

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Consortium receives three federal entitlement grants on an annual basis. These federal funds include: 1) CDBG in the annual amount of \$5,684,037; 2) HOME in the annual amount of \$3,889,103; and 3) ESG in the annual amount of \$279,579. These three resources are listed on Table 53 Anticipated Resources. Other federal, state, and local funds are listed below.

Like the federal formula grants, other resources come with restrictions and regulatory requirements regarding allowed uses. Some, such as Low-Income Housing Tax Credits (LIHTC) and Continuum of Care funds, are secured through competitive applications and are not listed. Some of

these funds, such as the Regional Affordable Housing Program (RAHP) provide leverage for federal dollars.

- Consolidated Homeless Grant: \$3,000,000
- Housing and Essential Needs: \$10,236,115
- Regional Affordable Housing Program: \$14,000,000
- Mental Illness and Drug Dependency: \$2,300,000
- King County Veterans and Human Services Levy: \$13,000,000
- King County Document Recording Fee: \$2,350,455

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 5,684,037 | 225,000 | 654,610 | 6,563,647 | 20,640,000 | |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 3,889,103 | 200,000 | 0 | 4,089,103 | 13,000,000 | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 279,579 | 0 | 0 | 279,579 | 1,228,000 | |

Table 1 - Expected Resources – Priority Table

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 the Regional Affordable Housing Program (RAHP) funds and the Veterans, Seniors and Human Services Levy (VSHSL) 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. The VSHSL capital funds are local dollars targeted to housing development projects that provide permanent supportive housing to homeless veterans and other homeless families and individuals. Owner contributions provide the source of match for the HOME-funded, ownership occupied rehabilitation activities. The RAHP funds provide the primary source of match for ESG projects.

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

King County and local jurisdictions work to identify public lands and buildings which may become available for affordable housing and/or shelter for people who are homeless. King County has worked with nonprofit partners and local jurisdictions to convert a former jail and public health center to year-round, 24-hour-a-day shelters for families experiencing homelessness. Both of these projects continue to operate in 2020.

Discussion

In addition to King County, a number of partner jurisdictions in the Consortium have enacted legislation to make public land available for affordable housing either through donation or a sale/long term lease at favorable terms. For example, one partner jurisdiction, the City of Shoreline, is providing land at no cost for a modular multifamily affordable apartment project, with 100 units of housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------|------------|----------|--------------------|--|--------------------|--|---|
| 1 | Affordable Housing | 2020 | 2024 | Affordable Housing | South Sub-Region North/East Sub-Region Skyway / Unincorporated King County Consortium | Affordable Housing | CDBG: \$2,341,144 HOME: \$3,500,193 | Rental units constructed: 11 Household Housing Unit Rental units rehabilitated: 200 Household Housing Unit Homeowner Housing Added: 7 Household Housing Unit Homeowner Housing Rehabilitated: 2 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|------------------------------------|------------|----------|-----------------------------------|--|------------------------------------|---|--|
| 2 | End Homelessness | 2020 | 2024 | Homeless | South Sub-Region North/East Sub-Region Skyway / Unincorporated King County Consortium | End Homelessness | CDBG: \$856,173 ESG: \$251,621 | Public service activities other than Low/Moderate Income Housing Benefit: 1300 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 240 Households Assisted Homeless Person Overnight Shelter: 2000 Persons Assisted Homelessness Prevention: 100 Persons Assisted Other: 100 Other |
| 3 | Community and Economic Development | 2020 | 2024 | Non-Housing Community Development | South Sub-Region North/East Sub-Region Skyway / Unincorporated King County Consortium | Community and Economic Development | CDBG: \$1,978,675 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Businesses assisted: 200 Businesses Assisted |

Table 2 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Affordable Housing |
| | Goal Description | <p>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 targeted areas in South King County as identified through the Communities of Opportunity Initiative or other collaborative processes. Efforts to increase affordable housing should not harm other community assets such as small businesses and cultural assets. If impacts are anticipated, extensive community engagement and mitigation actions should be incorporated. The Consortium will plan for and support fair housing strategies and initiatives designed to further fair housing choice and increase access to housing and housing programs. Progress toward fair housing goals will be reported annually.</p> |

| | | |
|----------|-------------------------|---|
| 2 | Goal Name | End Homelessness |
| | Goal Description | Working together with collective impact, King County will work to develop a cohesive and coordinated homeless system grounded in the principle of Housing First and shared outcomes. Investments in projects will 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 return to housing quickly and to be as self-reliant as possible through 1) a range of housing options; 2) programs and services; 3) addressing the temporary housing needs and other needs of households when homelessness occurs; and 4) programs that prevent homelessness and divert households from entering 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 All Home. The Consortium will also work in partnership to enhance opportunities to engage our region in exploring evidence-based best practices and promising practices to ensure that homelessness is rare, brief and a one-time occurrence. Also to prevent, prepare and respond to COVID-19. |
| 3 | Goal Name | Community and Economic Development |
| | Goal Description | Investments across the Consortium in low-income communities benefit low-income people and ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community. 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. This includes support for incubator, local and small businesses, especially if owned by vulnerable populations. |

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Consolidated Plan establishes the annual goals and strategies that guide the investment of approximately \$9 million per year in federal housing and community development funds, and additional federal, state and local funds, to address housing, homelessness, and community development needs throughout the Consortium. The following projects were selected for program year 2020 CDBG, HOME and ESG funding by the JRC. JRC recommends the allocation of CDBG, ESG, and HOME funds to specific projects, and advises on guidelines and procedures for King County and the Consortium partners.

| # | Project Name |
|----|---|
| 1 | KING COUNTY CDBG/HOME PROGRAM ADMINISTRATION |
| 2 | KING COUNTY HOUSING REPAIR PROGRAMS |
| 3 | KING COUNTY CONSORTIUM-WIDE PUBLIC SERVICES |
| 4 | KING COUNTY SUB-RECIPIENT HOUSING DEVELOPMENT |
| 5 | BURIEN COMMUNITY FACILITY RESTROOM IMPROVEMENTS |
| 6 | KING COUNTY CONSORTIUM-WIDE PUBLIC FACILITY OR INFRASTRUCTURE |
| 7 | BLACK DIAMOND WATER MAIN REPLACEMENT |
| 8 | ENCOMPASS PARKING LOT IMPROVEMENT |
| 9 | WESTMINSTER MANOR ELECTRICAL SERVICE UPGRADE |
| 10 | RENTON STREETSCAPES |
| 11 | BURIEN NEW FUTURES FAMILY SUPPORT |
| 12 | SAMMA SENIOR APARTMENTS ACQUISITION |
| 13 | KING COUNTY CDBG PROGRAM DELIVERY |
| 14 | KING COUNTY ECONOMIC DEVELOPMENT |

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Consortium annually addresses needs and priorities guided by the Consolidated Plan. Consortium members authorize activities across six project areas: 1) Major Housing Repair Program, 2) Public Services, 3) Housing Development, 4) Facilities, 5) Infrastructure Affordable Housing, and 6) Economic Development. Each project area is grounded in the following goals:

Goal One: Affordable Housing - Ensure access to healthy, affordable housing for low- and moderate-income households throughout the region and advance fair housing to end discrimination and overcome historic patterns of segregation.

Goal Two: Homelessness - Make homelessness rare, brief and one-time and eliminate racial disparities.

Goal Three: Community and Economic Development - Establish and maintain healthy, integrated and vibrant communities by improving the well-being and mobility of low- and moderate-income residents,

and focusing on communities with historic disparities in health, income and quality of life.

The HHCDD of DCHS collected input on Consolidated Plan strategies to ensure that updates to the 2020-2024 Consolidated Plan reflected resident needs and concerns, mitigated downstream risk, and avoided unintended consequences from proposed actions. In addition, staff gathered data on changing demographics, specifically information on housing needs for people with disabilities, large families, families transitioning out of homelessness, and older adults. These planning efforts also aimed to identify potential links between affordable housing, transportation, environmental health, access to opportunity and other determinants of equity.

AP-38 Project Summary
Project Summary Information

| | | |
|----------|--|--|
| 1 | Project Name | KING COUNTY CDBG/HOME PROGRAM ADMINISTRATION |
| | Target Area | South Sub-Region North/East Sub-Region Skyway / Unincorporated King County |
| | Goals Supported | Affordable Housing End Homelessness Community and Economic Development |
| | Needs Addressed | Affordable Housing End Homelessness Community and Economic Development |
| | Funding | CDBG: \$1,136,708 HOME: \$388,910 |
| | Description | Federal funds will be used for the administration and coordination of housing, services for people who are homeless, and community development activities in Consortium. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Low- and moderate-income residents and households in Consortium county-wide. |
| | Location Description | County-wide Consortium; 401 Fifth Avenue, Suite 510, Seattle |

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|----------|---------------------------|--|
| | Planned Activities | <p>Oversight of federal programs; coordination and collaboration with key stakeholders and partners to provide initiatives and programs that will assist in addressing the needs and implement strategies identified in the Consortium's Housing and Community Development Plan.</p> <p>King County intends to authorize its subrecipients to incur costs after the effective date of the grant agreement, and reimburse for those costs using its CDBG funds per Code of Federal Regulations (CFR) 24 570.200 h. This is in compliance with requirements reflected in the regulations, (1) all administrative activities are included in the activity section of the 2020 Action Plan, (2) this action shall not affect future grants, (3) the costs and activities funded are in compliance with the requirements of this part and with the Environmental Review Procedures stated in 24 CFR part 58, (4) the activity for which payment is being made complies with the statutory and regulatory provisions in effect at the time the costs are paid for with CDBG funds, and (5) reimbursement of payment will be made during the 2020 program year.</p> |
| 2 | Project Name | KING COUNTY HOUSING REPAIR PROGRAMS |
| | Target Area | South Sub-Region North/East Sub-Region Skyway / Unincorporated King County |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$1,925,084 HOME: \$264,000 |

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| | Description | Make capital funds available to repair and/or improve (including accessibility improvements) the existing stock of homes owned by low- and moderate-income households (also includes individual condominiums, townhomes, and mobile/manufactured homes that are part of the permanent housing stock). Programs funded under this strategy include major home repair, minor home repair, emergency home repair, and Home Access Modification (HAM) program for renters. Income qualified renters (80% of area median income and below) are eligible for HAM improvements if they have a disability and reside in an affordable rental unit defined as a unit with rents at or below market as determined by HUD or the multi-tiered payment standard as defined by KCHA Section 8 program. These funds include the City of Tukwila minor home repair program, Renton Healthy Housing and Habitat for Humanity minor home repair program. |
| | Target Date | 12/31/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 200 low- and moderate-income households consortium-wide. |
| | Location Description | County-wide Consortium; 401 Fifth Avenue, Suite 510, Seattle |
| | Planned Activities | Major Housing Repair includes interest-free deferred payment loans for health and safety repairs. Minor Home Repair includes low-cost electrical, plumbing, carpentry and disability access repairs for qualified low- and moderate-income homeowners as well as elderly and/or disabled homeowners. |
| 3 | Project Name | KING COUNTY CONSORTIUM-WIDE PUBLIC SERVICES |
| | Target Area | South Sub-Region North/East Sub-Region Skyway / Unincorporated King County |
| | Goals Supported | End Homelessness Community and Economic Development |
| | Needs Addressed | End Homelessness Community and Economic Development |
| | Funding | CDBG: \$808,281 |

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| | Description | Provide programs and services to address the temporary housing and other needs of households when homelessness occurs. The Consortium will allocate funds for priority human services; emergency shelter and related services and emergency needs, such as food, funds to avoid utility shutoff, transportation, eviction prevention; as well as other priority service needs identified by the Joint Agreement Cities. Also to prevent, prepare and respond to COVID-19. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 3,740 low-mod income persons. |
| | Location Description | County-wide Consortium; 401 Fifth Avenue, Suite 510, Seattle |
| | Planned Activities | <p>Support programs that prevent homelessness; support the creation of a range of permanent affordable housing options for people experiencing homelessness; provide programs and services to address the temporary housing and other needs of households when homelessness occurs. Approach homeless planning and coordination as a regional issue.</p> <p>King County intends to authorize its sub-recipients to incur costs no greater than after the effective date of the grant agreement, reimburse for those costs using its CDBG funds per Code of Federal Regulations (CFR) 24 570.200 h. This is in compliance with requirements reflected in the regulations, (1) all human service and capital activities are included in the activity section of the 2020 Action Plan, (2) this action shall not affect future grants, (3) the costs and activities funded are in compliance with the requirements of this part and with the Environmental Review Procedures stated in 24 CFR part 58, (4) the activity for which payment is being made complies with the statutory and regulatory provisions in effect at the time the costs are paid for with CDBG funds, and (5) reimbursement of payment will be made during the 2020 program year.</p> |
| 4 | Project Name | KING COUNTY SUB-RECIPIENT HOUSING DEVELOPMENT |
| | Target Area | South Sub-Region North/East Sub-Region |
| | Goals Supported | Affordable Housing End Homelessness |

