5,913	20,942
Some college or Associate's degree	131,617	8,142	31,017
Bachelor's degree or higher	195,972	7,908	34,978

Table 44 – Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9 th grade	1,478	4,146	4,727	6,443	5,364
9 th to 12 th grade, no diploma	10,258	7,452	6,208	8,508	6,129
High school graduate, GED, or alternative	20,627	24,056	25,179	47,969	27,005
Some college, no degree	23,456	27,347	29,112	65,155	22,818
Associate's degree	4,786	11,030	13,101	25,369	5,401
Bachelor's degree	8,703	39,295	46,246	71,205	20,259
Graduate or professional degree	487	17,052	24,576	40,720	11,906

Table 45 – Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,312
High school graduate (includes equivalency)	31,798
Some college or Associate's degree	39,605
Bachelor's degree	57,086
Graduate or professional degree	72,621

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors are in management and business. The Puget Sound Area has a thriving technology sector with established companies such as Microsoft and burgeoning

startups. Boeing is Washington State's largest employer and has a manufacturing plant operating in King County.

Major industry sectors in King County with more than 100,000 estimated jobs include professional and business services, education and health services, government, leisure and hospitality, retail trade and manufacturing.

The unemployment rate in King County has been steadily and consistently declining since reaching a peak level of 9.6 percent in early 2010. Throughout the recession and recovery, King County's unemployment rate has been lower than that of Washington State. As of July 2014, the not seasonally adjusted unemployment rate in King County was 4.9 percent.

Describe the workforce and infrastructure needs of the business community:

With the explosive growth of the information technology sector, there is a high demand for skilled workers to fill jobs in the ever expanding field of information technology. Other workforce needs include bio technology, healthcare/health services, construction, food industries, select areas of the service sector, such as air transportation, select areas of the manufacturing sector and the maritime industry. Transportation infrastructure is a high need, and long term expansion of the transportation infrastructure has created new jobs in that sector.

While our region is experiencing extremely rapid growth and a soaring housing market, community friendly infrastructure development has not been equitable in the region, and there are a number of communities in King County with large disparities in the built environment that are barriers to individuals in those communities reaching their full potential. Such infrastructure issues include lack of safe and well-lit places to walk and make connections to businesses, services and leisure activities, including exercise, lack of cohesion and place-making in the business district and between the business district and residential neighborhoods, lack of well-designed open space to complement a "coherent sense of place" and lack of active transportation connections for cyclists, joggers, walkers, etc.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Sound Transit (ST) is continuing to develop a regional mass transit light rail system. There are currently a number of approved and funded extension legs that will move forward over the coming years, and there are planned for many more extensions that have not yet been funded. Washington State is starting to replace aging large-scale aging infrastructure, such as major bridges, and has plans to continue replace such aging infrastructure in the coming years.

King County works closely with our region's Workforce Development Council to create job training opportunities, programs and job entry opportunities at multiple levels so that all persons in our County who can work have access to jobs. Employment security and ability to thrive economically are key elements of King County Health and Human Services Transformation work. The Communities of Opportunity Initiative of Transformation will work closely with communities that have high unemployment rates at the community level and at the policy level, and will bring in multiple partners that can help to reduce employment disparities across the County.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

This is mixed – we have many very highly educated residents who are very well matched for employment opportunities. We also have an influx of highly educated people moving to the region for such jobs. We have a mismatch, however, for too many people who do not have the skills or training for many of the job opportunities in the region. This is one of our greatest challenges in the coming years if we are going to reduce the very large disparities we are seeing between communities – with some communities not able to share in the increased prosperity of the region.

As discussed throughout this plan, and particularly in Section SP-80, Anti-Poverty Strategy, King County has set a clear path through our transformation work to move our investments much further upstream so that every person in King County has the opportunity to reach their full potential and to thrive economically. To this end we will be working with multiple partners, including the Consortium jurisdictions, the Puget Sound Regional Council, and many others across the County to achieve common transformative goals.

Current Action Initiatives with Regional Partners Regarding Economic Prosperity are identified below.

- Increase high-demand degree capacity (including certain STEM degrees) at the state's two- and four-year post-secondary institutions.
- Work with the maritime industry to identify skills to create a coordinated response for high demand occupations.
- Develop policies to support a robust tourism industry in the region.
- Support initiatives such as High Skills High Wages, Excellent Schools Now, Eastside Pathways, the Community Center for Education Results and other similar programs to strengthen the K-12 education system.

There are several universities in the County, as well as great local community colleges and vocational education institutions. Many of these institutions are willing to partner to help increase workforce opportunities for all people in the County.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Development Council of Seattle-King County is a nonprofit workforce think-tank and grant-making organization whose mission is to support a strong economy and the ability of each person to achieve self-sufficiency. They work throughout the community, bringing employers, jobseekers, youth, educators, labor groups and other nonprofits together to find and fund-solutions for workforce gaps.

The Employment and Education Resources Program (EER), in the Department of Community and Human Services (DCHS), receives funding from the WDC and conducts the essential operator role for the WorkSource system in King County, including youth and adult employment and education programs. Programs under EER offer services throughout King County in partnership with numerous community organizations.

The WorkSource system provides full service one-stop centers throughout King County that are certified by the Workforce Development Council of Seattle. King County DCHS plays a leadership role serving as the operator of this system to improve the quality of workforce programs and opportunities for the people of King County, which has been recognized by national, state and local partners. King County DCHS also leads a local Veteran's Program and works specifically on workforce programs for veterans.

These coordinated efforts to develop workforce training and jobs link to the Consolidated Plan through Goal Three: Community Development - Provide assistance to jurisdictions, community agencies, and communities to establish and maintain a suitable living environment with economic opportunities for low-income members of the community, including communities

with disparities in health, income, and quality of life where efforts can be targeted to improve the well-being of residents and the vibrancy of the community.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

King County has participated in a broader four-county CEDS with the Puget Sound Regional Council (PSRC), our Metropolitan Planning Organization. PSRC's mission is to ensure a thriving central Puget Sound now and into the future through planning for regional transportation, growth management and economic development.

PSRC works for a common vision, expressed through three connected major activities: VISION 2040, the region's growth strategy; Transportation 2040, the region's long-range transportation plan; and the Regional Economic Strategy, the region's blueprint for long-term prosperity. The Regional Economic Strategy is a plan for strengthening the region's economic foundations and supporting industries that offer outstanding potential for good-paying jobs and long-term sustainability. The five strategic areas include:

- Education & Workforce Development
- Business Climate
- Entrepreneurship and Innovation
- Infrastructure
- Quality of Life

For King County, specific economic development policies and strategies are contained in the King County Comprehensive Plan, last adopted in 2012, and in the early phases of being updated by the end of 2016. Sections covered in the Comprehensive Plan include general economic development policies, business development, workforce development, infrastructure development, sustainable development in the private sector, and the rural economy. Related to the strategies in the Comprehensive Plan, King County has adopted the Health and Human Services Transformation Vision, and is currently working on a number of Transformation initiatives, including place-based community strategies that will address transformational economic development strategies as one aspect of the work. This is also discussed in section *SP-80* of this plan, the *Anti-Poverty Strategy*.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

King County will make at least one application under the new Consolidated Plan for a Neighborhood Revitalization Strategy Area as part of the work of the Communities of

Opportunity Initiative of Health & Human Services Transformation. The NRSA will cover outcome goals at the intersection of health, housing and economic prosperity, and will focus on prevention, embracing recovery, and eliminating disparities. See section *SP-80 Anti-Poverty Strategy* for more information on the Transformation initiatives.

