



King County

King County Consortium

Action Plan 2020



King County Consortium 2020 Action Plan

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Executive Summary

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

1. Introduction

The King County Consortium Annual Action Plan (Action Plan) guides the investment of federal housing and community development funds for the program year beginning January 1 and ending December 31. The Action Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which the King County Consortium (Consortium) receives an annual entitlement, or formula grant, from each of these funds: Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). King County and the Consortium anticipate receiving the following estimated grant amounts during the 2020 program year period:

| | |
|------|-------------|
| CDBG | \$5,383,569 |
| HOME | \$3,507,924 |
| ESG | \$270,652 |

These funds will be used to address housing, homelessness and community and economic development needs throughout King County in 2020.

The King County Consortium is an inter-jurisdictional partnership that includes nearly all the cities in the county, as well as the unincorporated areas. The cities of Auburn, Bellevue, Kent and Federal Way participate in the Consortium for the use of HOME Investment Partnership Program funds for affordable housing. These four cities receive their own CDBG entitlement and have separate Action Plans to guide the investment of those funds.

The Consortium is guided by an interjurisdictional Joint Recommendations Committee (JRC). The JRC is created through the interlocal cooperation agreements that form the CDBG Consortium, the King County HOME Consortium, and the King County Regional Affordable Housing Program (RAHP) Consortium.¹ The 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. The JRC consists of eight city representatives and three County representatives.

¹ King County Code Title 24, Chapter 24.13 codifies the creation of the JRC.

The following chart displays the different consortium members, and defines which cities/towns are participating jurisdictions, Joint Agreement Cities, and Partner Cities.

King County Consortium Members

| Participating Jurisdictions | | | | |
|-----------------------------|---------------|--------------|----------------------------|--------------|
| Auburn | Bellevue | Federal Way | Kent | |
| Joint Agreement Cities | | | | |
| Burien | Kirkland | Redmond | Renton | Shoreline |
| Partner Cities | | | | |
| Algona | Black Diamond | Beaux Arts | Bothell | Carnation |
| Clyde Hill | Covington | Des Moines | Duvall | Enumclaw |
| Hunts Point | Issaquah | Kenmore | Lake Forest Park | Maple Valley |
| Medina | Mercer Island | Newcastle | Normandy Park | North Bend |
| Pacific | Sammamish | SeaTac | Skykomish | Snoqualmie |
| Tukwila | Woodinville | Yarrow Point | Unincorporated King County | |

This Action Plan incorporates the findings and goals of the 2019 Analysis of Impediments to Fair Housing Choice (AI). The AI found that systemic segregation, disproportionate housing needs and individual-level discrimination are present and ongoing in King County. Disproportionately greater need exists in the south King County area. As housing costs rise in Seattle, more low-income families of color are moving to communities south of Seattle where there is more low cost housing and larger units for families to rent. The Skyway area in Unincorporated King County is one community of special concern for risk of displacement due to rising housing costs.

Affordable housing and access to transit are elements that factor into health and well-being. However, as transportation and economic investments increase, these communities become more attractive to potential renters and homeowners, increasing housing costs and putting existing community members at risk of displacement.

2. Summarize the objectives and outcomes identified in the Plan

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

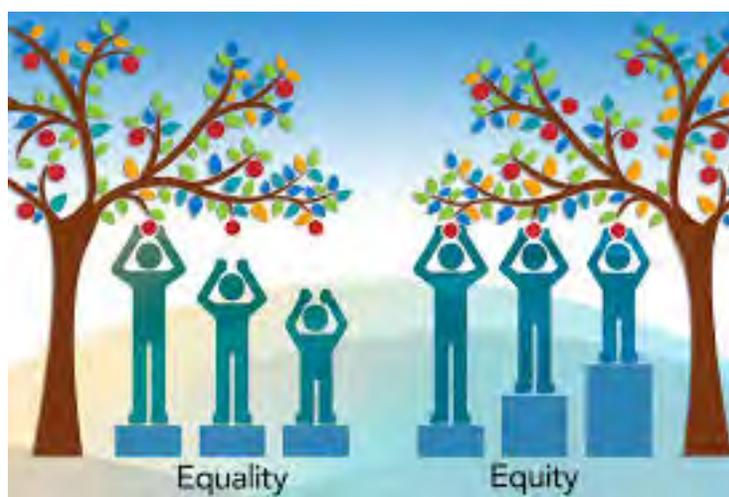
Within that broad national goal, Consortium jurisdictions work together as partners to identify and address the needs of low- and moderate-income people, communities, and neighborhoods.