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|---|--|---|
| | Needs Addressed | Affordable Housing End Homelessness |
| | Funding | HOME: \$3,236,193 |
| | Description | Preserve and expand the supply of affordable housing available to low- and moderate-income households, including households with special needs. |
| | Target Date | 12/31/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 11 low- and moderate-income households. |
| | Location Description | North/East Subregion, Cities of Renton and Federal Way. |
| | Planned Activities | Capital HOME funds were made available through an annual competitive process for the acquisition and new construction of sustainably designed, permanently affordable rental housing for low- and moderate-income households for the acquisition and construction of housing and the rehabilitation of that housing into safe, decent, healthy and permanently affordable rental housing. Projects included La Fortuna and Redondo Heights. |
| 5 | Project Name | BURIEN COMMUNITY FACILITY RESTROOM IMPROVEMENTS |
| | Target Area | South Sub-Region |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$143,987 |
| | Description | Capital funds made available for the Burien Community Facility in order to improve the capacity of health and human service agencies to provide priority human services to low- to moderate-income residents effectively and efficiently. This funding will be added to a previously funded project. |
| | Target Date | 12/31/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 9,454 low- and moderate-income residents. |

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| | Location Description | City of Burien |
| | Planned Activities | Remodel and retrofit two existing restrooms to bring them up to ADA standards. Currently, the turning radius in the stalls is not wide enough. Demolition of the fixtures and current stall walls. Provide an ADA unisex bathroom that can serve as multi-use for parents with children as well as gender neutral options for clients of the center. |
| 6 | Project Name | KING COUNTY CONSORTIUM-WIDE PUBLIC FACILITY OR INFRASTRUCTURE |
| | Target Area | South Sub-Region North/East Sub-Region Skyway / Unincorporated King County Consortium |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$885,955 |
| | Description | CDBG capital funds available for high priority public improvement needs such as public infrastructure, park facilities, removal of architectural barriers and accessibility improvements in a range of low- to moderate-income areas of the consortium. Funds may also provide contingency financing for a Section 108 loan for the White Center Square project and will provide payment of the Greenbridge Section 108 loan. This includes contingency amounts for King County, Shoreline, N/E Subregion and South Subregion. |
| | Target Date | 12/31/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1,400 low- and moderate-income residents in the North/East and South Subregion of King County. |
| | Location Description | |
| | Planned Activities | CDBG funds will also cover the annual repayment of Greenbridge Section 108 loan. |
| 7 | Project Name | BLACK DIAMOND WATER MAIN REPLACEMENT |
| | Target Area | South Sub-Region |
| | Goals Supported | Community and Economic Development |

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| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$358,517 |
| | Description | The City of Black Diamond as a provider of potable water is required to provide safe water to its customers. The City needs to have the proper infrastructure in place to provide enough flow for firefighters so will be replacing 2 water mains. |
| | Target Date | 12/31/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 25 low-moderate income households. |
| | Location Description | City of Black Diamond. |
| | Planned Activities | In portions of the City the size of the water main is undersized and/or is made of materials that have exceeded their useful life. In this location the water mains on both Morgan Drive and Union Drive are undersized and the main on Morgan Drive is made of old asbestos cement. |
| 8 | Project Name | ENCOMPASS PARKING LOT IMPROVEMENT |
| | Target Area | North/East Sub-Region |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$85,000 |
| | Description | The Encompass Early Learning Center in North Bend serves income eligible low-moderate income families and their children from up and down the Sno-Valley. Current parking lot configuration results in dangerous congestion and the potential for accidents. |
| | Target Date | 12/31/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 115 low-mod income families. |
| | Location Description | City of North Bend |

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| | Planned Activities | The Encompass Parking Lot Project will re-align and repave an existing 8700SF parking lot to allow for better sightlines and traffic flow during heavy student-drop off periods along with an ADA compliant footpath to the school bus-stop. |
| 9 | Project Name | WESTMINSTER MANOR ELECTRICAL SERVICE UPGRADE |
| | Target Area | North/East Sub-Region |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$63,631 |
| | Description | Upgrade the electric service at Westminster Manor in Shoreline. The CDBG funding will leverage the remaining costs of the project which will be paid by KCHA. |
| | Target Date | 12/31/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 60 low-mod income households. |
| | Location Description | City of Shoreline |
| | Planned Activities | Replace two main electrical distribution panels that serve the building, as well as 60-in unit panels. The work will not require relocation of tenants, however there will be brief periods of power outages. |
| 10 | Project Name | RENTON STREETSCAPES |
| | Target Area | South Sub-Region |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$336,585 |
| | Description | Renton Streetscapes project. Purchase 60 decorative pedestrian luminaries to be installed within the low and moderate income (LMI) area of the city. 2020 funds will be added to an existing project. |
| | Target Date | 12/31/2021 |

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| | Estimate the number and type of families that will benefit from the proposed activities | 3,590 low-mod income persons. |
| | Location Description | City of Renton |
| | Planned Activities | 16 of these luminaries will be installed as part of the Williams Ave S and Wells Ave S Conversion Project. Installations will occur at the locations of existing luminaires and will require minimal sidewalk cutting to install. |
| 11 | Project Name | BURIEN NEW FUTURES FAMILY SUPPORT |
| | Target Area | South Sub-Region |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$47,892 |
| | Description | Burien New Futures Family Support Program |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 200 low-mod income persons. |
| | Location Description | City of Burien |
| | Planned Activities | Extend direct services to the Alturas Apartments to provide on-site support. Initial steps include hiring a community builder to conduct a resident survey of needs and organize parent and youth activities including facilitated support groups. |
| 12 | Project Name | SAMMA SENIOR APARTMENTS ACQUISITION |
| | Target Area | North/East Sub-Region |
| | Goals Supported | Affordable Housing End Homelessness |
| | Needs Addressed | Affordable Housing End Homelessness |
| | Funding | CDBG: \$416,060 |

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|-----------|--|--|
| | Description | Site Acquisition for Samma Senior Apartments |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 54 low-mod households |
| | Location Description | City of Bothell. |
| | Planned Activities | Imagine Housing (Imagine), is proposing a 54-unit affordable senior rental project. The project includes set asides of units for disabled persons and homeless veterans. Imagine hopes to secure Veterans Affairs Supportive Housing (VASH) rental vouchers to help pay down the rent for the Veteran units. The 2020 funding will be added to previous set-aside amounts to a maximum of \$750,000. Any remaining balance, after acquisition, can be used for associated acquisition costs including but not limited to closing costs, environmental review, and site survey. |
| 13 | Project Name | KING COUNTY CDBG PROGRAM DELIVERY |
| | Target Area | South Sub-Region North/East Sub-Region Skyway / Unincorporated King County |
| | Goals Supported | Affordable Housing End Homelessness Community and Economic Development |
| | Needs Addressed | Affordable Housing End Homelessness Community and Economic Development |
| | Funding | CDBG: \$250,947 |
| | Description | Federal funds will be used for the program delivery activities for community development projects in the Consortium. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | It will depend on the projects assisted. |

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|-----------|--|---|
| | Location Description | County-wide Consortium; 401 Fifth Avenue, Suite 510, Seattle |
| | Planned Activities | Program delivery activities may include environmental review, Davis-Bacon monitoring, site visits, etc. |
| 14 | Project Name | KING COUNTY ECONOMIC DEVELOPMENT |
| | Target Area | South Sub-Region North/East Sub-Region Skyway / Unincorporated King County |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$105,000 |
| | Description | Revitalize areas with high rates of poverty in the consortium and assist with the development of micro-enterprise business by providing assistance for economic development activities designed to address the economic needs of low- to moderate-income persons or households seeking to start or expand their own small business. Provide assistance to microenterprises or small businesses in light of COVID-19. If required, specific funding allocations and activities will be defined and addressed in an Amendment to the Action Plan. |
| | Target Date | 12/31/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 200 businesses. |
| | Location Description | Consortium-wide |
| | Planned Activities | Funds will provide microenterprise services to low- and moderate-income individuals starting or growing a business in the Joint Agreement City of Burien and South Subregion cities by providing no cost training and one-to-one technical assistance focused on referral. Provide assistance to microenterprises or small businesses in light of COVID-19. Specific funding allocations and activities will be defined and addressed in an Amendment to the Action Plan. |

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Allocation guidelines are determined through use of low- to moderate-income population data, and equitable development objectives, such as investing in historically unserved communities, anti-displacement strategies, addressing impacts of gentrification, and geographic distribution over time. Investments are distributed throughout the County, using guidelines adopted by the Consortium, including considerations for focusing on communities with historic disparities in health, income and quality of life. The percentage of low- and moderate-income populations in the two subregions, North/East (32%) and South (68%), set the resource allocation formula with the partner Consortium cities. The Participating Jurisdictions and Joint Agreement Cities determine funding allocations for their CDBG funds.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------------------------------|----------------------------|
| South Sub-Region | |
| North/East Sub-Region | |
| Seatac | |
| Skyway / Unincorporated King County | |
| City of Kent | |
| City of Tukwila | |
| Consortium | |
| Vashon-Maury Island | |
| Rural Snoqualmie Valley | |
| White Center | |

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Investments are distributed throughout the County, and guidelines adopted by the Consortium balance investments geographically over time.

Regional Human Services County-wide 15% of entitlement funds, with 32% of funds allocated for North/East, and 68% allocated for the South.

Housing Repair Program County-wide 25% of entitlement funds.

Section 108 Repayment (Economic Development) County-wide 20% of entitlement funds.
Capital and Economic Development Funds North/East Subregions 32% of remaining funds for facilities, infrastructure and economic development.
Capital and Economic Development Funds South Subregion 68% of remaining funds for facilities, infrastructure and economic development.

King County allocates CDBG, ESG and HOME funds throughout the region. King County is developing equitable development policies to address gentrification and displacement in unincorporated King County.

Allocations for CDBG and ESG funds are 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 in the Consolidated Plan.

The North/East Sub-region consists of the following 32 cities, towns and census designated places:

Ames Lake, Duvall, Medina, Skykomish, Baring, Eastgate, Mercer Island, Snoqualmie, Beaux Arts Village, Fall City, Newcastle, Tanner, Bellevue, Issaquah, North Bend, Wilderness Rim, Bothell (King County portion), Kenmore, Redmond, Yarrow Point, Carnation, Klahanie, Riverbend, Hunts Point, Clyde Hill, Lake Forest Park, Sammamish, Union Hill-Novelty Hill, Cottage Lake, Lake Marcel-Stillwater, Shoreline, Unincorporated King County.

The South Sub-region includes the following 32 cities, towns and census designated places:

Algona, East Hill-Meridian, Lakeland South, Renton, Auburn, East Renton Highlands, Lake Morton-Berrydale Riverton, Black Diamond, Enumclaw, Maple Heights-Lake Desire, SeaTac, Boulevard Park, Fairwood, Maple Valley, Shadow Lake, Bryn-Mawr-Skyway, Federal Way, Mirrormont, Tukwila, Burien, Kent, Normandy Park, Vashon-Maury Island, Covington, Lake Holm, Pacific, White Center, Des Moines, Lakeland North, Ravensdale, Unincorporated King County.

The HHCDD Housing Finance Program awards HOME funds through a competitive process. Funds are distributed county-wide to the members of the HOME Consortium, which includes the cities of Auburn, Bellevue, Kent and Federal Way.

Discussion

A map of the Consortium regions is included with this Action Plan, along with maps of the low- and moderate-income block groups for King County.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The goal numbers presented here reflect activities to be funded with HOME Program federal funds. Additionally, through the use of local and leveraged funds the Housing Finance Program anticipates funding approximately 1,000 units of housing with 2020.

| One Year Goals for the Number of Households to be Supported | |
|--|----|
| Homeless | 11 |
| Non-Homeless | 14 |
| Special-Needs | 2 |
| Total | 27 |

Table 5 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|----|
| Rental Assistance | 0 |
| The Production of New Units | 11 |
| Rehab of Existing Units | 16 |
| Acquisition of Existing Units | 0 |
| Total | 27 |

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The Consortium works closely with other public funders, including the Washington State Housing Finance Commission, Washington State Housing Trust Fund, A Regional Coalition for Housing, local jurisdictions, private lenders, and housing authorities to create a range of affordable housing, with special emphasis on deeply affordable rental units.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

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 their housing stock. The King County Housing Authority is one of 39 housing authorities nationwide selected to be a Moving to Work demonstration program. Both the King County Housing Authority and the Renton Housing Authority participate in planning and coordination efforts with public funders, the Affordable Housing Committee, All Home and jurisdiction partners.

The KCHA collaborated with Seattle Housing Authority and MDRC (Manpower Demonstration Research Corporation) to identify strategies to increase opportunity area access among families with young children who receive a Housing Choice Voucher (HCV). The program, Creating Moves to Opportunity (CMTO), runs as a multi-year randomized study that will test a range of services aimed at reducing rental barriers to opportunity neighborhood access. The end-result from CMTO will identify best practices that are both impactful and scalable. The KCHA has a number of programs designed to improve the living environment of residents. Local school districts are partnering with place-based initiatives in neighborhoods with significant KCHA housing inventory.

As a regional housing authority, KCHA's properties lie within the bounds of 17 school districts. Although some of these districts rank among the strongest in the country, many face the challenge of educating large numbers of children from high-poverty communities and children from families experiencing homelessness.