MA-50 Needs and Market Analysis Discussion

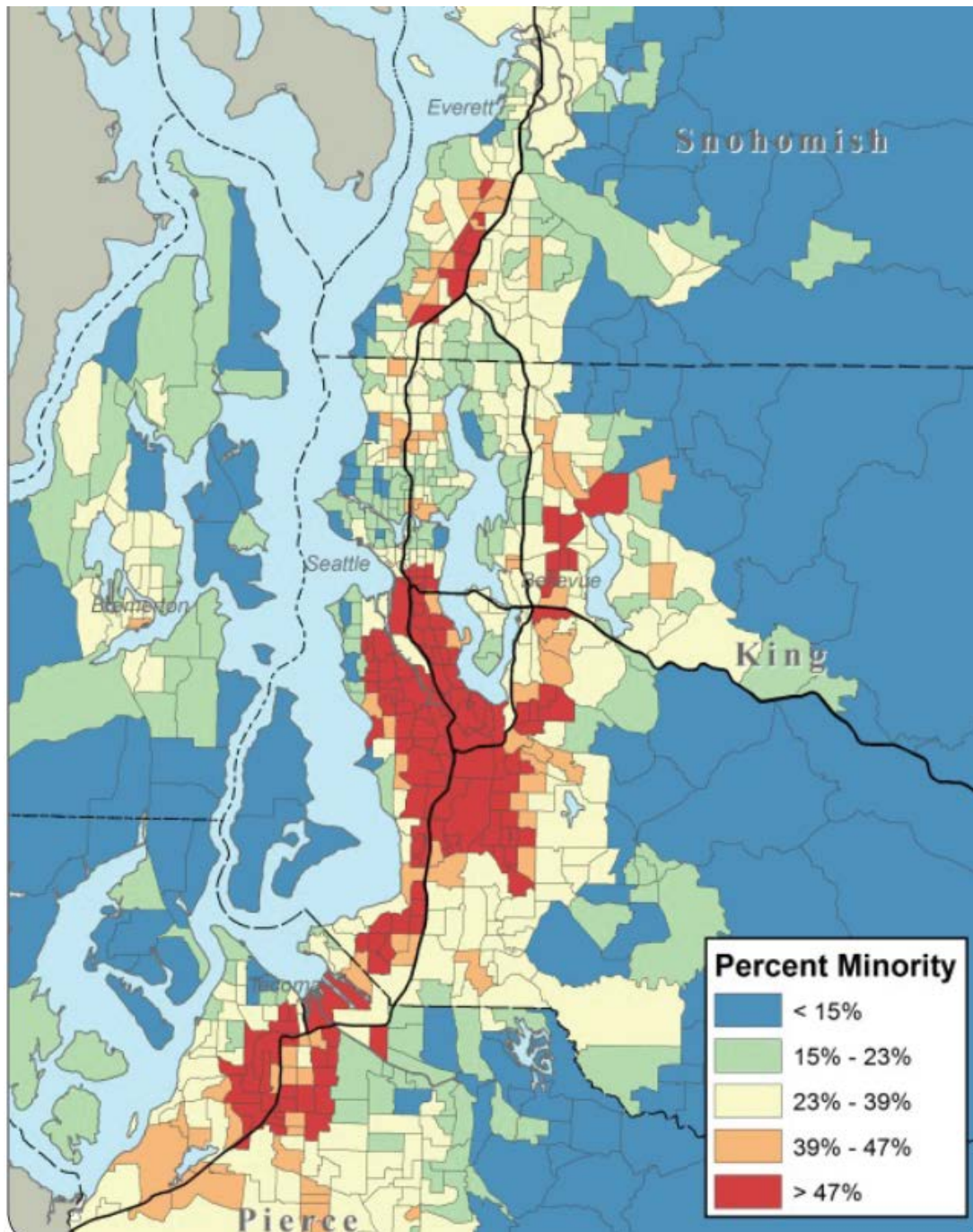
**Are there areas where households with multiple housing problems are concentrated?
(Include a definition of “concentration”)**

Concentration: *is defined as a number 10 percent above the overall proportion or distribution in the County.*

There are areas in South King County where there are a concentration of households who are low income, severely cost burdened, and have other housing problem(s), such as crowding. As housing costs increase in the City of Seattle, more households are moving south or north into more affordable communities.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?

Yes, these same neighborhoods in South King County have a concentration of low income families of color. The following map from the Puget Sound Regional Council demonstrates concentrations of people of color.



Map from Puget Sound Regional Council

What are the characteristics of the market in these areas/neighborhoods?

Housing is more affordable in this part of the County. The housing stock is older and there are more housing units with housing problems in need of rehabilitation.

Are there any community assets in these areas/neighborhoods?

Yes, these communities have great cultural assets and a cultural richness. There is potential for improved transportation with Rapid Ride bus routes and a new light rail corridor that will be built and an existing conventional train, and transit centers.

Are there other strategic opportunities in any of these areas?

King County, working with local jurisdictions, will be identifying Communities of Opportunity and with the Seattle Foundation will be working to create greater health, social, economic, and racial equality in these communities. See SP-70 Anti-Poverty Strategy for more information.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the heart of the Consolidated Housing and Community Development Plan (Consolidated Plan) and where the Consortium's goals, objectives and specific strategies designed to make progress towards those goals and objectives are expressed. Most of the strategies have output goals which are based on the funding we project to be available for the five-year period of the Consolidated Plan. If funding changes during the five-year period of the Consolidated Plan, the Consortium may amend the output goals through its Joint Recommendations Committee (JRC).

Values: We invest in projects that predominantly serve households at or below 50% AMI; mixed-income projects that serve a portion of households at or below 30% AMI; projects that are inclusive of homeless households and people with special needs; projects that reduce their screening barriers and consider mitigating information in order to reflect values of equity and social justice; projects that embrace evidence-based best practices; projects that are located and designed thoughtfully, considering connectivity, health and access to transit; affordable housing in transit-oriented developments.

Values for the South Sub-region emphasize acquisition and rehabilitation of substandard housing stock, preservation of affordable housing, and mixed-income housing development; and for the North/East Sub-region emphasize high density new affordable housing units, and a broad range of affordable housing project types.

The Consortium's desired outcomes for each goal are impacted by many factors, especially the larger economy, the health of other federal programs, such as the Section 8 program, and other funding streams that we don't control, and are far beyond the capability of the Consortium's strategies to accomplish single-handedly. For that reason it is particularly important that we work across sectors towards shared outcomes that will help us all make progress towards our goals. While our goals and outcome statements may exceed our reach, it is only by making the reach that we can hope to influence them. Annual output goals for each of the strategies in this plan are dependent upon the continuation of the applicable fund sources.

SP-10 Geographic Priorities – 91.415, 91.215(a)(1)

General Allocation Priorities

CDBG, ESG, and HOME funds are allocated throughout King County. King County has two target areas: SeaTac and Skyway. Both are potential areas for a Neighborhood Revitalization Strategy Area. More target areas may be added during the period of this plan.

CDBG and ESG

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

The North/East Sub-region consists of the following cities, towns, and census designated places.

Cities, towns, and census designated places include: 1) Beaux Arts Village 2) Bellevue; 3) Bothell (King County portion); 4) Carnation; 5) Fall City; 6) Ames Lake; 7) Eastgate; 8) Lake Marcel-Stillwater; 9) Wilderness Rim; 10) Lake Forest Park; 11) Medina; 12) Mercer Island; 13) Newcastle; 14) North Bend; 15) Baring; 16) Fall City; 17) Riverbend; 18) Union Hill-Novelty Hill; 19) Shoreline; 20) Skykomish; 21) Snoqualmie; 22) Sammamish; 23) Issaquah; 24) Cottage Lake; 25) Klahanie; 26) Tanner; and 27) Unincorporated King County.