The Consortium has set the following goals in its 2020-2024 Consolidated Plan:

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.



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Regional Collaboration on Housing: The Regional Affordable Housing Task Force convened in 2017 to bring together representatives from King County, the City of Seattle and other cities with the goal of developing a regional plan to address the affordable housing crisis in King County. The Task Force met sixteen times to understand the scope and nature of the affordable housing crisis. Three large public meetings served as forums for community members to give testimony about their perspectives on housing affordability. A Standing Advisory Panel and a Staff Working Group supported the Task Force, providing policy perspective and analytical information.

The Regional Affordable Housing Task Force developed the following overarching goal:

Strive to eliminate cost burden for households earning 80 percent Area Median Income and below, with a priority for serving households at or below 50 percent Area Median Income.

The Task Force recommended a Five-Year Action Plan as a way to spur the region into action quickly. The Task Force's Action Plan includes seven goals, with associated strategies and actions for near-term implementation. The seven goals included are:

- Goal 1:** Create and support an ongoing structure for regional collaboration.
- Goal 2:** Increase construction and preservation of affordable homes for households earning less than 50 percent area median income.
- Goal 3:** Prioritize affordability accessible within a half-mile walk of existing and planned frequent transit service with a particular priority for high-capacity transit stations.
- Goal 4:** Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness.
- Goal 5:** Protect existing communities of color and low-income communities from displacement in gentrifying communities.
- 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.
- Goal 7:** Improve engagement with local communities and other partners in addressing the urgent need for and benefits of affordable housing.

3. Evaluation of past performance

Progress toward Consolidated Plan Goals: Each year the Consortium prepares a Consolidated Annual Performance Evaluation Report (CAPER) and submits it to HUD by March 31. The CAPER reports on the specific accomplishments and activities for that year. Past [CAPERs](#)² are posted on the King County Housing, Homelessness, and Community Development Division (HHCDD) website.

4. Summary of citizen participation process and consultation process

King County held a series of stakeholder and public meetings in 2017, 2018 and 2019 for Consortium jurisdictions and agencies working in housing, homelessness, human services, and community and economic development. The Consortium requested public input on community needs, priorities and draft strategies. Outreach and engagement activities were designed to reduce barriers to participation and ensure public input was broad and representative of program beneficiaries. Notices for public meetings ran in the Seattle Times and were posted on the King County Department of Community and Human Services (DCHS) website, distributed to jurisdiction partners and stakeholders, and posted at the meeting locations. The consolidated planning process, which includes the 2020 Annual Action Plan, directs jurisdictions to reach out to and consult with other public and private agencies when developing the plan.

5. Summary of public comments

The HHCDD of DCHS collected input on Consolidated Plan and 2020 Annual Action Plan strategies to ensure that updates reflected resident needs and concerns, mitigated downstream risk, and avoided unintended consequences from proposed actions. HHCDD also sought information 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. Through this outreach, HHCDD not only informed the public about the draft Consolidated Plan goals, but also established affordable housing as a county-wide need and asset.

The HHCDD engagement strategy particularly sought to reach underrepresented members of the community and provide multiple ways for the public to provide comment or feedback to the process. County staff collaborated with local jurisdiction staff to help

² http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HHCDD_Reports/CAPER.aspx

reach more communities and boost attendance. Information on the Consolidated Plan update, the notice of the public meetings and survey were widely distributed through this targeted outreach. [Public notice details TBD, need to summarize here]

Affordable Housing: To be filled in after public comment period

Ending Homelessness: To be filled in after public comment period

Community and Economic Development: To be filled in after public comment period

6. Summary of comments or views not accepted and the reasons for not accepting them: To be filled in after public comment period