Suburban King County school districts reported that more than 5,500 students experienced homelessness at some point during the 2017-18 school year. KCHA will continue partnerships with the Highline and Tukwila School Districts to provide short-term rent subsidies to school-age children experiencing homelessness and their families. In 2020, KCHA will launch a new program that assists community college students who are facing housing instability and homelessness while they pursue postsecondary education. KCHA will allocate time-limited rental subsidies to the program, which aims to reduce student homelessness and improve college graduation rates for low-income students. In partnership with local communities and nonprofits, they offer many types of support services.

Actions planned during the next year to address the needs to public housing

The KCHA has prioritized acquisition and preservation of affordable housing in high opportunity areas, where access for low-income persons has historically been limited, and in areas at high risk of displacement.

The RHA 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 and 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.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

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.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

Both the KCHA and the RHA participate in planning and coordination efforts with public funders, the Housing Development Consortium of Seattle-King County, All Home and jurisdiction partners. The KCHA is completing the market-rate homeownership component of a successful Hope VI redevelopment initiative in White Center.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Information for the homeless needs assessment in the Consolidated Plan came from three sources: 1) Point-in-Time Count, conducted in January; 2) HMIS system; and 3) the All Home Strategic Plan. This system includes emergency shelter, transitional housing, rapid rehousing, and permanent housing with supports. The Consortium works to ensure that all projects serving people experiencing homelessness, including projects funded with ESG, are consistent with the vision, principles and recommendations of the All Home Strategic Plan. King County adheres to the HMIS operating standards and all reporting and program evaluation is through HMIS.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Outreach to persons experiencing homelessness is an important component of efforts to end homelessness in King County. Numerous longstanding continuum-wide programs continue to provide a range of services to clients, such as crisis intervention, healthcare, substance use disorder treatment and housing services. Notable community partners include Downtown Emergency Service Center, Homeless Outreach Stabilization Transition, Program for Assertive Community Treatment, VC Veteran Services and REACH. 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 county-wide. Veteran outreach is undertaken by King County veterans' programs, as well as new federal Supportive Services for Veterans Families programs. Many of these teams, in addition to conducting street outreach, take advantage of existing meal programs to make non-threatening contact with individuals or families.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortium utilizes the ESG resources for emergency shelter and rapid rehousing. In 2020, two emergency shelter programs will be funded with ESG.

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

As a part of the overall continuous improvement to the crisis response system, the new CEA program is a key element to improve the delivery of help for persons experiencing homelessness (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) to make the transition to permanent housing and independent living. This, along with rigorous review of any other barriers for people who are homeless to secure housing, such as screening criteria, is part of a comprehensive approach to assist the hardest to house people living on the streets and in shelters. As a part of the CEA Housing Triage Tool score, each person receives an evaluation for the appropriate level of support services to retain housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Consortium, as a part of the homeless prevention efforts, is working on developing and securing housing for people being discharged from publicly funded institutions and systems of care. The Consortium has developed a significant number of housing units for youth and young adults with a focus on young adults who recently exited the foster care system.

The King County Housing Authority developed a partnership program with the Highline and Tukwila school districts to assist homeless students remain in their home school and to secure housing for the family. In 2020, KCHA will launch a new program that assists community college students who are facing housing instability and homelessness while they pursue postsecondary education. KCHA will allocate time-limited rental subsidies to the program, which aims to reduce student homelessness and improve college graduation rates for low-income students.

Discussion

Formerly homeless families receiving rapid rehousing and nearing program exit are extremely low-income 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, housing first, and housing-focused strategies, we will rely more and more on mainstream services for other family stability needs.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The Consortium works on addressing barriers to people accessing affordable housing, increasing the supply of affordable housing, and creating opportunities for residents to earn a living wage. King County is also reviewing public policies for land use, and zoning barriers that may limit housing development opportunities.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on 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 of regulatory barriers to housing production and affordability, 2) coordinated planning activities among the jurisdictions, 3) streamlining permitting, and 4) incentive zoning features, such as making the development of accessory dwelling units easier.

Discussion

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 Urban Growth Capacity Study which informs the member jurisdictions with appropriate information to support development of the Housing Elements portion of their Comprehensive Plans.

The Regional Affordable Housing Task Force final report established seven recommended goals, of which the following two are aimed at addressing the unintended effects of public policies which may present barriers to affordable housing:

- Goals 3: Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit services, with a particular priority for high-capacity transit services.
- Goal 6: Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

During the 2020 program year, the first year of the Consolidated Plan period of 2020-2024, the Consortium will take actions planned to address the following needs and priorities.

Actions planned to address obstacles to meeting underserved needs

The Consortium will prioritize serving people and households who are the most vulnerable, including persons who are homeless. Additionally, the Consortium will endeavor to address obstacles to meeting underserved needs. The principal obstacle is a lack of financial resources. The Consortium works closely with other public and private funders, to maximize investments and the number of people served.

Actions planned to foster and maintain affordable housing

The Consortium works to leverage many potential sources of funding in order to increase the supply of affordable housing, and work as a region to foster and maintain existing affordable housing stock. One of the primary tools used to finance affordable housing is the Low Income Housing Tax Credit (LIHTC) program. In addition to tax credits, many of the larger affordable housing projects leverage private debt to maximize public resources. King County has additional local and state funding sources for housing.

In 2019, the Affordable Housing Committee was established to serve as a regional advisory body to recommend action and assess progress towards implementing the Regional Affordable Housing Task Force (RAHTF). The RAHTF produced a *Five-Year Action Plan* specifically aimed at eliminating the cost burden for households earning 80% Area Median Income and below, with a priority of serving households at or below 50% Area Median Income.

In 2019, the Consortium funded and completed a draft Analysis of Impediments to Fair Housing, which provided fair housing testing, an in-depth analysis on the barriers facing residents across King County, and a regional view of the barriers to fair housing. The following recommendations were developed to address the top fair housing barriers identified:

- Invest in programs that provide fair housing education, enforcement and testing.
- Engage underrepresented communities on an ongoing basis to better understand barriers and

increase access to opportunity.

- Provide more housing for vulnerable populations.
- Provide more housing choices for people with large families.
- Support efforts to increase housing stability.
- Preserve and increase affordable housing in communities at high risk of displacement.
- Review zoning laws to increase housing options and supply in urban areas.
- Work with communities to guide investments in historically underserved communities.
- Support the Affordable Housing Committee's efforts to promote fair housing.
- Report annually on Fair Housing Goals and progress.

Actions planned to reduce lead-based paint hazards

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

The State of Washington, through the Department of Commerce, established under Washington Administrative Code 365-230 jurisdiction over the EPA RRP rule. Washington State's Department of Commerce, through their Lead Based Paint program, regulates and coordinates all lead based paint activities in the state of Washington. King County HRP is a State certified RRP trainer and listed as a certified firm under #0302, good through April 16, 2020.

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

potential long-term exposure to lead hazards in homes of King County residents served by our program.

Actions planned to reduce the number of poverty-level families

The King County Health and Human Services Transformation Vision has set a goal that the people of King County will experience gains in health and well-being because the 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 this Transformation vision, King County staff across departments, including DCHS, Public Health, Natural Resources and Parks, and Metro are working with a large variety of partners on several initiatives to move toward realization of the goals, including:

- The Familiar Faces Initiative is a King County-wide collective impact partnership focused on improving systems of health and social support services and crisis prevention for jail-involved individuals who have mental health or substance use conditions, many of whom experience homelessness.
- Best Starts for Kids Levy – King County voters approved a ballot initiative in 2015 to fund upstream prevention programs in three areas: 1.) Prenatal to age 5 early intervention programs; 2.) Continuing investments in youth and young adults ages 5-24 to preserve the gains made with early childhood investments; and 3.) Communities of Opportunity funding for lower-income communities that are working in collective impact in a community-driven, proactive model to bring about positive results in life outcomes for our children and families in King County.
- Communities of Opportunity – King County collaborates with the Seattle Foundation for the Communities of Opportunity initiative with the ambitious goal of creating greater health, social, economic and racial equity in King County so that all people have the opportunity to thrive and prosper.
- Accountable Communities of Health –Public Health staff are coordinating across departments and with multiple community partners to move forward changes in the regional approach to health and well-being, moving 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.
- Regional Access Points – In 2016, King County began funding Regional Access Points (RAPs) to ensure all residents have local access to the Coordinated Entry for All system. Households experiencing homelessness can more easily get help accessing housing and other resources to address their housing crisis. To ensure the commitment to providing equitable access to all, mobile services are provided where transportation to a RAP is a barrier. The RAPs were the first in the county to provide homelessness diversion services – a strategy that targets people as they are applying for entry into a shelter, helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing. King County RAPs have become the “front door” to the emergency housing crisis system.

These specific initiatives are tied together through a broad, results-based framework to create profound changes that will move the region to a system that is primarily preventative rather than crisis-oriented. Policy and system change needs will be identified through this work at many levels of government, and

cross-sectoral approaches used to address these needs.

Actions planned to develop institutional structure

King County and Seattle are developing a new regional structure and approach to tackle homelessness. Following a series of recommendations to improve the region's approach to homelessness, King County Executive Dow Constantine, Seattle Mayor Jenny Durkan and other regional leaders outlined their support for a new, unified entity that would set policy and funding solutions to make homelessness rare, brief and one-time. Stakeholders from the public sector, business, philanthropy, nonprofit service providers, advocates and people with lived homelessness experience are working with consultants National Innovation Service and the Corporation for Supportive Housing to develop recommendations that incorporate a strong focus on racial equity and research on successful models for addressing homelessness from communities across the nation.

Actions planned to enhance coordination between public and private housing and social service agencies

The Consortium takes a regional approach, engaging in ongoing coordination between jurisdictions, housing providers, health providers and service agencies. The 38 members of the Consortium conduct and participate in ongoing meetings with each other and regularly engage with multiple stakeholders. These include: Washington State Housing Finance Commission; Washington State Department of Commerce; ARCH; public housing authorities (King County Housing Authority, Renton Housing Authority, and Seattle Housing Authority); All Home CoC; nonprofit housing and service providers; members of the Housing Development Consortium of Seattle-King County; Public Health-Seattle & King County; Human Services Planners for North, East and South King County; and the DCHS Behavioral Health and Recovery Division. This coordination is ongoing throughout the program year and, together with official stakeholder and public meetings, informs recommendations for the JRC.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 225,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 225,000 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

King County will only use forms of investment that are described in 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The House Key – ARCH Program may originate loans if there is homebuyer activity during the year with existing prior year program income, which is received when homebuyer loans (made with HOME funds) are repaid.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Please see the guidelines for resale and recapture and a chart to graphically represent the provisions attached in IDIS.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County does not use HOME funds to refinance existing debt described under 92.206(b).

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Written standards for providing ESG assistance are attached in IDIS.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

King County is continuing the work of managing a coordinated entry system for homeless populations in 2020. National research identifies coordinated entry as a key component for an effective homeless system because it improves the quality of client screening and assessment, matches clients to appropriately targeted services and resources, and promotes a more efficient use of resources. Coordinated entry processes prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. This is done using a Dynamic Prioritization model, which uses population-specific prioritization

criteria (i.e. assessment result, unsheltered status, length of time homeless) to identify the most vulnerable households and utilizes a case conferencing model to connect prioritized households to housing based on the anticipated number of available housing resources over the next 60 days.

Chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and young adults will all be a part of the coordinated system in 2020. In addition, CEA utilizes regionally-based resource centers, known as regional access points, which serve as the primary front door for the homeless housing system. Team members for CEA are King County employees and work as a part of the Homeless Housing Program, to align closely with HHCDD team members.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

King County ESG grants for emergency shelter and rapid rehousing are awarded to sub-recipient agencies through a competitive process that may be conducted for a multi-year period of annual ESG awards. Nonprofit agencies and faith-based organizations participate. The projects selected through this process must demonstrate a direct benefit to the geographic area of the Consortium, consortium cities and unincorporated King County residents. In addition, King County's CoC representative body, the All Home, is consulted, and has approved the use of King County ESG funds for emergency shelter and rapid rehousing.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The jurisdiction meets the homeless participation requirement in 24 CFR 579.405(a) with the All Home Consumer Advisory Council (CAC). The CAC consists of approximately 20 members who have experienced homelessness in King County, and people in poverty who are at risk of becoming homeless. Membership is structured so that it represents the broad array of people who experience homelessness in King County by region, age, ethnicity, gender and family composition.

The CAC works to ensure that the effort to end homelessness in King County incorporates the expertise of people who experience homelessness at all levels of implementation, evaluation, and plan revision, and was created as one piece of a three-part governance structure approved by All Home. They are self-governing and charged with providing input to the Governing Board and

Interagency Council on policy and strategies in the implementation of the All Home Strategic Plan.

The role of the CAC is outlined below.

- Identify problems in the current systems of housing and services that are particularly important to correct.
- Give input to the various All Home workgroups on what strategies will be most effective, from a person who is/was homeless, on ending homelessness.
- Suggest ways that community members can participate in activities to learn more about homelessness.
- Educate policy makers and legislators on how laws and regulations affect people who are homeless and what changes could help people move out of homelessness.
- Advocate for system reform and increased funding at the local, state and federal levels in support of the Strategic Plan, in coordination with other All Home committees and efforts.

All Home is committed to ensuring that the CAC representatives are provided with stipends and transportation assistance, as needed, to support their attendance.