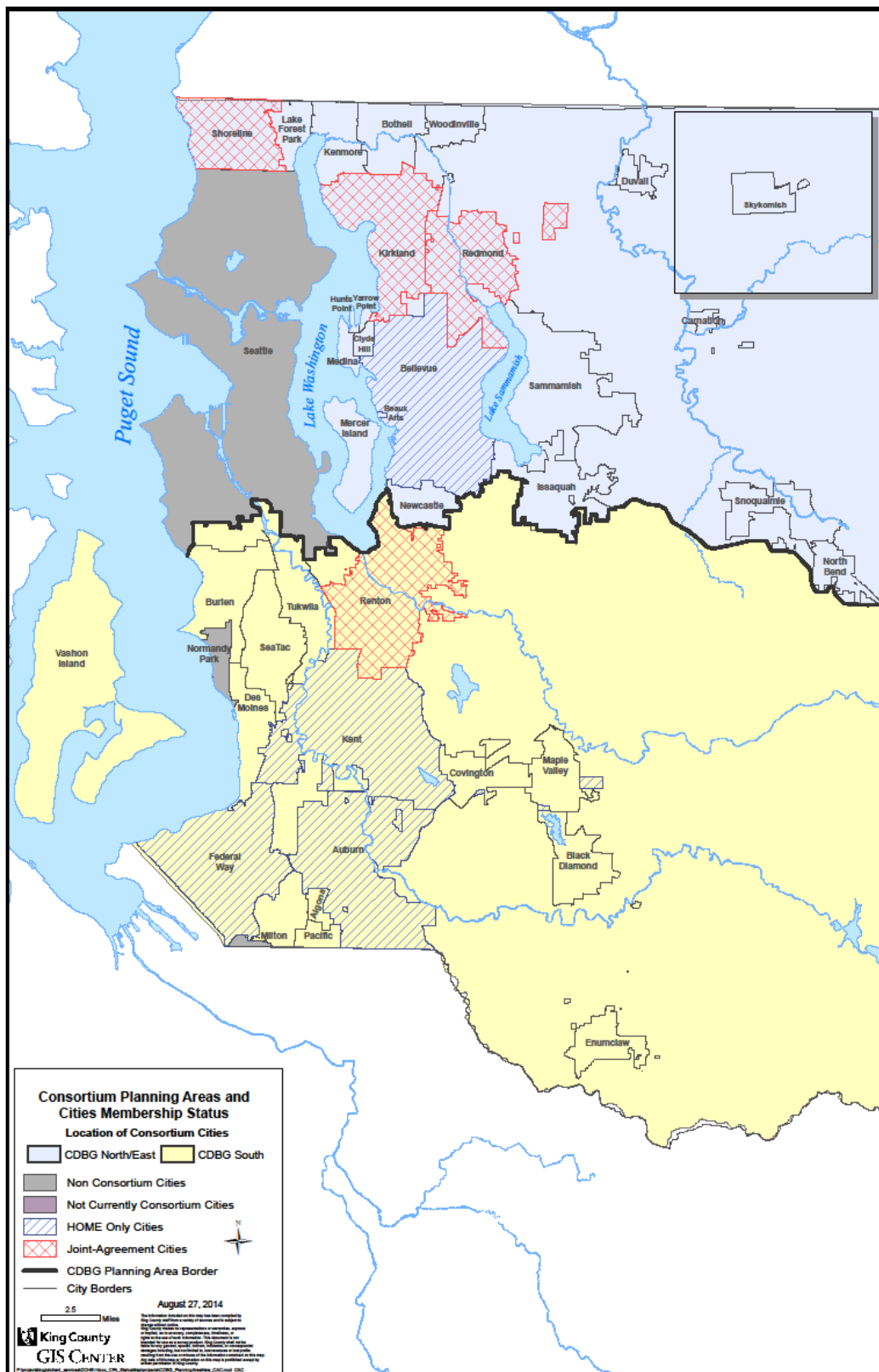
South sub-region

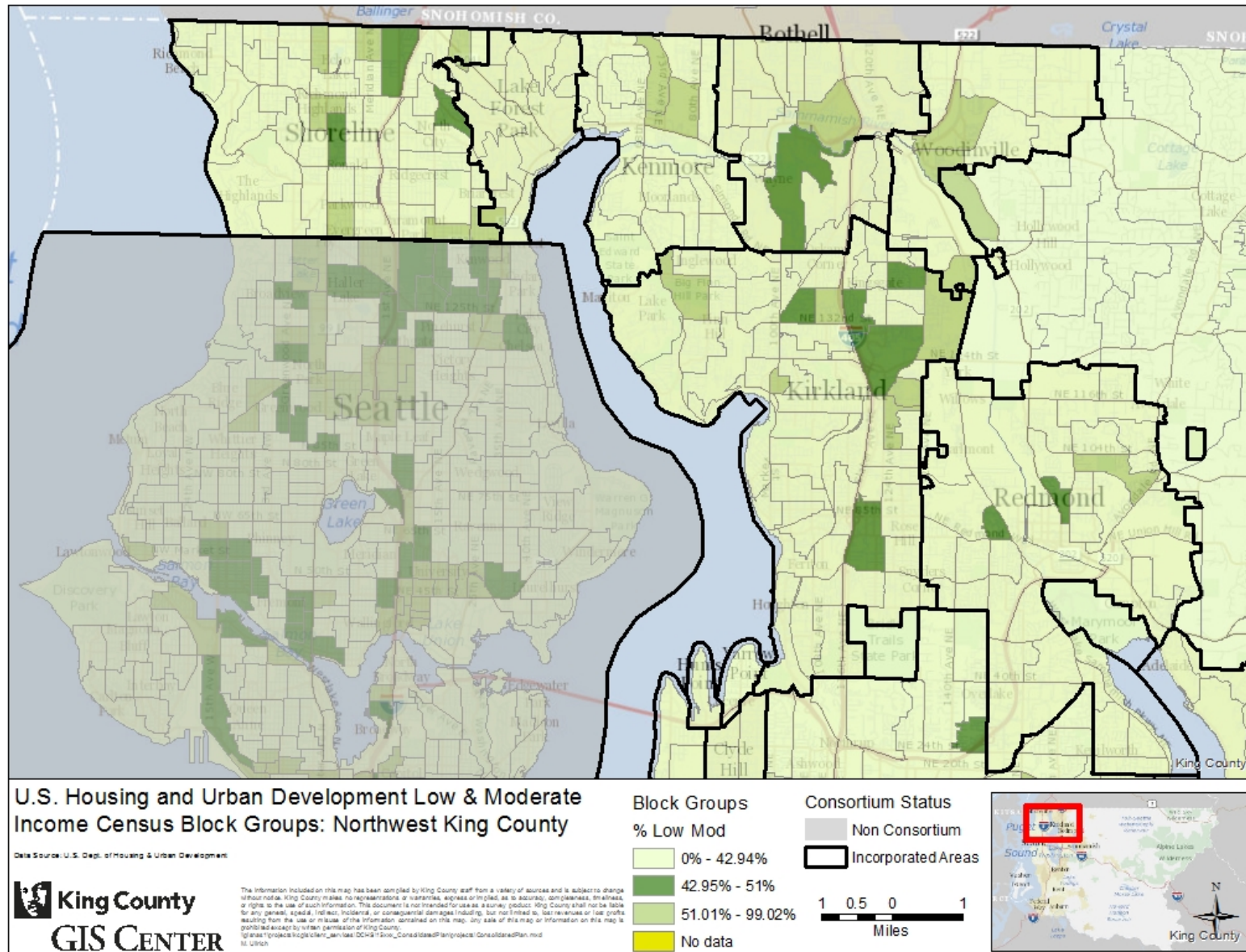
The South sub-region includes the following cities, towns and census designated places: 1) Algona; 2) Auburn; 3) Black Diamond; 4) Boulevard Park; 5) Burien; 6) Bryn-Mawr-Skyway; 7) Covington; 8) Des Moines; 9) East Hill-Meridian; 10) East Renton Highlands; 11) Fairwood; 12) Federal Way; 13) Kent; 14) Lake Holm; 15) Lakeland North; 16) Lakeland South; 17) Lake Morton-Berrydale; 18) Maple Heights-Lake Desire; 19) Maple Valley; 20) Mirrormont; 21) Pacific; 22) Ravensdale; 23) Renton; 24) Riverton; 25) SeaTac; 26) Shadow Lake; 27) Tukwila; 28) Vashon; 29) White Center; and 31) Unincorporated King County.