7. Summary: To be filled in after public comment period.

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

Agency/entity responsible for preparing/administering the Consolidated Plan:

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

Table 1 – Responsible Agencies

| Agency Role | Name | Department/Agency |
|--------------------|-------------|--|
| Lead Agency | King County | DCHS/Housing, Homelessness, and Community Development Division |
| CDBG Administrator | King County | DCHS/Housing, Homelessness, and Community Development Division |
| HOME Administrator | King County | DCHS/Housing, Homelessness, and Community Development Division |
| ESG Administrator | King County | DCHS/Housing, Homelessness, and Community Development Division |

Narrative

DCHS is the lead entity for the Action Plan on behalf of the Consortium. Auburn, Bellevue, Federal Way and Kent administer their CDBG funds and prepare Action Plans for administration of these funds. These cities contribute to the King County Consolidated Plan relating to the HOME program due to their participation in the HOME Consortium.

The lead staff for King County is identified below.

- Capital Program Manager – Jackie Moynahan
- Policy Manager – Sunaree Marshall
- Action Plan – Valerie Kendall
- CDBG Program Manager– Laurie Wells
- HOME Program Manager – Kristin Pula
- ESG Program Manager – Kate Speltz

Action Plan contact information:

| | |
|--|--|
| <p>Valerie Kendall Affordable Housing Planner Housing and Community Development 401 Fifth Avenue, Suite 510 Seattle, WA 98104 206-263-9076 valerie.kendall@kingcounty.gov</p> | <p>Laurie Wells Community Development Coordinator Housing and Community Development 401 Fifth Avenue, Suite 510 Seattle, WA 98104 206-263-8341 lau.wells@kingcounty.gov</p> |
|--|--|

AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

This section describes the community consultation process followed by the King County Consortium (Consortium) in updating the Action Plan and the coordination with other local governments, the Continuum of Care, public and private housing providers, service agencies, private foundations, educational institutions and representatives and people from low- and moderate-income communities. King County and the Consortium administer the CDBG, HOME, ESG and other state and local funds. King County works closely with Consortium partners, residents, community organizations and other public entities to identify the needs and priorities outlined in this plan, including All Home, designated as the lead for the local Continuum of Care.

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

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; A Regional Coalition for Housing (ARCH); public housing authorities (King County Housing Authority, Renton Housing Authority, and Seattle Housing Authority); All Home Continuum of Care (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.

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

King County hosts the staff for All Home CoC. Staff from King County and the City of Seattle collaborate on the annual CoC application to HUD. King County and the City of Seattle have applied for these funds jointly since 1995, on behalf of a regional consortium of service providers, and distribute the funds to approximately 70 programs.

During the 2015-2019 Consolidated Plan period, CEA was implemented for all populations.

Chronically Homeless Individuals and Families - The Consortium members coordinate closely with the CoC in addressing chronic homelessness for individuals and families. In 2018 and 2019, King County opened two new shelters serving homeless individuals – Harborview Hall and West Wing – and the Jefferson Day Center, all in County-owned buildings. Local funds made the new shelters and day center possible.

Families with Children - King County operates a coordinated entry system for homeless families, focused on addressing the specific needs of families with children. Two features of the coordinated system are rapid re-housing and homeless diversion programs that assist families to find housing and shorten the length of time families experience homelessness.

Rapid Re-housing (RRH) - RRH is a housing-first intervention that pairs case management and financial assistance based on a progressive engagement model. The RRH program provides a time-limited intervention intended to house families or individuals experiencing homelessness as quickly as possible. The service model includes three core components: 1) housing; 2) case management; and 3) financial assistance.

Housing Connector - The Housing Connector Program provides a bridge that connects private property owners and managers to people most in need of housing, particularly those experiencing homelessness. A risk mitigation fund provides certainty for property owners and managers that rent will be paid and damages mitigated. This helps attract participating property owners, who lower screening barriers for participating clients.