5. Describe performance standards for evaluating ESG.

Performance Standards and Evaluation of Outcomes - All projects adhere to the 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.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Auburn anticipates funding for the duration of the Consolidated Plan from

- CDBG
- City of Auburn General Fund allocation for Human Services

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|--------------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 632,034 | 0 | 51,182 | 683,216 | 2,400,000 | Resources anticipated based on 2020 allocation and 2020-2024 estimated total entitlement |
| General Fund | public - local | Public Services | 500,000 | 0 | 0 | 500,000 | 2,000,000 | Anticipated general fund allocation to human services in the community. |

Table 7 - Expected Resources – Priority Table

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

The City of Auburn relies on CDBG funds to support community and economic development projects and activities in efforts to support low to moderate income populations in the community. However, CDBG funds are not the only source of funds the City uses to support public services and community projects

and activities. The City's general funds are used to support public services in addition to CDBG funds.

CDBG funds do not require matching funds.

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

Discussion

The City of Auburn will explore possibilities to utilize publicly owned land to address needs identified in the Consolidated Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---------------------|------------|----------|---|-----------------|---------------------|-----------------|---|
| 1 | Affordable Housing | 2020 | 2024 | Affordable Housing Public Housing Homeless Non-Homeless Special Needs | | Affordable Housing | CDBG: \$380,000 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Homeowner Housing Rehabilitated: 65 Household Housing Unit |
| 2 | Ending Homelessness | 2020 | 2024 | Homeless | | Ending Homelessness | CDBG: \$85,000 | Public service activities other than Low/Moderate Income Housing Benefit: 185 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|------------------------------------|------------|----------|---|-----------------|------------------------------------|-----------------|--|
| 3 | Community and Economic Development | 2020 | 2024 | Non-Homeless Special Needs Non-Housing Community Development | | Community and Economic Development | CDBG: \$118,216 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted |
| 4 | Planning and Administration | 2020 | 2024 | | | | CDBG: \$100,000 | Other: 0 Other |

Table 8 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Affordable Housing |
| | Goal Description | The City of Auburn will engage in housing activities, collaborations, and partnerships to enhance opportunities for the creation and preservation of affordable housing. The City 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. |
| 2 | Goal Name | Ending Homelessness |
| | Goal Description | The City of Auburn will support Public Service activities that work toward the following outcomes: 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 | Goal Name | Community and Economic Development |
| | Goal Description | In an effort to meet the need of Auburn's economic and demographic growth the City intends to fund programs and activities that will enhance the economy, accessibility, safety, and physical appearance of neighborhoods. Activities that would be eligible for funding include fair housing public services, public infrastructure and ADA improvements for public facilities. These investments help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community. |
| 4 | Goal Name | Planning and Administration |
| | Goal Description | General administration and project management |

AP-35 Projects - 91.420, 91.220(d)

Introduction

Auburn's Annual Action Plan provides descriptions of proposals of how funds will be prioritized to achieve goals identified in the Consolidated Plan. Projects funded by the City will address the priority needs of providing assistance to prevent homelessness, ensure affordable housing and a suitable living environment. Projects and programs are selected through a competitive application process to ensure optimal quality services is provided to the community in use of the funds.

| # | Project Name |
|----------|---|
| 1 | Housing Repair |
| 2 | Healthpoint |
| 3 | Employment Training Program |
| 4 | Sidewalk Accessibility Improvements |
| 5 | Affordable Housing Capital Improvements |
| 6 | Planning and Administration |

Table 9 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

| | | |
|---|--|--|
| 1 | Project Name | Housing Repair |
| | Target Area | |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$350,000 |
| | Description | Maintain the affordability of decent housing for low-income Auburn residents by providing repairs necessary to maintain suitable housing for low income Auburn homeowners. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | An estimated 65 low to moderate income families will benefit from the housing repair program. As the City's largest homeless prevention program, housing repair ensures the sustainability of a safe home for some of Auburn's most vulnerable residents. Of the 65 low to moderate income residents who apply for the program, over half of them are of the senior and disabled population. |
| | Location Description | Activities will occur throughout Auburn. |
| | Planned Activities | Activities include minor home repairs. |
| 2 | Project Name | Healthpoint |
| | Target Area | |
| | Goals Supported | Ending Homelessness |
| | Needs Addressed | Ending Homelessness |
| | Funding | CDBG: \$75,000 |
| | Description | Providing healthcare services which include medical and dental to 150 or more low to moderate income, Auburn residents. This project is a public service activity. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | At least 170 low to moderate income Auburn residents will have benefitted from the proposed activities. |
| | Location Description | Activities will occur at Healthpoint locations in Auburn: 126 Auburn Ave 923 Auburn Way N. |

| | | |
|----------|--|--|
| | Planned Activities | Providing healthcare services which include medical and dental to 170 or more low to moderate income, Auburn residents. This project is a public service activity. |
| 3 | Project Name | Employment Training Program |
| | Target Area | |
| | Goals Supported | Ending Homelessness |
| | Needs Addressed | Ending Homelessness |
| | Funding | : |
| | Description | Provide employment training supportive services to approximately 15 low to moderate income Auburn residents so that at least half of them can find and sustain a job. This project is a public service activity. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 15 low to moderate income Auburn residents will benefit from the employment training program. |
| | Location Description | Activities will occur in Auburn at multiple locations, and at the MultiService Center location: 1200 S 336th St, Federal Way, WA 98003 |
| | Planned Activities | Provide employment training supportive services to approximately 15 low to moderate income Auburn residents so that at least half of them can find and sustain a job. This project is a public service activity. |
| 4 | Project Name | Sidewalk Accessibility Improvements |
| | Target Area | |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$118,216 |
| | Description | Provide sidewalk ADA improvements in low- to moderate-income areas of Auburn, improving accessibility, safety, and community connectedness. |
| | Target Date | 12/31/2020 |

| | | |
|---------------------------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | At least 200 low to moderate income Auburn residents will benefit from the improvements. |
| | Location Description | This project will improve pedestrian accessibility and safety in two low-moderate income areas of Auburn. 1. Within the Forrest Villa neighborhood (Elm St SE, 14th St SE, Ginkgo St SE, 15th St SE), new ADA ramps will be installed at 6 locations. 2. This project will improve pedestrian accessibility and safety along 2nd St SE between N St SE and Pike St SE. New ADA ramps will be installed at 2 locations. |
| | Planned Activities | New ADA ramps will be added to 8 locations, removing architectural barriers for individuals with disabilities. |
| 5 | Project Name | Affordable Housing Capital Improvements |
| | Target Area | |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$30,000 |
| | Description | Make funds available through an RFP process to nonprofit affordable housing providers in the City of Auburn for property improvements. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 5 low income households will benefit from the proposed improvements. |
| | Location Description | Funding will be available to assist low income housing within Auburn city limits. |
| Planned Activities | Make funds available through an RFP process to nonprofit affordable housing providers in the City of Auburn for property improvements. | |
| 6 | Project Name | Planning and Administration |
| | Target Area | |
| | Goals Supported | Planning and Administration |
| | Needs Addressed | |

| | |
|--|---|
| Funding | CDBG: \$100,000 |
| Description | General planning and administration of the CDBG programs include: management of the housing repair program, management of all CDBG related finances, all grant reporting, monitoring of subrecipients and providing guidance of program implementation in Auburn. |
| Target Date | 12/31/2020 |
| Estimate the number and type of families that will benefit from the proposed activities | n/a |
| Location Description | n/a |
| Planned Activities | General planning and administration of the CDBG programs include: management of the housing repair program, management of all CDBG related finances, all grant reporting, monitoring of subrecipients and providing guidance of program implementation in Auburn. |

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Auburn intends on distributing funds throughout the jurisdiction.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| | |

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Due to the fact that all areas of Auburn have low to moderate income families dispersed throughout the entire City, the City intends on investing throughout the entire jurisdiction to ensure that all populations throughout the region have access to beneficial programs and housing opportunities.

Discussion

Due to the fact that all areas of Auburn have low to moderate income families dispersed throughout the entire City, the City intends on investing throughout the entire jurisdiction to ensure that all populations throughout the region have access to beneficial programs and housing opportunities.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Auburn will continue to work with service providers throughout the region in coordination to develop systems and strategies to promote their efforts in providing optimal, easily accessible services. The City will work to reduce the number of families in poverty, sustain relationships with employment training agencies, and work to preserve and increase the affordable housing stock in our community.

Actions planned to address obstacles to meeting underserved needs

By establishing a strong foundation of networks between local service providers, stakeholders and government agencies through committees and coalitions, the City will work in partnership to address obstacles and ameliorate barriers to meeting underserved needs. The collaborated organizations will develop detailed strategic plans that will delegate tasks, build systems and ongoing assessment of service delivery.

Actions planned to foster and maintain affordable housing

The City will continue to maintain the affordability of decent housing for low income Auburn residents by allocating over \$300,000 of CDBG funds to the City's Housing Repair Program. The program provides emergency repairs necessary to maintain safe housing for at least 65 Auburn homeowners, many of whom are senior citizens and/or are experiencing barriers to safely accessing their homes due to physical disabilities.

In addition to Auburn's Housing Repair program, the City will maintain affordable housing by continuing to engage and partner with coalitions, committees and other government agencies to integrate and enhance efforts on the issue.

Auburn has been participating in multiple robust regional efforts to coordinate affordable housing activities in King County. One of these efforts, The South King Housing and Homelessness Partners (SKHHP) is a coalition formed by an interlocal agreement between the jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County. The agreement allows for South King County jurisdictions to work together and share resources in order to effectively address affordable housing and homelessness. This collaborative model is based on similar approaches used in Snohomish County, East King County, and other areas of the country. The purpose of the coalition is to increase the available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock.

Additionally, the City of Auburn has been an active participant in the recently formed Affordable Housing Committee of the Growth Management Planning Council (GMPC), with a City Councilmember sitting on the Committee as a voting member. The Affordable Housing Committee serves as a regional

advisory body to recommend action and assess progress toward implementing the Regional Affordable Housing Task Force (RAHTF) Five Year Action Plan. The Committee functions as a point in coordinating and owning accountability for affordable housing efforts across King County.

Actions planned to reduce lead-based paint hazards

The City of Auburn includes language in its CDBG contracts that require agencies to comply with HUD Lead-Based Paint Regulations (24 CFR Part 35) issued pursuant to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. Sections 4831, et seq.) requiring prohibition of the use of lead-based paint whenever CDBG funds are used. In addition, the City notifies residents of potential lead-based paint hazards when it awards a Housing Repair grant. A copy of the pamphlet – "Protect Your Family from Lead In Your Home" is provided each Housing Repair client when the City conducts the initial inspection of their home.

The city takes additional measures when the age of the home indicates a possible presence of lead-based paint. Before housing repair work commences, the city contracts with a certified provider to undertake lead paint testing. When lead-based hazards are positively identified, the city works with the housing repair client and contractors certified in RRP Lead Abatement to implement the necessary mitigation and safety strategies.

Actions planned to reduce the number of poverty-level families

The City of Auburn's planned actions to reduce the number of poverty- level families within the context of this Annual Action Plan include but are not limited to:

- Allocating \$10,000 to employment and training programs
- Allocating \$60,000 to healthcare services targeted at families who are uninsured or underinsured
- Participate and partner with coalitions, committees and agencies that provide antipoverty services to develop and enhance strategies and efforts to reduce poverty level families
- Supporting the development and sustainability of affordable multi-family housing in Auburn

In addition, the city will continue to support and fund programs serving families living in poverty through a competitive human services funding process.

Actions planned to develop institutional structure

The City's planned actions to address the gaps and weaknesses identified in the strategic plan include:

- Maintaining partnerships with and participating in the South King County Housing and Homelessness Partnership, All Home of King County and other regional human service providers, coalitions and committees who address homeless issues. The City will also continue to work

collaboratively with partnering organizations and groups to integrate and enhance services to provide optimal services to individuals and families currently experiencing or at risk of homelessness. In addition the City plans to allocate \$250,000 to emergency shelters and homelessness intervention services, and more than \$60,000 to emergency services such as food, financial assistance, clothing and healthcare.

Take a comprehensive approach to consolidated and comprehensive planning to include all internal City departments, commissions, committees and task forces.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Auburn has heavily contributed and intends to continue cultivating relationships between public and private housing and social service agencies. In addition the City will continue to participate in collaborations with the South King County Forum on Homelessness, the South King County Council of Human Services, Seattle-King County Housing Development Consortium and the King County Joint Planners Meeting.

In 2016 the City of Auburn started participating in Affordable Housing Week through the Housing Development Consortium along with other public and private housing agencies in King County to continue our partnerships in providing affordable housing in the region. The City will continue its participation in this annual event and look for other similar opportunities to raise build partnerships to support the preservation and enhanced affordability of housing in our community.

Discussion

The expressed goal of the City's Consolidated Plan is to reduce the number of people living in poverty within Auburn. The City intends to give funding priority to programs that in addition to complying with federal regulations and address a priority a outlined in the Consolidated Plan are consistent with all of the goals and objectives identified.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of Auburn does not anticipate receiving any program income during the 2020 Annual Action Plan year.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|-------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 0.00% |

Discussion

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated resources for the 2020-2024 Consolidated Plan are based on estimates of the 2020 entitlement amount and projected program income. Program income is difficult to project because it is based on loan repayments from the Major Home Repair program that vary widely from year to year.