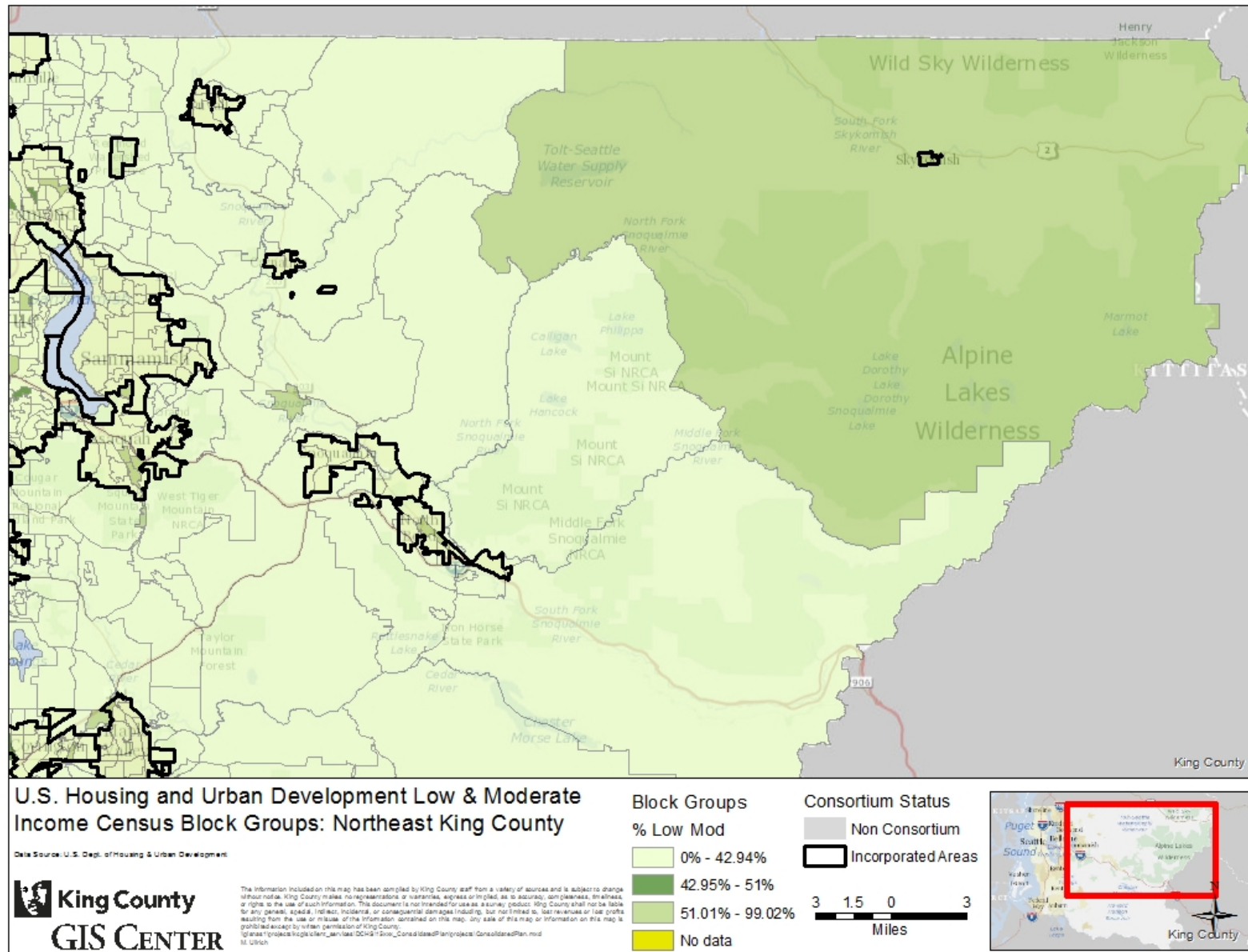
HOME

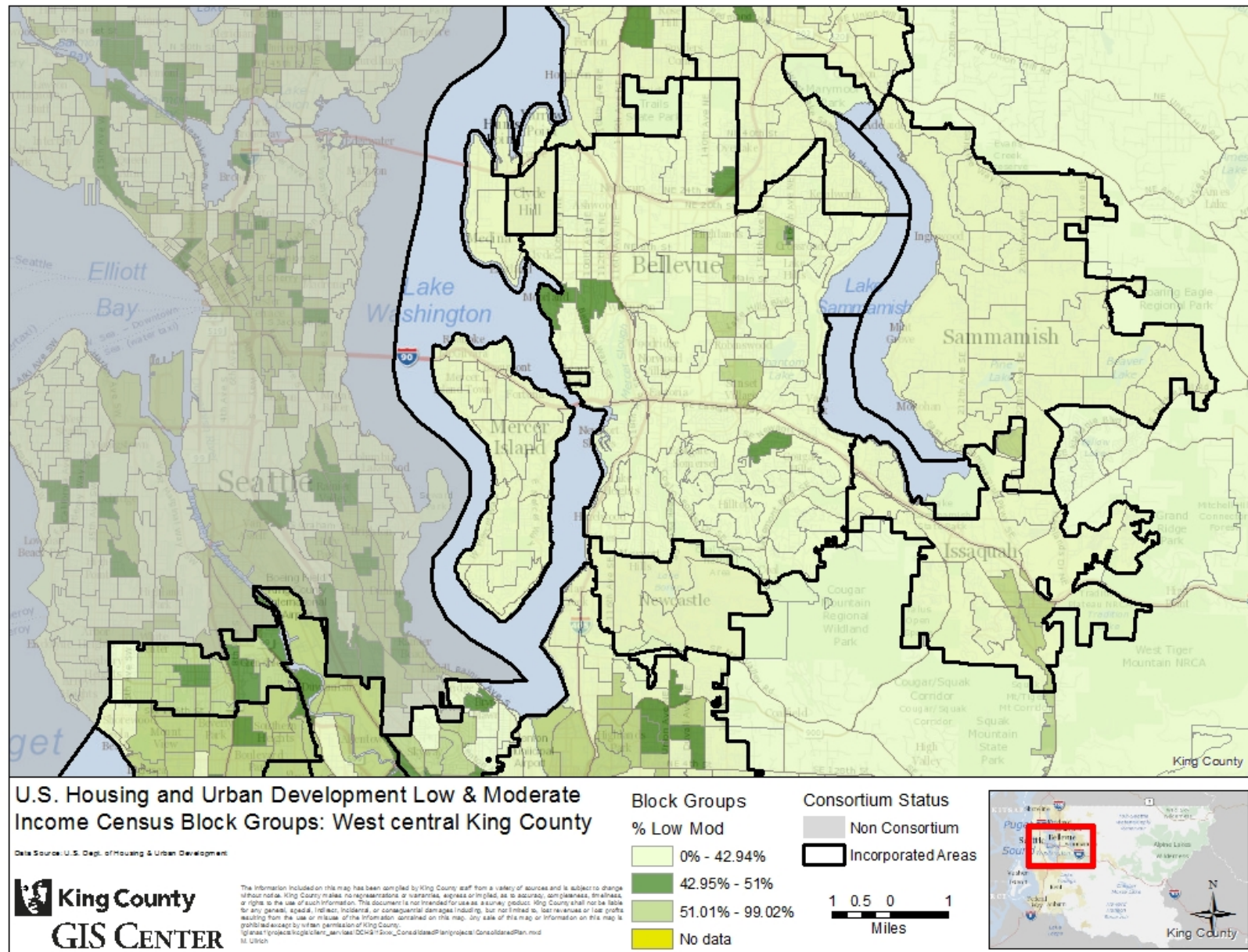
HOME funds are awarded through the Housing and Community Development Housing Finance Program competitive process. Funds are distributed countywide to the members of the HOME Consortium. The HOME Consortium includes the cities listed above and additionally the cities of Auburn, Bellevue, Kent, and Federal Way.

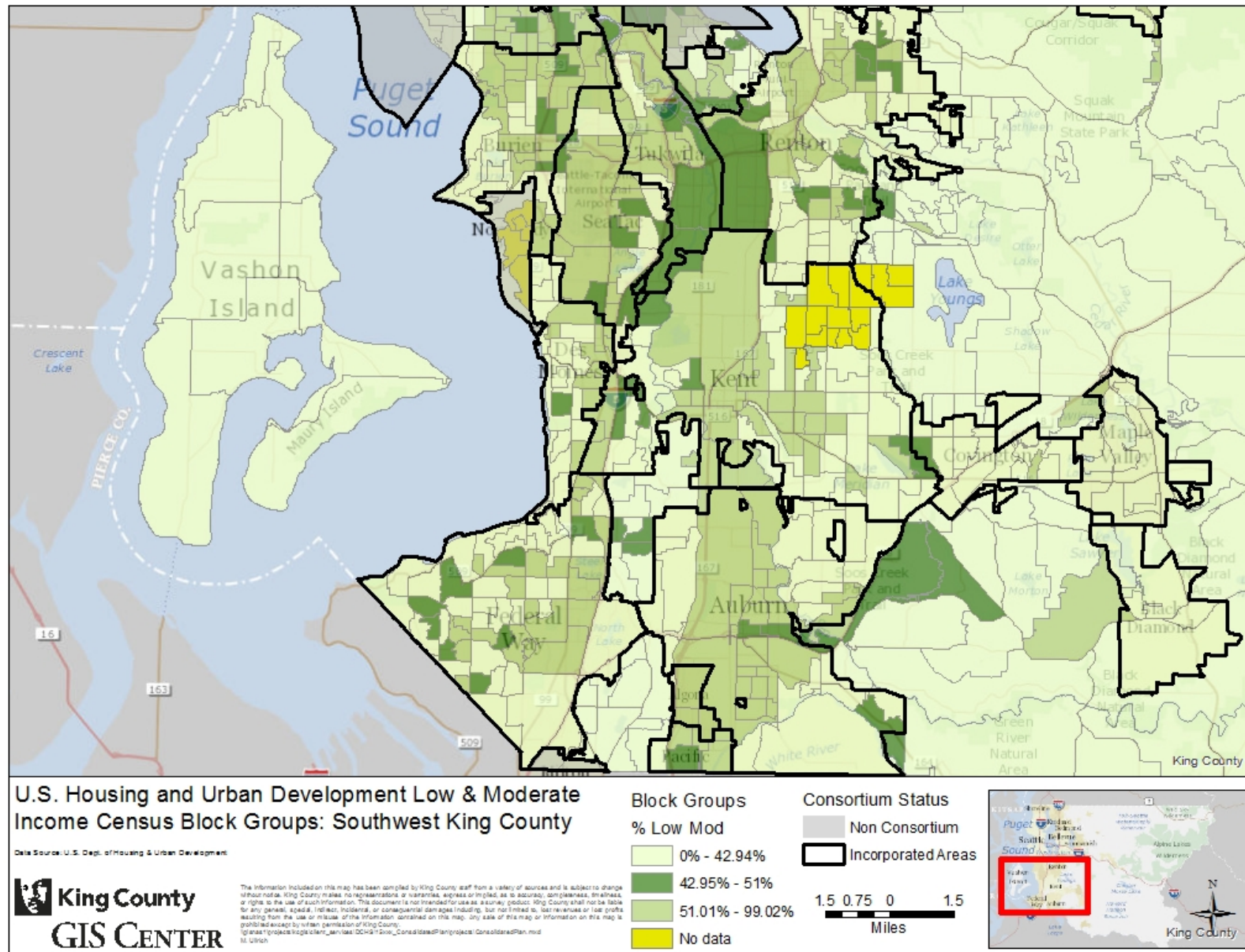
The following maps show the North/East and South regions and the low to moderate income percentages by block group.