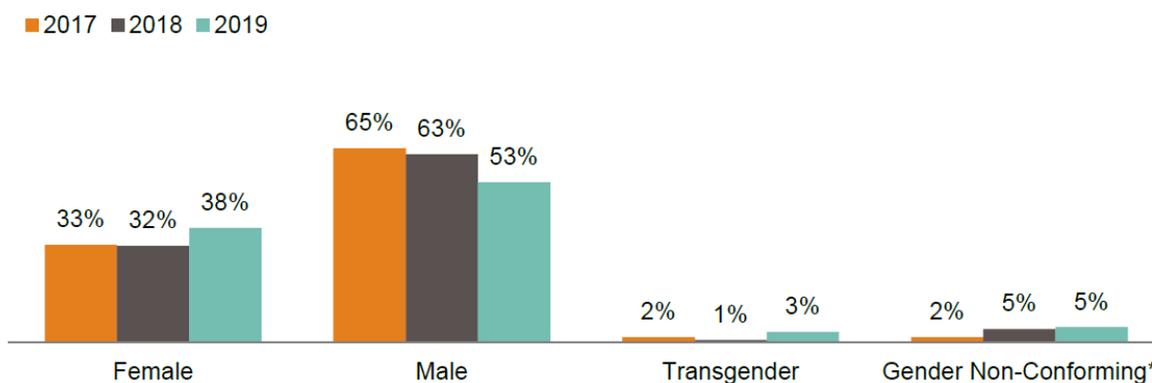
Diversion – Diversion (also called *Path to Home*) helps a household solve their current housing situation by exploring creative solutions that can get them housed quickly and efficiently. Diversion plans are client-centered and unique to each household and can include mediation, relocation, assistance with move-in expenses for a private apartment, or other solutions. This program serves people experiencing homelessness or people fleeing domestic violence without a safe housing option.

Veterans, Seniors & Human Services Levy Implementation Plan - Adopted by the King County Council in 2018, activities under the Veterans, Seniors and Human Services Levy Implementation Plan connect veterans and service members, residents age 55 or older and other vulnerable populations to programs and services that help them live healthy, productive and meaningful lives. This may include transition to affordable housing, job training to find employment and access to health and behavioral health treatment.

Unaccompanied Youth and Young Adults - A 2015 Gallup U.S. Daily Survey found that 4.8 percent of the general population living in the Seattle-Tacoma-Bellevue region identified as lesbian, gay, bisexual, or transgender. Of 2018 Count Us In Survey respondents, more than one-third (33%) of unaccompanied youth and young adults under 25 years old identified as LGBTQ+, compared to 16 percent of all other survey respondents.

Individuals identifying as LGBTQ+ also indicated higher rates of foster care involvement compared to other survey respondents (28% compared to 18%).

FIGURE 14. GENDER, COUNT US IN SURVEY RESPONDENTS



2017 n= 1,142; 2018 n= 1,046; 2019 n=1,147
 Note: In 2018, HUD updated reporting categories for gender. In 2017, the reporting categories for gender included Female, Male, Transgender, and Don't Identify as Male, Female, or Transgender. In 2018, the categories included Female, Male, Transgender, and Gender Non-Conforming (i.e. not exclusively male or female). For federal reporting purposes, survey respondents identifying as Gender-Queer; Gender Non-Conforming; Non-Binary; Neither Male, Female, or Transgender; or Other Not Listed were included in the Gender Non-Conforming category. Percentages may not add up to 100 due to rounding.

All Home was one of the first ten communities selected for HUD’s Youth Homelessness Demonstration Program (YHDP) and was awarded \$5.4 million to accelerate our community’s progress in preventing and ending youth and young adult homelessness. The End Youth Homelessness Now campaign is a collective regional effort to ensure every young person in King County has safe and stable housing by 2021. The innovative and collaborative approach builds on the successful working model that significantly reduced homelessness among veterans in King County and many other communities across the nation. The campaign’s Functional Zero Action Team, in partnership with community providers, will ensure youth who are falling into homelessness are housed within 30 days or less, if not prevented from entering the system in the first place—also known as functional zero. It is staffed jointly by All Home, the City of Seattle’s Human Services Department and King County’s Department of Community and Human Services.