Future entitlement amounts depend on the federal CDBG budget and HUD's funding formula.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|--------------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 832,314 | 153,000 | 0 | 985,314 | 4,030,000 | Expected amount available for remainder of Con Plan is based on 2020 allocation and estimated program income. |
| General Fund | public - local | Public Services | 3,786,223 | 0 | 0 | 3,786,223 | 16,960,000 | Projections for the remainder of the Consolidated Plan are based on the 2020 human services general fund with an approximate three percent increase in funding each year. |

Table 11 - Expected Resources – Priority Table

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

General fund human services dollars will leverage CDBG funds by allowing more Bellevue residents to be assisted. Bellevue has no matching fund requirements.

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

N/A

Discussion

This Contingency Plan guides 2020 Community Development Block Grant (CDBG) funding if the actual entitlement award plus 2020 program income is greater or lesser than the estimated \$917,000.

INCREASE IN ENTITLEMENT AND PROGRAM INCOME

If the actual amount of the entitlement award plus 2020 program income is greater than the estimated amount of \$917,000, the additional funds will be allocated as follows:

Option 1: If Additional Funding Is At Least \$25,000

Step 1. Allocate an additional \$25,000 to Ventures Microenterprise Assistance.

Step 2. If funds remain, additional funding can be allocated to Planning and Administration up to the statutory cap if staff determines it can be spent by the end of the program year.

Step 3. Any remaining funds will be allocated proportionally to the Major Home Repair and the Minor Home Repair programs.

Option 2: If Additional Funding Is Less Than \$25,000

Step 1. Additional funding can be allocated to Planning and Administration up to the statutory cap if staff determines it can be spent by the end of the program year.

Step 2. Any remaining funds will be allocated proportionately to the Major Home Repair and the Minor Home Repair programs.

DECREASE IN ENTITLEMENT AND PROGRAM INCOME

If the actual amount of the entitlement award plus 2020 program income is less than the estimated amount of \$917,000, the reduction will be allocated as follows:

Step 1. If the reduction in the entitlement amount causes the award for Planning and Administration to exceed the federal statutory spending cap, the award will be reduced to a level that is within compliance of the cap.

Step 2. If the reduction in the entitlement amount causes the award for Public Service activities to exceed the federal statutory spending cap, the award will be reduced to a level that is within compliance of the cap.

Step 3. If additional reductions are required, the Sound Generations Minor Home Repair and the KCHA Major Home Repair awards will be reduced by proportionate amounts.

CANCELLATION OF PROJECTS AND REALLOCATION OF FUNDS

Should it be necessary to cancel a project, the funds can be reallocated to another funded project. If no other funded project can expend the funds, then the funds will be recaptured to be allocated in a future program year or can be allocated to new projects in the current program year contingent upon City Council approval and the requirements of the Citizen Participation Plan. The contract for the KCHA Major Home Repair program can be amended to increase its funding if necessary to ensure the City's compliance with HUD timeliness requirements.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|---|-----------------|----------------------------------|---|---|
| 1 | Enhance Community & Economic Development | 2020 | 2024 | Homeless Non-Homeless Special Needs Non-Housing Community Development | | Community & Economic Development | CDBG: \$218,871 General Fund: \$52,851 | Public service activities other than Low/Moderate Income Housing Benefit: 175 Persons Assisted Businesses assisted: 25 Businesses Assisted |
| 2 | Preserve & Improve Access to Affordable Housing | 2020 | 2024 | Affordable Housing Homeless | | Affordable Housing | CDBG: \$602,566 General Fund: \$0 | Homeowner Housing Rehabilitated: 60 Household Housing Unit |

Table 12 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|---|
| 1 | Goal Name | Enhance Community & Economic Development |
| | Goal Description | <p>Funds will be used to provide resettlement services, assessment and case management, vocational ESL, citizenship services and legal services for refugees and immigrants.</p> <p>Funds will be used to provide two 8-week Business Basics courses (one in English and one in Spanish) to low-income residents wishing to start a microenterprise business. Students will receive 24 hours of business education that includes marketing, finances, business plans, and more.</p> |

| | | |
|---|-------------------------|--|
| 2 | Goal Name | Preserve & Improve Access to Affordable Housing |
| | Goal Description | <p>Funds will be used to provide low- and moderate-income Bellevue households with zero interest deferred loans and a limited number of grants for major home repairs such as roofing, electrical and plumbing.</p> <p>Funds will be used to provide low- and moderate-income Bellevue households with maintenance repairs such as plumbing, minor electrical, carpentry, disability access, and more.</p> |

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City devotes 100% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals.

| # | Project Name |
|---|--|
| 1 | KCHA Major Home Repair Program 2020 |
| 2 | KCHA Major Home Repair Admin 2020 |
| 3 | Sound Generations Minor Home Repair 2020 |
| 4 | Jewish Family Service Refugee & Immigrant Svcs. 2020 |
| 5 | CDBG Administration 2020 |
| 6 | CDBG Planning 2020 |
| 7 | Ventures Microenterprise Assistance 2020 |

Table 13 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City devotes 100% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals. The City prioritizes the maintenance of our affordable housing stock, including maintaining the ability of low- and moderate income households to remain in their homes in our community which over time becomes increasingly unaffordable relative to the region. This comes in the form of home rehabilitation (KCHA) and minor home repairs (Sound Generations) so that these households are safe to occupy.

In addition, CDBG will support the development of community public services to benefit low- and moderate-income residents. These include ESL training, job training and legal services available through Jewish Family Services Refugee and Immigrant Service Center. Economic development, via microenterprise assistance, is also a priority, and these services will be provided by Ventures.

The prioritization of these services and projects is based in large part on the City's biennial needs assessment process, called the Needs Update. The Needs Update over the past decade continually identifies affordable housing and homelessness and high needs in our community, along with access to needed human services such as job skills training and child care. The Needs Update is supported through CDBG Planning allocations.

Finally, overall administration of these projects is supported by CDBG funds.

AP-38 Project Summary
Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | KCHA Major Home Repair Program 2020 |
| | Target Area | |
| | Goals Supported | Preserve & Improve Access to Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$389,630 |
| | Description | The National Objective for this project is LMH (Low/Mod Housing), 570.208(a)(3). The Eligible Activity is Rehabilitation of Single-Family Residence, 570.202(a)(1). Process no-interest deferred loans and grants allowing low- and moderate-income Bellevue homeowners to make life and safety-related repairs to their homes. |
| | Target Date | 9/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 30 low- and moderate-income households will benefit from this program. |
| | Location Description | Funding is available citywide. Exact addresses of housing projects are unknown until applications have been received, processed, and approved. |
| | Planned Activities | Process loans and grants allowing low- and moderate-income Bellevue homeowners to make life and safety-related repairs to their home. |
| 2 | Project Name | KCHA Major Home Repair Admin 2020 |
| | Target Area | |
| | Goals Supported | Preserve & Improve Access to Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$124,914 |
| | Description | The National Objective for this project is LMH (Low/Mod Housing), 570.208(a)(3). The Eligible Activity is Administration for Rehabilitation of Single-Family Residence, 570.202(a)(1.)Provide deferred and no-interest loans and grants to assist low- and moderate income homeowners to make health and safety related improvements to their homes. This project is for the administration of the Major Home Repair program. |
| | Target Date | 12/31/2020 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 35 households will benefit from this program. |
| | Location Description | Funding is available citywide. Exact addresses of housing projects are unknown until applications have been received, processed, and approved. |
| | Planned Activities | Administrative support to provide deferred and no-interest loans and grants to assist low- and moderate-income homeowners to make health and safety-related improvements to allow them to stay in their homes. |
| 3 | Project Name | Sound Generations Minor Home Repair 2020 |
| | Target Area | |
| | Goals Supported | Preserve & Improve Access to Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$88,022 |
| | Description | The National Objective for this project is LMH (Low/Mod Housing), 570.208(a)(3). The eligible activity is Rehabilitation of Single-Family Residence, 570.202(a)(1). Provides low-cost electrical, plumbing, carpentry, and other minor repair activities to Bellevue homeowners who are low-income, elderly or disabled. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 30 households will benefit from this program. |
| | Location Description | Funding is available citywide. Exact addresses of housing projects are unknown until applications have been received, processed, and approved. |
| | Planned Activities | Provides low cost plumbing, electrical, carpentry, and other maintenance activities to Bellevue residents who are low-income, elderly, or disabled. |
| 4 | Project Name | Jewish Family Service Refugee & Immigrant Svcs. 2020 |
| | Target Area | |
| | Goals Supported | Enhance Community & Economic Development |
| | Needs Addressed | Community & Economic Development |

| | | |
|---|--|---|
| | Funding | CDBG: \$143,871 General Fund: \$58,166 |
| | Description | The National Objective for this project is LMC (Low/Mod Limited Clientele), 570.208(a)(2). The Eligible Activity is Public Services, 570.201(e). The Refugee and Immigrant Service Center (operated by Jewish Family Service) provides employment support specifically to immigrant and refugee populations. Individuals access English-as-a-Second language classes, employment counseling, case management and legal services in their own language, delivered by a counselor of similar ethnic background. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 175 residents will benefit from this project. |
| | Location Description | Services will be provided at the Jewish Family Service office at 15446 Bel-Red Rd, Suite B-15, Redmond, WA 98052. |
| | Planned Activities | JFS Refugee and Immigrant Service Centers(RISC) provide resettlement services for refugees and immigrants, including individual and family assessment and case-management, social services, Vocational English Language classes, preemployment and employment services, individual and family acculturation programs, legal services, and citizenship services. |
| 5 | Project Name | CDBG Administration 2020 |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | CDBG: \$75,263 |
| | Description | The Eligible Activity is Administration & Planning, 570.206. Funds are used to administer the CDBG program for the City of Bellevue. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | N/A |

| | | |
|----------|--|--|
| | Planned Activities | Funds are used to administer the CDBG program for the City of Bellevue. |
| 6 | Project Name | CDBG Planning 2020 |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | CDBG: \$88,614 |
| | Description | The Eligible Activity is Administration & Planning, 570.206. Provides resources to adequately plan for and anticipate human services needs for Bellevue residents. In addition to supporting the development of the Bellevue Human Services Needs Update, Community Development Block Grant Planning funds are used to support regional human services planning efforts and provide technical assistance to build the capacity of non-profit agencies. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | N/A |
| | Planned Activities | Provides resources to adequately plan for and anticipate human services needs for Bellevue residents. |
| 7 | Project Name | Ventures Microenterprise Assistance 2020 |
| | Target Area | |
| | Goals Supported | Enhance Community & Economic Development |
| | Needs Addressed | Community & Economic Development |
| | Funding | CDBG: \$75,000 |
| | Description | The National Objective for this project is LMC (Low/Mod Limited Clientele), 570.208(a)(2). The eligible activity is Microenterprise Assistance, 570.201(o)(1)(ii). Provides technical assistance and support to low-income persons desiring to start a microenterprise business. |
| | Target Date | 12/31/2020 |

| | |
|--|--|
| Estimate the number and type of families that will benefit from the proposed activities | 40 low-income persons will be assisted. |
| Location Description | Ventures will offer courses in Bellevue at Hopelink's offices located at 14812 Main St, Bellevue, WA 98007. |
| Planned Activities | Ventures will provide two 8-week Business Basics Courses (one in English and one in Spanish) to low-income Bellevue residents, plus additional financial management courses. Courses will be held weeknight evenings at Hopelink's Bellevue location. Students receive at least 24 hours of business education, including topics such as marketing, finances, business plans, operations, licensing, taxes and more. |

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG assistance will not be specifically directed to only particular areas. The City of Bellevue does not exhibit specific areas of either significant low-income or minority concentration. The city as a whole is diverse ethnically.

While there are areas of the city where low-income proportions are slightly higher than average when contrasted with the rest of the city, the differences are not significant enough to warrant specific assignment of resources to one area to the exclusion of others. In Bellevue, low-income residents can be found in census tracts across the city, and projects funded through CDBG are available to such residents wherever they reside in our community.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| | |

Table 14 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As mentioned above, in Bellevue, low-income residents can be found in census tracts across the city, and projects funded through CDBG are available to such residents wherever they reside in our community.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions taken by the City are based on the Council-approved Comprehensive Plan and the Affordable Housing Strategy.

Actions planned to address obstacles to meeting underserved needs

- Build public awareness and engage the community in an informed and collective response by assessing and planning for human services needs. [Bellevue Comprehensive Plan Policy HS-1]
- Identify opportunities and develop strategies that are preventive in their approach to human services needs. [Bellevue Comprehensive Plan Policy HS-3]
- Maintain the City's role as a human services planner and facilitator by engaging service providers and community organizations in dialogue regarding the functioning of the present service systems, emerging needs, and the building of a complete system of services. [Bellevue Comprehensive Plan Policy HS-5]
- Ensure culturally competent service delivery that respects the dignity of individuals and families and fosters self-determination and self-sufficiency. [Bellevue Comprehensive Plan Policy HS-11]

Actions planned to foster and maintain affordable housing

Preserve and expand the supply of affordable housing for low- and moderate-income households. Support a broad mix of housing initiatives and programs designed to increase the supply of affordable housing and access to it.