Describe the basis for allocating investments geographically within the jurisdiction.

The Consortium allocates funds to address the strategies under the three overarching goal areas: 1) Affordable Housing; 2) Ending Homelessness; and 3) Community Development. Investments are distributed throughout the County, and there are guidelines adopted by the Consortium to balance investments geographically over time. Allocation guidelines are determined through use of low to moderate income population data, and other data, as applicable. In addition, the Consortium follows the King County Countywide Planning Policies to share responsibility for regional affordable housing goals.

King County and the Consortium also consider other plans and initiatives in making allocation decisions, such as climate change, transit oriented development, equity and social justice, and Health & Human Services Transformation Initiatives. Examples of intersections with such initiatives and plans are included below.

Housing and Community Development near High Capacity Transit Nodes

Following upon the Consortium's work on the regional Growing Transit Communities grant, the Consortium will prioritize investments in affordable housing and eligible community development projects near high capacity transit, including high capacity bus routes, bus rapid transit and light rail. Future light rail lines will be completed by 2023 serving East King County, North King County, and South King County. The Consortium has been a partner in creating an acquisition fund to acquire land for affordable housing and community development near high capacity transit nodes before the land is too expensive to acquire. That fund is the Regional Equitable Development Initiative (REDI) Fund, and has geographic targets. Access to good regional transportation for low to moderate-income households is key to opening up opportunities to thrive.

Communities of Opportunity Initiative (Health & Human Services Transformation)

Communities of Opportunity (COO) is a place-based initiative that aims to improve race, health and socio-economic equity in King County by working in co-design through a collective impact model with local communities that have the greatest disparities in health, housing and socio-economic outcomes. The Consortium anticipates that one or two Neighborhood Revitalization Strategies targeting COO communities will be submitted under this Consolidated Plan over the next five years. COO is working in the 20 percent of census tracts (highlighted in the two darkest shades of green) that rank lowest on an index of the ten measures in the table below. There are almost 400 census tracts in King County, each with an approximate population size of 5,000. The following table contains health, housing and economic measures.

KING COUNTY HEALTH, HOUSING AND ECONOMIC OPPORTUNITY MEASURES

Legend

City Boundaries

Ranking

- Lowest Decile
- Decile 2
- Decile 3
- Decile 4
- Decile 5
- Decile 6
- Decile 7
- Decile 8
- Decile 9
- Highest Decile

Population Measures

Life expectancy 74 years 87 years

Health, broadly defined:

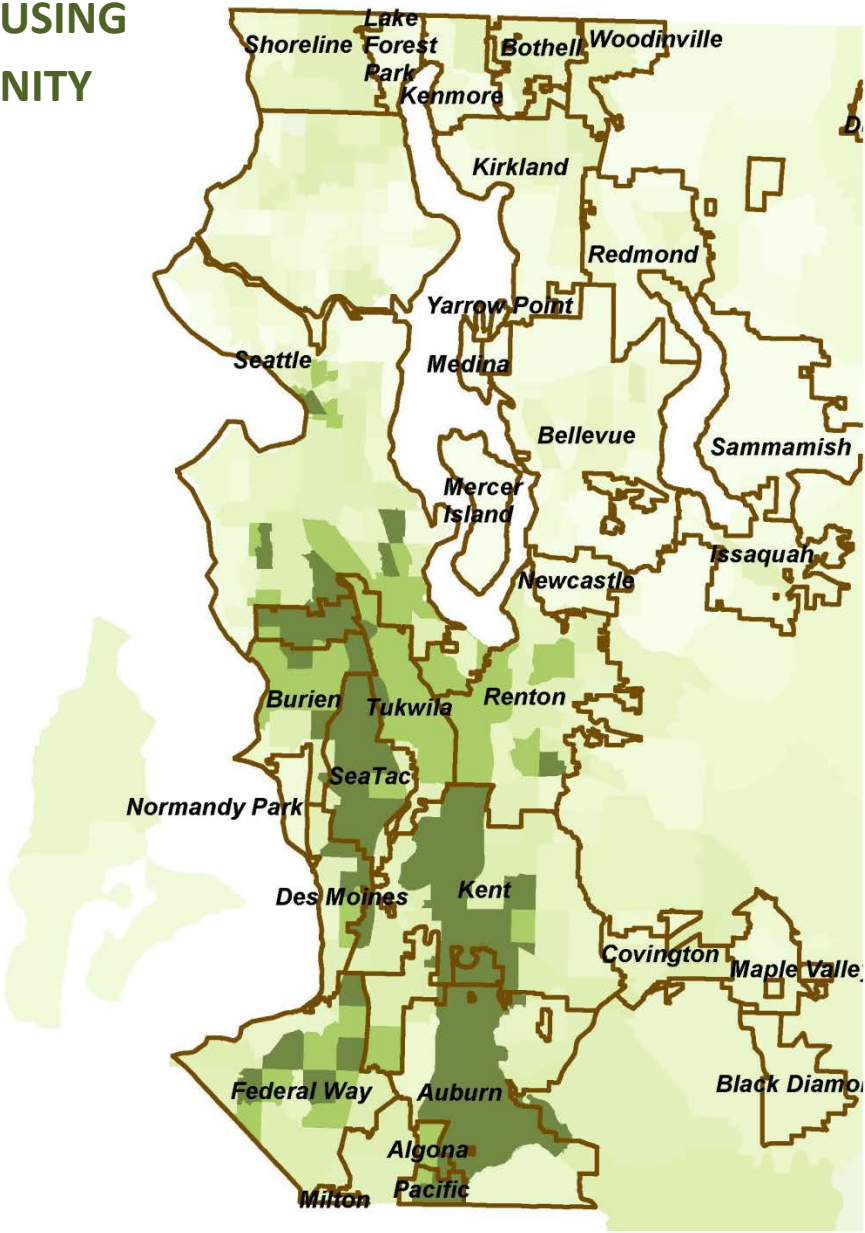
Adverse childhood experiences	20%	9%
Frequent mental distress	14%	4%
Smoking	20%	5%
Obesity	33%	14%
Diabetes	13%	5%
Preventable hospitalizations	1.0%	0.4%

Housing:

Poor housing condition 8% 0%

Economic opportunity:

Income below 200% poverty	54%	6%
Unemployment	13%	3%



Priority Needs: In the following Priority Needs tables, the Sort Order column is an identifying system for Priority Needs to reference activities listed in *Table 52 Goals Summary*. The Sort Order does not indicate a priority tier.

Table 29 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	Countywide and potential Neighborhood Revitalization Strategy Areas
	Associated Goals	Affordable Housing

	Description	The Consortium will engage in other housing activities, collaborations and partnerships to enhance opportunities for equitable development and the creation/preservation of affordable housing. During the course of the Consolidated Plan, funding may be prioritized for coordination with the intended Neighborhood Revitalization Strategy Area (s) in the South Sub-region, as identified through the Communities of Opportunity Initiative. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs. Fair housing will be reported on annually.
	Basis for Relative Priority	Our region will have an adequate supply of affordable housing so that each sub-region of the County can meet the housing needs of low to moderate-income population. We invest in projects that predominantly serve households at or below 50 percent AMI; mixed-income projects that serve a portion of households at or below 30 percent AMI; projects that are inclusive of homeless households and people with special needs; projects that reduce their screening barriers and consider mitigating information in order to reflect values of equity and social justice; projects that embrace evidence-based best practices; projects that are located and designed thoughtfully, considering connectivity, health and access to transit; and affordable housing in transit-oriented developments.

2	Priority Need Name	Ending Homelessness
	Priority Level	High
	Population	Extremely Low Income and Low Income Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Countywide and potential Neighborhood Revitalization Strategy Areas
	Associated Goals	Ending Homelessness

	Description	We value working together with collective impact to continue the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First and shared outcomes; we invest in projects that ensure that homeless households from all sub-populations are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasize recovery, as needed; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; receive only what they need to be returned to housing quickly and to be as self-reliant as possible; we are not a one size fits all system.
	Basis for Relative Priority	We value shared outcomes. Shared outcome include, but are not limited to, the following: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households are homeless; 3) increase the rate of exits to permanent housing; and 4) reduce the number of households that re-enter the homeless system after exit to permanent housing.
3	Priority Need Name	Community and Economic Development
	Priority Level	High
	Population	Extremely Low Income, Low Income, and Moderate Income Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	Consortium-wide, North/East sub-region, South sub-region, and potential Neighborhood Revitalization Strategy Areas
	Associated Goals	Community and Economic Development
	Description	Establish and maintain a suitable living environment and expand economic opportunities for low-and moderate-income people. Our investments across the Consortium in low-income communities, and for the benefit of low-income people, help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community. Specific strategies include: 1) improve the ability of health and human services agencies to serve our low to moderate-income residents safely and effectively, 2) improve the living environment in low to moderate-income neighborhoods and communities; and 3) expand economic opportunities for low to moderate-income residents of the Consortium.
	Basis for Relative Priority	Our investments in new developments in eligible communities are designed to promote a healthy lifestyle, reflect the range of income levels in our region, and have accessible connectivity with amenities, services and opportunities. We invest capital in projects that serve eligible low-income persons at or below 80 percent of AMI, and eligible low-income communities, that improve the livability for such persons and communities, and emphasize environmental stewardship, and the health and well-being of the persons that will access the projects.

Narrative (Optional)

The Consortium's desired outcomes for each goal are impacted by many factors, especially the larger economy, the health of other federal programs, such as the Section 8 program, and other funding streams that we don't control, and are far beyond the capability of the Consortium's strategies to accomplish single-handedly. For that reason it is particularly important that we work across sectors towards shared outcomes that will help us all make progress towards our goals. While our goals and outcome statements may exceed our reach, it is only by making the reach that we can hope to influence them. Annual output goals for each of the strategies in this plan are dependent upon the continuation of the applicable fund sources.

SP-30 Influence of Market Conditions – 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Income inequality and the thinning of the middle income and more persons at the lower and higher income levels will increase the need for tenant based rental assistance.
TBRA for Non-Homeless Special Needs	With increasing rents, more persons priced out of market rate housing and in need of affordable housing.
New Unit Production	The increasing cost of land and construction coupled with declining federal resources
Rehabilitation	The aging affordable housing portfolio will require capital investments.
Acquisition, including preservation	Preservation will be a major initiative. Housing authorities and nonprofits will be competing with market rate developers to preserve expiring Section 8 projects.

Table 30 – Influence of Market Conditions

SP-35 Anticipated Resources – 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Consortium receives three federal entitlement grants on an annual basis. These federal funds: 1) CDBG in the approximate annual amount of \$4,500,000; 2) HOME in the approximate annual amount of \$2,700,000; and 3) ESG in the approximate annual amount of \$300,000, are the first three resources listed on Table 49 Anticipated Resources below. Other federal, state, and local funds are listed as well. Like the federal formula grants, the other resources come with restrictions and regulatory requirements regarding allowed uses. Additionally some, such as Low Income Housing Tax Credits (LIHTC) and Continuum of Care funds, are secured through competitive applications and are not a guaranteed source. Nevertheless, we have included these other resources to demonstrate the full resource picture. Some of these funds, such as the Regional Affordable Housing Program (RAHP) provide leverage for federal dollars.

- Consolidated Homeless Grant: \$4,000,000
- Housing and Essential Needs: \$11,000,000
- Regional Affordable Housing Program: \$1,750,000
- Mental Illness and Drug Dependency: \$2,000,000
- King County Veterans and Human Services Levy: \$2,850,000
- King County Document Recording Fee: \$6,407,000
- Suburban Cities: \$1,900,00

Anticipated Resources

Program	Source of Funds (including leverage funds)	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remaining Four Years of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total for Year One:		
CDBG	Federal-HUD	<ul style="list-style-type: none"> Community Facilities Public Improvements Public Services Economic Development Housing Administration Planning 	\$4,873,731	\$522,067	\$237,124	\$5,632,922	\$19,096,096	Resources anticipated based upon 2015 entitlement.
HOME	Federal-HUD	<ul style="list-style-type: none"> Permanent housing for rental and homeownership Administration 	\$2,556,707	\$320,724	0	\$2,877,431	\$11,509,724	Resources anticipated based upon 2015 entitlement..
ESG	Federal-HUD	<ul style="list-style-type: none"> Homeless Prevention Emergency Housing Administration 	\$326,105	0	0	\$326,105	\$1,304,420	Resources anticipated based upon 2015 entitlement..
Total Federal Grant Resources			\$7,756,543	\$862,792	\$237,124	\$8,629,191	\$31,910,240	

Table 48 Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Federal funds leverage private, state and local funds. The sources of matching funds for housing funded with HOME are King County's local general fund, the Regional Affordable Housing Program (RAHP) funds and Veterans and Human Services Levy capital funds. The RAHP funds are a dedicated state adopted housing resource (a document recording fee surcharge) administered by King County, and targeted to the creation of affordable housing. Veterans and Human Services levy capital funds are local fund source targeted to housing development projects that provide permanent supportive housing to homeless veterans and other homeless families and individuals. The source of match for the HOME-funded ownership occupied rehabilitation activities are owner contributions. The primary source of match for ESG projects is the RAHP fund.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

On July 22, 1996, the Metropolitan King County Council unanimously passed an ordinance that provides that if a parcel of property is surplus to the needs of King County, and is suitable for housing, then it should be sold or leased for the purpose of affordable housing. The Facilities Management Division shall determine whether any of the County departments has a need for surplus property that is related to the provision of essential government services. If the property is not needed for the provision of essential government services, the Facilities Management Division shall determine if the property is suitable for affordable housing. Each year, by September 30th, the Property Services Division of King County issues a list of properties that are surplus to the needs of King County which are suitable for housing.

Discussion

In addition to King County surplus land a number of partner jurisdictions in the Consortium have similar legislation and have made land available for affordable housing either through donation or a long term lease at favorable terms.

SP-40 Institutional Delivery Structure – 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
King County Department of Community and Human Services – Housing and Community Development	Government	Lead for King County Consortium. Staffs the Regional Joint Recommendations Committee	King County
Regional Joint Recommendations Committee (JRC)	Governmental inter-jurisdictional body	Provides funding recommendations and advice on guidelines and procedures for King County and its consortia city partners	King County CDBG, HOME, and RAHP Consortium
City of Auburn	Government	Administrates CDBG entitlement for City of Auburn	City of Auburn
City of Bellevue	Government	Administrates CDBG entitlement for City of Bellevue	City of Bellevue
City of Federal Way	Government	Administrates CDBG entitlement for City of Federal Way	City of Federal Way
City of Kent	Government	Administered CDBG entitlement for City of Kent	City of Kent
City of Kirkland	Government	Joint Agreement City member of the Consortium	City of Kirkland
City of Redmond	Government	Joint Agreement City member of the CDBG Consortium	City of Redmond
City of Renton	Government	Joint Agreement City pass through member of the CDBG Consortium	City of Renton
City of Shoreline	Government	Joint Agreement City member of the CDBG Consortium	City of Renton

Table 51 – Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

The Consortium works closely with public and private funders to maximize program delivery and to leverage other funds, such as low income housing tax credits, the King County and Renton Housing Authorities by providing Section 8 and VASH vouchers, private foundation funds, and local jurisdiction resources.

The Joint Recommendations Committee (JRC) is an inter-jurisdictional body that provides specific funding recommendations and advice on guidelines and procedures for King County and its consortia city partners on a wide range of housing and community development issues. The JRC was created through the interlocal cooperation agreements that formed the King County Community Development Block Grant (CDBG) Consortium, the King County HOME Investment Partnerships (HOME) Consortium and the King County Regional Affordable Housing Program (RAHP) Consortium, and is now codified in the King County Code in Title 24, Chapter 24.13.