- Work cooperatively with King County, A Regional Coalition for Housing (ARCH) and other Eastside jurisdictions to assess the need for, and to create, affordable housing. [Bellevue Comprehensive Plan Policy HO-22]
- Provide incentives and work in partnership with not-for-profit and for-profit developers and agencies to build permanent low- and moderate-income housing. [Bellevue Comprehensive Plan Policy HO-26]
- Explore all available federal, state, and local programs and private options for financing affordable housing. [Bellevue Comprehensive Plan Policy HO-28]
- Support regional efforts to prevent homelessness, and make homelessness rare, brief, and one time when it occurs. Provide a range of affordable housing options and support efforts to move homeless persons and families to long-term financial independence. [Bellevue Comprehensive Plan Policy HO-35]
- Ensure that all affordable housing created in the city with public funds or by regulation remains

affordable for the longest possible term. [Bellevue Comprehensive Plan Policy HO-30]

- Encourage preservation, maintenance and improvements to existing affordable housing. [Bellevue Comprehensive Plan Policy HO-27]
- Provide financial assistance to low- and moderate-income residents for maintaining or repairing the health and safety features of their homes through the Housing Repair Program, or similar programs. [Bellevue Comprehensive Plan Policy HO-6]

On June 4, 2018, the Bellevue City Council adopted an Affordable Housing Strategy that includes the following five strategies:

STRATEGY A: Help People Stay in Affordable Housing

STRATEGY B: Create a Variety of Housing Choices

STRATEGY C: Create More Affordable Housing

STRATEGY D: Unlock Housing Supply by Making it Easier to Build

STRATEGY E: Prioritize State, County and Local Funding for Affordable Housing

Actions planned to reduce lead-based paint hazards

All existing housing units assisted with CDBG funds through our Home Repair Program will be subject to lead-based paint hazard inspection procedures required by 24 CFR Part 35. The City offers a special grant within the Home Repair Program to assist homeowners in minimizing or abating lead-based paint hazards in their homes. The City will continue to work with other home repair programs in Western Washington and staff from the Washington State Department of Commerce Lead Program to learn about any new rules regarding the training and certification in safe work practices for area contractors. The City will also encourage contractors to attend Safe Work Practices training sessions for local renovation and remodeling contractors, as provided by King County. Lead paint testing, as required by HUD, is also conducted as needed, and an Environmental Review is completed on each home prior to funding.

Actions planned to reduce the number of poverty-level families

In an effort to reduce poverty and increase the quality of life of Bellevue residents, the City devotes 100% of CDBG funds to housing and human services programs that benefit low- and moderate-income individuals. In addition, the City invests a portion of its General Fund to additional human services programs. Services include employment skills training and child care for those who obtain work.

The City's goal in human services funding, as stated in the Comprehensive Plan, is to create a community in which all members have the ability to meet their basic physical, economic and social needs and the

opportunity to enhance their quality of life.

Actions planned to develop institutional structure

The City will continue to invest in developing and maintaining affordable housing for low- and moderate income individuals, through its support of the Eastside's housing trust fund. The City will continue to work with private partners (e.g., nonprofit organizations and housing developers, and willing for-profit business concerns when they emerge) and our public partners, including our peer jurisdictions in North, East, and South King County, King County Housing Authority, and King County to continue investing in and building a support service network that overcomes the aforementioned gaps and addresses our priority needs.

The City continues to work with community-based coalitions such as the Alliance of Eastside Agencies, the Eastside Homelessness Advisory Committee, the Eastside Human Services Forum, King County All Home, the Eastside Refugee and Immigrant Coalition, the Bellevue Network on Aging, and many others wherein we staff or hold leadership positions. Together, we work with community organizations and other units of government to continue to develop the institutional and service structure of our community.

Actions planned to enhance coordination between public and private housing and social service agencies

The City maintains close business relationships with the King County Housing Authority, Imagine Housing, the YWCA, Attain Housing, Catholic Community Services, and other private nonprofit housing developers in Bellevue and on the Eastside. We work with them side-by-side along with ARCH to plan projects and scope the support services that will be needed to support the households residing in housing once the project is complete. This requires our coordination between nonprofit affordable housing developers, ARCH, and the network of support services in our community. Many of these discussions begin at the Eastside Homelessness Advisory Committee meetings which Bellevue staff attend. Further development occurs at the Eastside Human Services Forum, where a Bellevue City Council member sits on the board and where our department provides staff support. Around these tables, these parties meet to strategize the best ways to develop affordable housing that comes with support services needed to promote the long-term stability and success of residents.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 153,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 153,000 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

Discussion

The amount of program income that will have been received but not reprogrammed is difficult to project. All of the program income comes from the Home Repair Program and is dependent on the real estate market (e.g., homeowners selling their homes) and also attrition (when homeowners pass away and their properties are sold). We will not know the exact amount of 2020 program income until the end of the year.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Kent's resources include \$1,139,859 in CDBG funds for 2020. If funding is level for the

remainder of the SP, the City anticipates \$4,559,436.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 1,139,859 | 0 | 0 | 1,139,859 | 4,559,436 | CDBG is constantly under threat; and the City has weathered periodic decreases, however CDBG has bipartisan support because it has positive impacts in communities that have the greatest needs. |

Table 15 - Expected Resources – Priority Table

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

CDBG funds leverage local, federal, and state funds. Agencies combine multiple funding sources to provide a wider range of services to the community.

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

N/A

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-----------------------------|------------|----------|--------------------|---|---------------------|-----------------|--|
| 1 | Maintain Affordable Housing | 2020 | 2024 | Affordable Housing | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 | Affordable Housing | CDBG: \$690,908 | Homeowner Housing Rehabilitated: 85 Housing Unit |
| 2 | Prevent Homelessness | 2020 | 2021 | Homeless | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 | Homeless Prevention | CDBG: \$105,278 | Public service activities other than Low/Moderate Income Housing Benefit: 39 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Homeless Person Overnight Shelter: 1 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------------------|------------|----------|----------------------------|---|---------------------------------|-----------------|---|
| 3 | Support Economic Viability | 2020 | 2021 | Economic Opportunities | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 | Economic Viability | CDBG: \$71,500 | Other: 92 Other |
| 4 | Opportunity to Meet Basic Needs | 2020 | 2021 | Non-Homeless Special Needs | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 | Opportunity to Meet Basic Needs | CDBG: \$44,201 | Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted |
| 5 | Planning and Administration Support | 2020 | 2021 | Planning & Administration | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 | Planning & Administration | CDBG: \$227,972 | Other: 0 Other |

Table 16 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Maintain Affordable Housing |
| | Goal Description | Investment of funds to preserve and maintain affordable housing. Planned activities include rehabilitation of single-family residential housing (home repair services) and energy efficiency assistance |

| | | |
|---|-------------------------|--|
| 2 | Goal Name | Prevent Homelessness |
| | Goal Description | Assistance to chronically homeless individuals and families and those at-risk for homelessness to move to shelter and permanent housing. Planned activities include transitional housing, emergency shelter, case management, rental assistance and supportive services. |
| 3 | Goal Name | Support Economic Viability |
| | Goal Description | Assistance, including micro-enterprise development, for those unemployed and under-employed. |
| 4 | Goal Name | Opportunity to Meet Basic Needs |
| | Goal Description | Assistance to preserve and maintain the safety net for those at-risk of losing basic services, including legal services, system navigation, case management, and supports for under-served residents. |
| 5 | Goal Name | Planning and Administration Support |
| | Goal Description | Investment in planning & implementation strategies & CDBG staff to improve quality of life in the community for low /moderate-income residents. |

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City is investing in a range of needed services for Kent residents that included transitional housing, shelter, educational services for individuals with intellectual disabilities and their families, legal and referral and resource connection services for new residents, minor home repair, training and employment, and micro-enterprise development or a community-inspired capital funded project. The City will also target a portion of its investments on the East Hill of Kent, a Racially/Ethnicity Concentrated Area of Poverty. City staff will work with residents to respond to emerging needs and plan for the future.

| # | Project Name |
|----|--|
| 1 | Kent Home Repair Program-Minor Home Repair |
| 2 | Planning & Administration |
| 3 | Catholic Community Services-Katherine's House |
| 4 | Mother Africa-SAFARI |
| 5 | Multi-Service Center-Housing Stability |
| 6 | Open Doors for Multicultural Families-Youth Case Management |
| 7 | Partner in Employment |
| 8 | Puget Sound Opportunities Industrialization Center (PSTC)-Employment & Training Services |
| 9 | St. Stephen Housing Association |
| 10 | West African Community Council |
| 11 | YWCA-Anita Vista Transitional Housing |
| 12 | Micro-Enterprise or Capital Project |

Table 17 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City's distribution of funds aligns with the City's objectives of accessibility to decent housing, a suitable living environment, and economic opportunities.

CONTINGENCY PLANS

AP-38 Project Summary
Project Summary Information

| | | |
|----------|--|---|
| 1 | Project Name | Kent Home Repair Program-Minor Home Repair |
| | Target Area | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 |
| | Goals Supported | Maintain Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$690,908 |
| | Description | Capital: Low/moderate-income homeowners in Kent receive minor home repairs |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 85 Low/moderate-income households in Kent will receive assistance. |
| | Location Description | Throughout City of Kent. |
| | Planned Activities | Minor rehabilitation to houses and mobile homes owned by dwellers. |
| 2 | Project Name | Planning & Administration |
| | Target Area | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 |
| | Goals Supported | Planning and Administration Support |
| | Needs Addressed | Planning & Administration |
| | Funding | CDBG: \$227,972 |
| | Description | City uses funds to administer the CDBG project carried out by the City, to monitor sub-recipients, and to deliver strategies outlined in the 2015-2019 Consolidated Plan. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Low/moderate-income Kent residents will benefit from CDBG staff planning & assistance. |
| | Location Description | City of Kent |
| | Planned Activities | Planning & administration |

| | | |
|----------|--|---|
| 3 | Project Name | Catholic Community Services-Katherine's House |
| | Target Area | City of Kent |
| | Goals Supported | Prevent Homelessness |
| | Needs Addressed | Homeless Prevention |
| | Funding | CDBG: \$13,000 |
| | Description | Public Service: Sub-recipient provides shelter and case management services to women residing in transitional shelter |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 woman residing in transitional shelter |
| | Location Description | Downtown City of Kent |
| | Planned Activities | Shelter and case management services to women in recovery residing in transitional shelter |
| 4 | Project Name | Mother Africa-SAFARI |
| | Target Area | City of Kent |
| | Goals Supported | Opportunity to Meet Basic Needs |
| | Needs Addressed | Opportunity to Meet Basic Needs |
| | Funding | CDBG: \$15,000 |
| | Description | Public Service: Sub-recipient provides case management and referral services to connect residents, predominately of African & Middle Eastern descent, to resources. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Assistance to women & families predominately of African & Middle Eastern descent (42 individuals) |
| | Location Description | Cascade Office Plaza, Central Avenue |
| | Planned Activities | System navigation, resource & referral, and connection to services |
| | Project Name | Multi-Service Center-Housing Stability |

| | | |
|--|--|---|
| 5 | Target Area | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 |
| | Goals Supported | Prevent Homelessness |
| | Needs Addressed | Homeless Prevention |
| | Funding | CDBG: \$57,278 |
| | Description | Public Service: Funding used for housing stability grants to low-income individuals |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 40 tenants needing rent assistance will benefit. |
| | Location Description | Alliance Center, downtown Kent |
| | Planned Activities | Rental assistance |
| | 6 | Project Name |
| Target Area | | City of Kent |
| Goals Supported | | Opportunity to Meet Basic Needs |
| Needs Addressed | | Opportunity to Meet Basic Needs |
| Funding | | CDBG: \$15,000 |
| Description | | Public Services: This project provides case management services to youth with intellectual disabilities and their families. |
| Target Date | | 12/31/2020 |
| Estimate the number and type of families that will benefit from the proposed activities | | 22 youth with intellectual disabilities and their families |
| Location Description | | Downtown corridor of Kent |
| Planned Activities | | Education support, family activities, information & referral |
| 7 | Project Name | Partner in Employment |
| | Target Area | City of Kent |
| | Goals Supported | Support Economic Viability |
| | Needs Addressed | Economic Viability |

| | | |
|----------|--|--|
| | Funding | CDBG: \$15,000 |
| | Description | Public Services: Funds used to provide culturally responsive case management & job readiness skills to prepare Kent immigrants and refugees find employment. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 10 Kent immigrants and refugees & other under-served individuals |
| | Location Description | West Hill area, near SeaTac |
| | Planned Activities | Culturally responsive case management & job readiness skills to prepare individuals for employment |
| 8 | Project Name | Puget Sound Opportunities Industrialization Center (PSTC)- Employment & Training Services |
| | Target Area | City of Kent |
| | Goals Supported | Support Economic Viability |
| | Needs Addressed | Economic Viability |
| | Funding | CDBG: \$6,500 |
| | Description | Public Services: This project provides employment and training services to under-served individuals. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Employment and training services to 40 under-served individuals |
| | Location Description | Renton residential/industrial area that borders Kent |
| | Planned Activities | Employment and training services |
| 9 | Project Name | St. Stephen Housing Association |
| | Target Area | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 |
| | Goals Supported | Prevent Homelessness |
| | Needs Addressed | Homeless Prevention |