The JRC is made up of three King County representatives appointed by the King County Executive, and eight representatives of cities outside the City of Seattle that participate in the King County Consortia. The City of Seattle participates on the JRC for some meetings regarding regional fund sources that include the City of Seattle. JRC meetings are open to the public. Some meetings are designated meetings for the gathering of public testimony and are specially advertised as such.

The King County Housing and Community Development Program staffs the JRC and prepares and presents reports and recommendations for funding awards and procedures that guide the housing and community development programs. In fulfilling its duties, the JRC considers the advice of interjurisdictional sub-regional advisory committees, made up of one representative from each participating jurisdiction in a sub-region. The advisory committees are convened to assist HCD staff in the review and recommendation of projects and programs undertaken in the sub-region.

The Community Development Coordinator is the CDBG lead who works closely with the jurisdiction cities. The Housing Finance Coordinator is the HOME lead who works closely with the HOME Consortium. King County has a strong CoC with leadership from the public and private sectors, the King County and Renton Housing Authorities, nonprofits, foundations, and faith based communities.

Identified gaps

- Decreasing public funds for programs
- Loss or temporary closing of human service agencies due to loss of funding
- Increases in administrative cost burdens
- Need for more proactive early childhood programs.

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

Within the CDBG Consortium there are Regular Consortium members and Joint Agreement Consortium members. Regular Consortium members (28 of the 32 CDBG partners) through the Interlocal Agreement process determined to direct all human service funding to services for homeless populations or for the prevention of homelessness. The Joint Agreement Consortium members make independent funding decisions regarding the use of CDBG human service funding. Persons with HIV are assisted but the Consortium does not have services targeted to people with HIV. The City of Seattle is the designated HOPWA entitlement recipient and they have reported on services targeted to persons with HIV in the City of Seattle Consolidated Plan.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless
Homelessness Prevention Services		
Counseling/Advocacy	X	X
Legal Assistance	X	X
Mortgage Assistance	X	
Rental Assistance	X	X
Utilities Assistance	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless
Street Outreach Services		
Law Enforcement	X	X
Mobile Clinics	X	X
Other Street Outreach Services	X	X
Supportive Services		
Alcohol & Drug Abuse	X	X
Child Care	X	X
Education	X	X
Employment and Employment Training	X	X
Healthcare	X	X
HIV/AIDS	X	
Life Skills	X	X
Mental Health Counseling	X	X
Transportation	X	X
Other		
Cultural Navigation	X	

Table 31 – Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

CEH, the local CoC released draft Strategic Plan for 2015-2018. It is framed around Rare (Prevention, Availability of Affordable Housing, End Criminalization); Brief + One Time (Address crisis as quickly as possible, Match and place to appropriate housing, Right-size our homeless system); and Governance (Create a community to end homelessness; provide effective and accountable leadership). The local system implemented coordinated entry for families and youth and young adults in the past two years and continues to refine those systems. The CoC is working on a coordinated entry system for homeless single adults. Refer to *PR 10-Consulation* for efforts to coordinate on service delivery for families, families with children, veterans and their families and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Strengths of the service delivery system are identified below.

- Leaders that take a regional approach to homelessness

- The Affordable Care Act
- A long standing, dedicated, and sophisticated CoC
- Staff in government, foundations and nonprofits that are forward thinking and provide regional leadership active at the National level
- Coordination with the Veteran's Administration
- Strong ties to private foundations such as United Way, the Gates Foundation, the Seattle Foundation, and the Raikes Foundation
- A robust nonprofit environment
- Three strong public housing authorities working in collaboration with the public funders and the CEH. The King County Housing Authority is a Moving to Work housing authority

Gaps of the service delivery system are identified below.

- Shrinking federal funds
- Increasing numbers of low income households, due to the shrinking of the middle class
- Some inefficiencies in the health care delivery and services systems, which are being addressed
- Persons with serious mental illness and a shortage of mental health beds
- Persons involved with the justice system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Rather than reduce expectations and goal outcomes for service delivery, in light of shrinking federal grant amounts, the Consortium is undertaking an ambitious King County Health & Human Services Transformation Vision. Under the Transformation Vision, King County staff across departments, including Public Health of Seattle & King County, Community and Human Services, the Department of Natural Resource and Parks and the Department of Transportation is working with a large variety of partners on a number of initiatives to move close to realization of the Transformation goals.

Furthermore, the Consortium along with partners in the CEH, are working in support of a housing benefit for persons receiving Medicaid to further stretch scarce resources and provide more housing and care.

SP-45 Goals – 91.415, 91.215(a)(4)

Goals Summary Information

The following table outlines activities and specific goal outcome indicators. The numbers on the left side demonstrate which of the three overarching goals the activity supports. The other columns identify the specific activity, program beneficiaries, sources of funding supporting the activity and outcomes. The annual goal outcomes are a one year goal. The three goals are:

Goal One: Affordable Housing - Ensure that there is decent, safe, and healthy affordable housing available to income-eligible households throughout the Consortium.

Goal Two: End Homelessness - Collaborate with the Committee to End Homelessness in King County (CEH) to plan and to align Consortium funds with CEH initiatives and objectives, to ensure that in the future homelessness is rare, short in duration, and a one-time occurrence.

Goal Three: Community Development - Provide assistance to jurisdictions, community agencies, and communities to establish and maintain a suitable living environment with economic opportunities for low-income members of the community, including communities with disparities in health, income, and quality of life where efforts can be targeted to improve the well-being of residents and the vibrancy of the community.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Public Housing	Consortium-wide North/East Sub-Region South Sub-Region Skyway SeaTac	Affordable Housing Ending Homelessness	CDBG: \$1,924,938 HOME: \$2,877,431	Rental units constructed: 25 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 250 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Ending Homelessness	2015	2019	Homeless Affordable Housing	Consortium-wide North/East Sub-Region South Sub-Region Skyway SeaTac Seattle	Ending Homelessness	CDBG: \$739,250 ESG: \$326,105	Public service activities other than Low/Moderate Income Housing Benefit: 15,000 Persons Assisted Rapid Re-Housing: 50 Households Assisted Emergency Shelter: 1,800 Persons Assisted Homelessness Prevention: 300 Persons Assisted Homelessness Diversion: 15 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Community and Economic Development	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Consortium-wide North/East Sub-Region South Sub- Region Skyway SeaTac	Community and Economic Development	CDBG: \$2,968,735	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 50,000 Persons Assisted Facade treatment/business building rehabilitation: 2 Business Businesses assisted: 140 Businesses Assisted

Table 32 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Preserve and expand the supply of affordable housing. This will be accomplished through: 1) competitive funding for new affordable rental and homeownership projects; 2) preservation of existing rental units that provide housing for income-eligible households; 3) housing repair for income eligible homeowners; and 4) innovative housing models. The Consortium will engage in other housing activities, collaborations and partnerships to enhance opportunities for equitable development and the creation/preservation of affordable housing. During the course of the Consolidated Plan, funding may be prioritized for coordination with the intended Neighborhood Revitalization Strategy Area (s) in the South Sub-region, as identified through the Communities of Opportunity Initiative. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs. Fair housing will be reported on annually.
2	Goal Name	Ending Homelessness
	Goal Description	We value working together with collective impact to continue the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First and shared outcomes; we invest in projects that ensure that homeless households from all sub-populations (families, youth/young adults, and adults without children) are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasize recovery, as needed; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; receive only what they need to be returned to housing quickly and to be as self-reliant as possible; we are not a one size fits all system. Support: 1) a range of housing options; 2) programs and services; 3) address the temporary housing needs and other needs of households when homelessness occurs; and 4) programs that prevent homelessness and that assist households in being diverted from having to enter the homeless system. Specific programs include: 1) rapid re-housing; 2) emergency shelters; 3) transitional housing; 4) housing stability; and 5) shelter diversion. The Consortium will engage in planning and other activities and initiatives to end homelessness in collaboration with CEH; work in partnerships to enhance opportunities to engage our region in exploring evidence-based best practices and promising practices to ensure that homelessness is rare, short in duration, and a one-time occurrence.

3	Goal Name	Community and Economic Development
	Goal Description	Our investments across the Consortium in low-income communities, and for the benefit of low-income people, help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community. Our investments in new developments in eligible communities are designed to promote a healthy lifestyle, reflect the range of income levels in our region, and have accessible connectivity with amenities, services and opportunities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

These goal numbers represent the number of new units that are HOME-Assisted households assisted in a program year.

HOME-Assisted Households

Housing Type	Units
Permanent Housing	25
Homeownership	22
Total	47
Income Level	Units
Affordable to 0%-30% of Area Median Income	18
Affordable to 31%-50% of Area Median Income	17
Affordable to 51%-80% of Area Median Income	12
Total	47

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Both housing authorities addressed in this plan have met their Section 504 requirements.

Activities to Increase Resident Involvements

Both KCHA and RHA have numerous activities to increase resident involvement including extensive school programs, the Family Self-Sufficiency program to help residents reach financial independence, and work toward long-term goals such as training for a job, education, starting a business and buying a home.

Is the public housing agency designated as troubled under 24 CFR part 902?

No, neither the King County Housing Authority nor the Renton Housing Authority is designated as troubled public housing agencies.

Plan to remove the 'troubled' designation

This is not applicable to KCHA or RHA.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

King County and the Consortium member jurisdictions engage in ongoing efforts to advance public policy for the purpose of increasing the supply of affordable housing. This includes the following activities: 1) evaluation regulatory barriers to housing production and affordability, 2) coordinated planning activities among the jurisdictions, 3) streamlining permitting, and 4) incentive zoning features, such as allowing accessory dwelling units.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The King County Growth Management Planning Council, member jurisdictions and the Consortium conduct regular efforts to identify and address barriers to people accessing affordable housing. Among these efforts was the 2014 Buildable Lands Analysis which informs the member jurisdictions with appropriate information to support development of the Housing Elements portion of their Comprehensive Plans.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Although not funded through the ESG grant, there are numerous programs that focus on street outreach to homeless persons in King County. Longstanding programs focus on mentally ill persons and chronic substance abusers. A mobile medical outreach team operates in south King County, and Healthcare for the Homeless Network nurse/mental health outreach teams operate in six cities. Outreach to homeless/LGBTQ/at-risk youth is provided by coordinated ProYouth outreach workers. Kids Plus works with families on the streets or in tent cities or car camps countywide. This is an example of collaboration and coordination with other providers and systems. The CoC has implemented a coordinated entry system for homeless families and youth and young adult. Coordinated entry for single adults is the next goal.

Addressing the emergency and transitional housing needs of homeless persons

The Strategic Plan sets goals for shelter and transitional housing, as well as discussing innovation programs such as Rapid Re-housing and Shelter Diversion. The Strategic Plan is aligned with the CEH Strategic Plan for 2015-2018 which is framed around making homelessness rare, brief, and one time, and on governance through working with CEH.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The King County Consortium is in alignment with the local CoC and through a strong network of housing and mental health providers to ensure that homelessness is rare, brief and one-time. The community is working to address the causes of homelessness, to shift funding and programming to meet the needs of people experiencing homelessness, and to follow best practices.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

King County has established policies, system guidelines, and processes regarding discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, other youth facilities, or correction programs and institutions) in order to help prevent such discharge from resulting in homelessness.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

King County has participated on a statewide lead task force that was responsible for developing Washington State Lead-Based Paint Legislation. The legislation was signed by the governor and effective as of June 10, 2004. The legislation created Washington State eligibility for federal lead hazard reduction funds. King County participates in a Western Washington networking group that discusses home repair issues, including lead hazards and lead legislation.

The King County Housing Repair Program, which coordinates the consortium's home repair programs for existing ownership housing of low to moderate-income households conducts lead hazard reduction work in-house. Three staff persons are currently EPA certified and soon to be Washington State certified risk assessors; they conduct paint inspections and risk assessments of each home that is eligible for the program. If lead hazard reduction is required for a given home repair project, the hazard reduction work is incorporated into the scope of the rehabilitation work to be done on the home. Housing Repair Program staff members monitor the lead hazard reduction work and perform clearance inspections when required.

The King County Housing Finance Program, which administers the capital contracts for affordable rental and ownership housing projects for the consortium, requires all projects to comply with lead paint requirements.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions of the King County Consortium Housing Repair Program and the King County Housing Finance Program ensure a consistent and systematic approach to work on homes and apartment buildings with lead-based paint present.

How are the actions listed above integrated into housing policies and procedures?

The King County Housing Repair Program is an E.P.A. certified firm with qualifications issued by Washington State. They follow HUD protocols for repairs to housing, and for houses built before 1978 they conduct lead based paint testing or they presume lead is present. The Housing Finance Program has contracting process protocols with a due diligence item requiring a Phase I Environmental Site Assessment and if suspect materials are noted a follow up Phase II Environmental Review.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

King County Health & Human Services Transformation Vision has set a goal that by 2020, the people of King County will experience gains in health and well-being because our community worked collectively to make the shift from a costly, crisis-oriented response to health and social problems, to one that focuses on prevention, embraces recovery, and eliminates disparities. Under the Transformation vision, King County staff across departments, including Public Health, Community and Human Services, DNRP and Transportation is working with a large variety of partners on a number of initiatives to move closer to realization of the Transformation goals. Initiatives include:

- Familiar Faces (FF) Design Team – This cross sector staff team working with a broad range of partners inside and outside of King County to improve life circumstances for approximately 1,300 individuals a year who cycle through the King county jail system at least four times per year. Shared data has revealed that the vast majority of these individuals have behavioral health, chemical dependency and/or other health issues, and are homeless. Jail is not an appropriate place for these individuals, and the FF Design Team has worked to create a future state system design that will create a different pathway to better life outcomes for this population. FF are a sentinel population for designing system change and it is anticipated that more work will follow concerning other populations.
- Best Starts for Kids Prevention Levy – King County hopes to place an initiative on the ballot in 2015 for a voter-approved levy to fund upstream prevention programs in three areas: 1.) Birth to Early School Aged, 2.) Youth and Young Adults, 3.) Communities of Opportunity – funding for communities that are working in collective impact in a community-driven, pro-active model to bring about positive results in life outcomes for our children and families in King County.
- Communities of Opportunity – King County is partnering with the Seattle Foundation for the Communities of Opportunities initiative with the ambitious goal of creating greater health, social, economic and racial equity in King County so that all people thrive and prosper.
- Accountable Communities of Health – King County Public Health staff are coordinating across departments and with multiple community partners to move forward changes in our approach to health and well-being, moving us to an approach that better integrates services and supports, values the social determinants of health and focuses on the

determinants of equity. Behavioral health integration is an essential component of the work to better integrate behavioral health, health services and preventative healthcare.

These specific initiatives are tied together through a broad results-based framework to effect profound changes that will move us to a system that is primarily preventative rather than primarily crisis-oriented, to alleviate poverty. Policy and system change issues will be identified through this work at many levels of government, and work will be done across sectors to try to impact such policy and system changes.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The Transformation initiatives and Consolidated Plan have been in development side by side and are aligned with regards to a number of cross-over elements. The Consolidated Plan contains elements in a number of strategies that support funding for affordable housing and community development in coordination with the Transformation initiatives.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The King County Community Services Division (CSD) Contract Monitoring Handbook expands the procedures called out in the Department of Community and Human Services (DCHS) Procedures for Contract Compliance Monitoring. It establishes appropriate and effective mechanisms for ensuring compliance with federal and non-federal requirements to assure that contract goals are achieved. The procedures integrate financial and programmatic monitoring.

Federal and state funds have strict monitoring requirements. Monitoring of County funded contracts is a good business practice and stewardship of public funds. Contractors who receive funding in the amount of \$100,000 or more are required to submit a financial audit and contractors who expend over \$750,000 of federal funds are required to submit a Single Audit (formerly referred to as an A-133 Audit). Fiscal staff reviews all audits. A contract monitoring team reviews each submitted quarterly report and monitors program progress.

The Housing and Community Development Section implements CDBG, HOME, ESG, and HUD Continuum of Care funded activities. Contracts with subrecipients include project goals and requirements. This ensures that subrecipients are complying with applicable federal regulations, Office of Management and Budget circulars and King County ordinances (regulatory requirements) relating to financial management systems, procurement and contracting, property management and disposition, labor standards, record keeping and reporting requirements.

Procedures include site visits to monitor program performance, compliance with federal requirements, fiscal monitoring, and desk monitoring. All invoices are reviewed for accuracy. Activities are reviewed for federal cross-cutting requirements such as environmental review, relocation, and labor standards.

The Consortium supports activities under Goal Three: Establish and Maintain a Suitable Living Environment and Economic Opportunities for low-and moderate-income persons in order to assist small business owners, including minority owned businesses, with technical assistance, access to business opportunities and loans. An important strategy in pursuing Equity and Social Justice work is support and funding for Microenterprise programs in South King County. Microenterprise programs have specific non-English speaking and immigrant outreach components designed to meet the entrepreneurial needs of King County's most diverse area.