| | | |
|-----------|--|--|
| | Funding | CDBG: \$15,000 |
| | Description | Public Services: This project provides temporary housing to homeless families. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Temporary housing to 25 homeless families |
| | Location Description | City of Kent |
| | Planned Activities | Housing |
| 10 | Project Name | West African Community Council |
| | Target Area | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 |
| | Goals Supported | Opportunity to Meet Basic Needs |
| | Needs Addressed | Opportunity to Meet Basic Needs |
| | Funding | CDBG: \$14,201 |
| | Description | Public Services: This project provides culturally responsive legal assistance to immigrants. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Culturally responsive legal assistance to 11 immigrants. |
| | Location Description | City of Kent, warehouse area running along 68th Ave. S |
| | Planned Activities | Culturally responsive legal assistance |
| 11 | Project Name | YWCA-Anita Vista Transitional Housing |
| | Target Area | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 |
| | Goals Supported | Prevent Homelessness |
| | Needs Addressed | Homeless Prevention |
| | Funding | CDBG: \$20,000 |

| | | |
|----|--|--|
| | Description | Public Service: Project provides transitional housing to domestic violence survivors and their children. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Transitional housing to 14 domestic violence survivors and their children |
| | Location Description | City of Kent |
| | Planned Activities | Transitional housing to domestic violence survivors and their children |
| 12 | Project Name | Micro-Enterprise or Capital Project |
| | Target Area | City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 |
| | Goals Supported | Support Economic Viability |
| | Needs Addressed | Economic Viability |
| | Funding | CDBG: \$50,000 |
| | Description | This project will provide micro-enterprise or another needed capital-funded and resident-inspired project. The micro-enterprise project services will increase opportunities for under-served small business owners. |
| | Target Date | 9/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | It is estimated that 10 individuals will benefit. |
| | Location Description | City of Kent |
| | Planned Activities | Micro-enterprise or another needed capital-funded and resident-inspired project |

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Historically, low/moderate-income households were dispersed throughout the City, and CDBG funds were distributed accordingly. Data now indicates that the East Hill of Kent has the highest concentration of poverty in the City. The federal government categorizes the East Hill as a Racially or Ethnically Concentrated Area of Poverty (R/ECAP). A R/ECAP is defined as a census tract that is majority non-White and has a poverty rate greater than 40% or is three times the average census tract poverty rate for the metro/micro area, whichever threshold is lower. (Kent is the only City in the CDBG Consortium that includes a R/ECAP; cities in the Consortium include Auburn, Bellevue, and Federal Way.) Neighborhoods with high concentrations of poverty can serve as a tipping point to a family's ability to reach positive outcomes; therefore, the City will work with residents and nonprofits in the East Hill Area to develop a strategy for investing in East Hill beginning in 2021. The City will begin with a modest investment of five percent (5%) of its HUD allocation in 2021 and could increase its investment as opportunities arise between 2022-2024.

Geographic Distribution

| Target Area | Percentage of Funds |
|--|---------------------|
| City of Kent | 95 |
| Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010 | 5 |

Table 18 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Because low/moderate-income families reside throughout Kent, investments will be dispersed widely. A 5% portion of the City's funds will be targeted on the East Hill to address the high concentration of poverty in that area.

Discussion

Poverty is high in pockets throughout the City (over 20%), and just over half of the students in the Kent School District qualify for free and reduced lunches. Unemployment and dependence on public assistance has forced many households to use public services for basic needs; including food, utility assistance, rental assistance, medical services, etc. Housing costs continue to rise in Kent. According to the apartment web service, Rent Café, the average cost for an apartment in Kent is \$1,502 (average one-bedroom size), and this represents a 3% increase from the average cost over a year.

Additionally, the East Hill of Kent is defined by the federal government as a R/ECAP. This high poverty

rate justifies targeted investment on the East Hill.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City is actively involved in many initiatives and ongoing commitments to improve the life of Kent residents.

The City is actively engaged with refugee and immigrant communities by staffing and facilitating the Kent Cultural Diversity Initiative Group (KC-DIG).

In 2016, the City appointed a Cultural Communities Advisory Board to the Mayor and City Council.

The CDBG Coordinator attended Racial Equity in Education gatherings in 2018 to support the Kent School District in its efforts to improve education opportunities and academic performance for immigrant and refugee students and students of color. Additional educational support will be provided to the Kent School District in 2020 to improve outcomes for students.

The CDBG Coordinator participates in the King County Climate Equity Community Task Force.

Kent's Human Services Manager has been actively involved in regional discussions about governance in the Seattle/King County homelessness system. In August of 2018 the City of Seattle and King County partnered with Future Laboratories to launch a community-driven process of listening, and ultimately, designing a stronger regional response. A key part of the process going forward will be to design with equity in mind, building a system that is responsive to the needs of those who are at the highest risk for prolonged or multiple episodes of homelessness. While service systems are traditionally built with the input of "experts" as the guiding voices, delivering services that are effective means the input of people utilizing those services must be understood as the primary data source.

Actions planned to address obstacles to meeting underserved needs

City staff will continue to work with The Seattle Foundation and King County on the Communities of Opportunity Grant which provides funds to organizations whose activities reduce inequities in the areas of health, housing and economic opportunities.

In 2016, the City appointed a Cultural Communities Advisory Board (CCB) to the Mayor and City Council. The CDBG Program will collaborate with the CCB to identify strategies to decrease homelessness in our immigrant/refugee populations, increase accessibility and civic engagement, and to increase culturally/linguistically responsive services.

Staff will continue to participate on the King County Refugee Housing Task Force, which is

led by DSHS, Office of Immigrant and Refugee Assistance. This stakeholders' group works collaboratively

to influence policies, resources, and the public's interest to increase affordable housing for refugees.

The City will continue to provide educational support to the Kent School District to improve outcomes for students.

Kent's Human Services Manager will continue to participate in regional discussions about governance in the Seattle/King County homelessness system.

Actions planned to foster and maintain affordable housing

The City will continue its long-term collaboration and participation on Boards, committees, funding review teams; etc., to foster and maintain affordable housing for the South County Region. Through sub-regional efforts, City staff and stakeholders will engage in discussions with elected officials and Land Use and Planning Board members about the impact that affordable housing has on the long-term viability of the community. As part of the South King Housing and Homelessness Partnership project, staff will review opportunities to implement strategies recommended by the Regional Affordable Housing Task Force.

Actions planned to reduce lead-based paint hazards

No actions are planned.

Actions planned to reduce the number of poverty-level families

Actions to reduce the number of poverty level families maintaining relationships with local training schools, encouraging business to hire low-income residents and outreach to increase opportunities for low-income residents to obtain livable wage jobs. The City also collaborates with the Financial Empowerment Network. Based on homelessness research, it is evident the City must prioritize economic stability to reduce inflow into homelessness. Research data will help guide the City's 2020 planning process.

Actions planned to develop institutional structure

In 2018, the City hired a consultant to evaluate its Parallel Human Services Application process (PAP). PAP was piloted in 2017-2018 and extended to 2019-2020. The purpose is to use a streamlined application process to increase funds to under-served and under-resourced organizations that receive a disproportional percentage of human services funds but provide a great deal of service to Kent residents. We will use lessons learned from the Parallel Application pilot to simplify the human services application process and increase access to our smaller and Ethnic Community-Based Organizations.

Actions planned to enhance coordination between public and private housing and social

service agencies

The City has been instrumental in developing relationships between public and private housing and social service agencies and will continue to collaborate with these entities, including the Homeless Forum (a monthly meeting of housing and support service providers), South King Council of Human Services, South King County Housing Development Group, and the King County Housing Development Consortium. The South King County Housing and Homelessness Partnership will be a key driver of enhancing coordination in this area in 2020 as well.

Discussion

The City will diligently engage in actions to support its residents and the goals of the Five-Year Consolidated Plan.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Discussion

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 735,417 | 0 | 0 | 735,417 | 3,677,085 | CDBG funds leverage additional federal and state funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|--------------|-----------------|-----------------|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| General Fund | public - local | Public Services | 536,000 | 0 | 0 | 536,000 | 2,680,000 | The City provides general fund grants annually to agencies and organizations that deliver services in support of low- and moderate-income persons and households, those with special needs, and persons experiencing homelessness. These funds are used in cooperation with CDBG public services dollars. |

Table 19 - Expected Resources – Priority Table

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

CDBG funds do not require a match. The City encourages applicants to secure other funding for projects in order to leverage resources to the extent possible and considers leveraged funds as a component of application review.

If appropriate, describe publically owned land or property located within the jurisdiction that

may be used to address the needs identified in the plan

The City of Federal Way owns the Performing Arts and Event Center (PAEC), which continues to be included in the Consolidated Plan. As described previously in this plan, the PAEC will generate jobs both directly and via acting as a catalyst for redevelopment of the City Center area.

Discussion

The City of Federal Way considers publically owned land or property for potential projects and will continue to do so as projects arise throughout the period of the Consolidated Plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicators |
|------------|--|------------|----------|-----------------------------------|-----------------|-------------------------------------|-----------------|--|
| 1 | Expand Economic Opportunities | 2020 | 2024 | Non-Housing Community Development | | Economic Development and Job Growth | CDBG: \$295,217 | Jobs created/retained: 10 Jobs Businesses assisted: 4 Businesses Assisted |
| 2 | Preserve Affordable Housing | 2020 | 2024 | Affordable Housing | | Affordable Housing | CDBG: \$318,938 | Homeowner Housing Rehabilitated: 14 Household Housing U |
| 3 | Prevent and Address Homelessness | 2020 | 2024 | Homeless | | Homelessness | CDBG: \$32,800 | Homelessness Prevention: 40 Persons Assisted |
| 4 | Establish and Maintain Suitable Living Environment | 2020 | 2024 | Non-Housing Community Development | | Living Environment | CDBG: \$151,848 | Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Housing Code Enforcement/Foreclosure Property Care: 50 Household Housing U |

Table 20 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|--|
| 1 | Goal Name | Expand Economic Opportunities |
| | Goal Description | Activities addressing economic opportunity focus on job growth and microenterprise technical assistance. |
| 2 | Goal Name | Preserve Affordable Housing |
| | Goal Description | Activities funded to address the goal of affordable housing include housing repair programs that keep low- and moderate-income households in their homes, a more affordable option than moving and assisting them in retaining an asset. |

| | | |
|---|-------------------------|---|
| 3 | Goal Name | Prevent and Address Homelessness |
| | Goal Description | The 2020 projects addressing homelessness using CDBg funds are focused on prevention. City general funds support a wider array of homeless services. |
| 4 | Goal Name | Establish and Maintain Suitable Living Environment |
| | Goal Description | CDBg and general fund dollars support public services to address a variety of needs residents face from medical and behavioral health services, parenting, crisis intervention, employment and education programs, youth development, and more. |

AP-35 Projects - 91.420, 91.220(d)

Introduction

Federal Way's Annual Action Plan provides descriptions of proposals of how funds will be prioritized to achieve goals identified in the Consolidated Plan. Projects funded by the City will address the priority needs of providing assistance to prevent homelessness, ensure affordable housing and a suitable living environment. Projects and programs are selected through a competitive application process to ensure optimal quality services are provided to the community in use of the funds.

| # | Project Name |
|----|---|
| 1 | Program Administration |
| 2 | Housing Repair Program |
| 3 | 2020 Debt Service for Federal Way PAEC Section 108 Loan |
| 4 | Code Compliance |
| 5 | Federal Way Community Center Inclusion Program |
| 6 | Multi-Service Center Rental Assistance |
| 7 | Multi-Service Center YES Program |
| 8 | Orion Employment Services |
| 9 | Pediatric Interim Care Center |
| 10 | Apprenticeship & Non-traditional Employment for Women (ANEW) |
| 11 | Habitat for Humanity Seattle-King County Federal Way Repairs 2020 |
| 12 | Highline College StartZone (NRSA) |
| 13 | Highline College Business Development Programs |

Table 21 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In establishing the priorities for activities to meet the needs of the City, activities are being considered which are likely to be of high impact. The City looked to its own initiatives and goals to determine how to best build on efforts already underway which could impact the economic problems affecting low- and moderate-income persons. This has led the City to develop strategies with a focus on economic revitalization activities and job creation, safety net/self-sufficiency services, and protecting/enhancing housing owned or rented by low- and moderate-income households.

In order to continue services helping populations who are at risk, the City allocated the maximum possible to services that have proven to be effective in the past. The City placed a significant amount of the resources into the economic development activities for job creation and allocated funding for microenterprise technical assistance; and, in order to begin working on affordable housing needs,

identified funds to maintain owner-occupied housing.

The City has chosen to place 100% of program funds toward activities which primarily benefit low- and moderate- income households and will assure that a minimum of 70% of program resources will benefit low- and moderate-income households.

AP-38 Project Summary
Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | Program Administration |
| | Target Area | |
| | Goals Supported | |
| | Needs Addressed | |
| | Funding | CDBG: \$147,000 |
| | Description | CDBG Program Planning and Administration for PY2020. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | This is planning and administration and does not directly benefit families. |
| | Location Description | 33325 8th Avenue S, Federal Way, WA 98003 |
| | Planned Activities | CDBG Administration |
| 2 | Project Name | Housing Repair Program |
| | Target Area | |
| | Goals Supported | Preserve Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$46,552 |
| | Description | Housing repair program helping low/low mod income homeowners repair their homes to a safe condition. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 10 households will benefit. |
| | Location Description | Recipients must be homeowners in the City of Federal Way. Specific locations will be determined. |
| | Planned Activities | Housing repair for extremely low-, low-, and moderate-income homeowners. Work is primarily focused on interior health and safety issues, though roofs and ADA accessibility improvements are also considered on a case-by-case basis. |
| 3 | Project Name | 2020 Debt Service for Federal Way PAEC Section 108 Loan |
| | Target Area | |

| | | |
|----------|--|--|
| | Goals Supported | Expand Economic Opportunities |
| | Needs Addressed | Economic Development and Job Growth |
| | Funding | CDBG: \$235,217 |
| | Description | Annual Debt Service on Federal Way Performing Arts and Event Center Section 108 Loan including interest payments and one principal payment. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 7 jobs will be created. |
| | Location Description | 31510 20th Avenue South, Federal Way, WA 98003 Census Tract #53033030006 |
| | Planned Activities | Debt service on the expected Section 108 Loan for the PAEC. A portion of the annual grant will be directed to debt service for the Section 108 Loan for the full term of the loan, which will be 20 years. The annual amount for a full year of debt service is expected to be approximately \$235,000 per year over the 20-year term. |
| 4 | Project Name | Code Compliance |
| | Target Area | |
| | Goals Supported | Establish and Maintain Suitable Living Environment |
| | Needs Addressed | Living Environment |
| | Funding | CDBG: \$76,000 |
| | Description | Support code compliance related to City Zoning and codes in areas of the City that are 51% or great low- and moderate-income and are deteriorating or deteriorated. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 50 housing units. |
| | Location Description | Census tracts and/or block groups at or above 51% low- and moderate-income and either with signs of deterioration or in a deteriorated condition. |

| | | |
|---|--|--|
| | Planned Activities | Code compliance. |
| 5 | Project Name | Federal Way Community Center Inclusion Program |
| | Target Area | |
| | Goals Supported | Establish and Maintain Suitable Living Environment |
| | Needs Addressed | Living Environment |
| | Funding | CDBG: \$35,000 |
| | Description | The Inclusion Program provides social activities and classes for developmentally disabled adults. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 300 individuals will benefit. |
| | Location Description | The majority of activities will be provided at the Federal Way Community Center (876 S. 333rd Street, Federal Way, WA 98003). Some activities will be provided off-site. |
| | Planned Activities | Social activities, life skills training, trips, and others. |
| 6 | Project Name | Multi-Service Center Rental Assistance |
| | Target Area | |
| | Goals Supported | Prevent and Address Homelessness |
| | Needs Addressed | Homelessness |
| | Funding | CDBG: \$32,800 |
| | Description | Multi-Service Center will provide rental assistance to eligible Federal Way residents in crisis. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 40 individuals will benefit from rental assistance. |
| | Location Description | Services will be provided at the Multi-Service Center (1200 S. 336th Street, Federal Way, WA 98003). |
| | Planned Activities | Individuals will receive short-term rental assistance to prevent eviction. |

| | | |
|---|--|---|
| 7 | Project Name | Multi-Service Center YES Program |
| | Target Area | |
| | Goals Supported | Establish and Maintain Suitable Living Environment |
| | Needs Addressed | Living Environment |
| | Funding | CDBG: \$12,178 |
| | Description | YES helps youth and young adults ages 16 - 24 to obtain their GED, secure employment and continue post-secondary schooling, as appropriate, while helping them to establish and work toward careers and living wage employment. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 20 individuals between the ages of 16 and 24 will benefit. |
| | Location Description | Services will occur at the Multi-Service Center (1200 S. 336th Street, Federal Way, WA 98003). |
| | Planned Activities | Classes and training to help youth and young adults obtain their GED, secure employment, continue post-secondary schooling. |
| 8 | Project Name | Orion Employment Services |
| | Target Area | |
| | Goals Supported | Establish and Maintain Suitable Living Environment |
| | Needs Addressed | Living Environment |
| | Funding | CDBG: \$10,000 |
| | Description | Employment Services for disabled adults. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 3 individuals will benefit from this activity. |
| | Location Description | Job training will be provided at 1590 A Street NE, Auburn, WA 98002 |
| | Planned Activities | Vocational counseling and skills training to obtain employment. |
| 9 | Project Name | Pediatric Interim Care Center |
| | Target Area | |

| | | |
|----|--|--|
| | Goals Supported | Establish and Maintain Suitable Living Environment |
| | Needs Addressed | Living Environment |
| | Funding | CDBG: \$10,000 |
| | Description | Interim care of drug-exposed infants. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 infant will benefit from this activity. |
| | Location Description | Services will be provided at 328 4th Avenue S, Kent, WA 98032 |
| | Planned Activities | PICC's services include infant transportation, 24-hour medical monitoring, nursing care, physician visits, narcotic assisted withdrawal, nutritional support for feeding difficulties, and other interim-level medical support (oxygen, PICC lines, etc.) as needed. PICC's social work staff facilitates family visitation, liaises with DSHS, and follows infants for six months after discharge to assure that they continue to thrive. PICC also provides educational and outreach services to the community on the recognition and care of drug-affected infants. |
| 10 | Project Name | Apprenticeship & Non-traditional Employment for Women (ANEW) |
| | Target Area | |
| | Goals Supported | Establish and Maintain Suitable Living Environment |
| | Needs Addressed | Living Environment |
| | Funding | CDBG: \$8,670 |
| | Description | Pre-apprenticeship training and employment services. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 5 individuals will receive job training and employment services/case management. |
| | Location Description | Activities will be provided at Apprenticeship & Non-traditional Employment for Women (ANEW) (550 SW 7th Street, Renton, WA 98057) |

| | | |
|---------------------------|---|--|
| | Planned Activities | Individuals participate in one of two tracks: 1) Trades Rotation Program, a 12-week pre-apprenticeship training program with job placement and retention services for women in manufacturing and construction trades; and 2) the Career Connection Program, wrap-around employment services focusing on job placement and retention. |
| 11 | Project Name | Habitat for Humanity Seattle-King County Federal Way Repairs 2020 |
| | Target Area | |
| | Goals Supported | Preserve Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$62,000 |
| | Description | Housing repair program helping low/low mod income homeowners repair their homes to a safe condition. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 4 families will benefit in 2020. |
| | Location Description | This activity will take place at locations to be determined within the NRSA. |
| Planned Activities | Housing repair for extremely low-, low-, and moderate-income homeowners. Work is primarily focused on exterior health and safety issues and ADA accessibility improvements. | |
| 12 | Project Name | Highline College StartZone (NRSA) |
| | Target Area | North Federal Way |
| | Goals Supported | Expand Economic Opportunities |
| | Needs Addressed | Economic Development and Job Growth |
| | Funding | CDBG: \$30,000 |
| | Description | Technical Assistance to microenterprise business owners, entrepreneurs, and start-up businesses located in the Neighborhood Revitalization Strategy Area |
| | Target Date | 12/31/2020 |

| | | |
|---------------------------|---|---|
| | Estimate the number and type of families that will benefit from the proposed activities | 18 individuals will receive technical assistance. |
| | Location Description | Activities will be provided at Highline College (2400 S. 240th Street, Des Moines, WA 98198) and in the NRSA to the extent possible. |
| | Planned Activities | Business advisors will provide one-to-one technical assistance and advising to business owners looking to start or grow their businesses as well as educational interventions that are aimed at enhancing small business, self-employment, and micro-enterprise in Federal Way. |
| 13 | Project Name | Highline College Business Development Programs |
| | Target Area | |
| | Goals Supported | Expand Economic Opportunities |
| | Needs Addressed | Economic Development and Job Growth |
| | Funding | CDBG: \$30,000 |
| | Description | Technical Assistance to microenterprise business owners, entrepreneurs, and start-up businesses located in Federal Way. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | 24 individuals will receive technical assistance. |
| | Location Description | Activities will be provided at Highline College (2400 S. 240th Street, Des Moines, WA 98198) |
| Planned Activities | Business advisors will provide one-to-one technical assistance and advising to business owners looking to start or grow their businesses as well as educational interventions that are aimed at enhancing small business, self-employment, and micro-enterprise in Federal Way. | |

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Federal Way will direct assistance throughout the community as needed. This includes one geographic area identified in north Federal Way as part of the approved Neighborhood Revitalization Strategy Area (NRSA). Two projects will be directed to the NRSA.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| | |

Table 22 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Persons and households in need exist throughout the City and resources are to be allocated as needed. The NRSA was identified for having both barriers and opportunities. The area continues to have concentrations of low-to moderate-income households and concentrations of ethnic and minority populations as well as a variety of housing problems.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Federal Way has been and will remain involved in collaborative efforts that serve the needs of low- and moderate-income persons and households, the homeless, and those with special needs. The City participates on numerous committees, boards, and the like and works directly with agencies and organizations that provide services in order to enhance the level and quality of services in Federal Way and throughout South King County.

Actions planned to address obstacles to meeting underserved needs

The City is working with other communities in South King County to establish and enhance strong networks for community development and human services delivery. This includes working with service providers, stakeholders, the faith-based community, other government agencies, and those we serve directly to identify and overcome or mitigate barriers to meeting underserved needs. There are both on-going discussions among the parties to share information about current issues, as well as longer term planning to develop strategies, build public awareness, and enhance the support of elected officials for increased resources for the underserved.

The City worked with local cities to implement a Parallel Application process to the Human Services General Fund process. The Parallel Application focused on underserved, underrepresented, and underfunded communities with particular focus on organizations and programs serving communities of color, immigrants, and/or refugees. For 2017-2018, the City funded five programs for a total of \$14,500 per year and has seen great success and will be providing \$15,000 to three programs for both 2019 and 2020.

Actions planned to foster and maintain affordable housing

The City operates the Home Repair Program, which is funded by CDBG and serves low- and moderate-income homeowners in Federal Way. The program provides emergency and standard repair and renovation services that help families remain in their homes. The program is a means of retaining and enhancing affordable housing and serves to support aging in place, as well as strengthening the neighborhoods in which the homes are located. The program does not specifically target households with elderly individuals, but does serve primarily older adults and often incorporates renovations that assist individuals in staying in their home longer with additions such as ramps, bathroom upgrades including grab bars and accessible showers, and so on.

The City of Federal Way also joined the newly established South King County Housing and Homelessness Partnership (SKHHP) in collaboration with other cities in south King County and King County. SKHHP will

focus on assisting the region in meeting affordable housing and homeless needs.

Actions planned to reduce lead-based paint hazards

The City of Federal Way works to reduce lead-based paint hazards by complying with and requiring subrecipients to comply with the Lead-Based Paint requirements set forth in 24 CFR Part 35. This includes meeting the requirements for notification, identification, and stabilization of deteriorated paint; identification and control of lead-based paint hazards; and identification and abatement of lead-based paint hazards. The Protect Your Family from Lead in Your Home pamphlet developed by the EPA, HUD, and the U.S. Consumer Product Safety Commission is also distributed.

Actions planned to reduce the number of poverty-level families

Actions to reduce the number of poverty level families include funding small business and micro-enterprise training and technical assistance. Additionally, actions include maintaining and enhancing relationships with school-based mentoring programs that lead to increased graduation and college acceptance and outreach to increase opportunities for low-income residents to obtain livable wage jobs.

Actions planned to develop institutional structure

In 2020, the Community Services Division will:

- Update the Division website to include pertinent information for community-based organizations for planning and program implementation purposes, and for individuals seeking resources for community development.
- Continue to advocate for additional resources for a coordinated approach to community development and planning to address poverty issues, affordable housing, job creation, and community revitalization initiatives.
- Continue to participate in collaborative efforts with other funders, private sector groups, and agency coalitions such as the Continuum of Care.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Federal Way has regularly fostered relationships between these entities and will continue to develop and participate in these collaborations, including the South King Council of Human Services, South King County Housing Development Group, the King County Housing Development Consortium, and South King Housing and Homelessness Partnership (SKHHP). As part of the SKHHP work group, the City of Federal Way and other local cities work with agencies to develop the system and advocate for

coordination between housing and social service agencies.

Discussion

The expressed goal of the CDBG Program is to reduce the number of people living in poverty. The City gives funding priority to programs that, in addition to complying with federal regulations, address a priority outlined in the Consolidated Plan, and are consistent with all of the goals and objectives identified.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

As a member of the King County HOME Consortium, the City of Federal Way will engage in housing activities, collaborations, and partnerships to enhance opportunities for equitable development and the creation/preservation of affordable housing. 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.

We value working together collectively to continue the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First and fosters shared outcomes. We are not a one size fits all system and as such, 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 return to housing quickly and to be as self-reliant as possible.

To 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-and moderate-income residents safely and effectively; 2) improve the living environment in low-and moderate-income neighborhoods and communities; and 3) expand economic opportunities for low- to moderate-income residents of the Consortium.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

Discussion