Imminent Risk of Homelessness - The Consortium use the term Imminent Risk of Homelessness to identify circumstances where people may become homeless. The term refers to an individual or family that will imminently lose their primary nighttime residence provided that:

- Residence will be lost in 14 days of the date of application for homeless assistance;
- No subsequent residence has been identified; and
- The individual or family lacks the resources or supporting networks needed to obtain other permanent housing.

The HUD definition of at risk of homelessness is at the following link:

https://files.hudexchange.info/resources/documents/AtRiskofHomelessnessDefinition_Criteria.pdf.

Diversion is a housing first, person-centered, and strengths-based approach to help households identify the choices and solutions to end their homeless experience with limited interaction with the crisis response system. Diversion is explored with households accessing the Seattle/King County crisis response system who are experiencing literal homelessness or fleeing or attempting to flee domestic violence without a safe housing option. It assists households to quickly secure permanent or temporary housing by encouraging creative and cost-effective solutions that meet their unique needs. It is a short-term intervention focused on identifying immediate, safe housing arrangements, often utilizing conflict resolution and mediation skills to reconnect people to their support systems. Diversion offers flexible services that may be coupled with minimal financial assistance when needed.

This unique approach engages households early in their housing crisis. A staff member trained in the techniques of diversion initiates an exploratory conversation to brainstorm practical solutions for households to resolve their homelessness quickly and safely. Staff help households see beyond their current crisis by encouraging them to generate creative ideas and identify realistic options for safe housing based on their own available resources rather than those of the crisis response system.

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

The King County Consortium is building a successful homeless response system centered on principles of Housing First and Racial Equity, with a coordinated and regional response to the crisis of homelessness. We are working with urgency towards our high level goal of achieving Functional Zero, defined as a system where homelessness is avoidable, and there are immediate options for someone who is experiencing homelessness to return to housing within 20 days.

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

Consultation with CoC - During the planning process, All Home advised and collaborated with King County and Seattle in stakeholder meetings as a part of the development of the Consolidated Plan and the Action Plan. Consortium members also provide input for the All Home planning processes.

Allocation of ESG Funds - King County consults with member jurisdictions, stakeholders, All Home and the public and works with the Joint Recommendation Committee to allocate ESG funds. Funding awards are made on a competitive basis through bi-annual funding rounds managed by HHCDD, advertised publicly and conducted through King County Procurement.

Performance Standards and Evaluation of Outcomes - All projects adhere to the Homeless Management Information System (HMIS) operating standards and all reporting and program evaluations run through HMIS. HMIS collects data for target populations, including youth and young adults, singles and families for 1) exits to permanent housing; 2) average program stay; and 3) returns to homelessness. HMIS collects information for emergency shelters, transitional housing, permanent supportive housing, and prevention and rental assistance programs. Actual performance is measured against the target goals.

Funding, Policies and Procedures for HMIS – King County has improved the efficiency and accountability of HMIS. The HHCDD team coordinates with the HMIS team (all are County employees). This strengthens the infrastructure and refines the process that allows HMIS to act as the data system platform for the CEA system, allowing continued and substantial improvement in the amount and accuracy of data reported.

2. Agencies, groups, organizations and others who participated in the process and consultations

A wide range of groups and organizations participated in the process, including public funders from Washington State and King County partner jurisdictions, public housing authorities, members from the Housing Development Consortium Seattle-King County, housing providers for low- and moderate income persons, agencies who serve people experiencing homelessness and Public Health-Seattle & King County. In addition to these consultations, King County and Consortium partner staff coordinated closely to attend and participate in a wide range of standing meetings with city planners, housing and service providers, and attend local, statewide and national meetings like the annual Housing Washington Conference. Table 2 lists the agencies, groups and organizations that participated.

Table 2 – Agencies, groups, organizations who participated

| | |
|--|--|
| Agency/Group/Organization | A Regional Coalition for Housing (ARCH) |
| Agency/Group/Organization Type | Housing Other government - Local Regional organization Planning organization |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives from ARCH attended an interactive meeting with discussion on the crisis response system, housing, priorities and strategies for the Consolidated Plan. |
| Agency/Group/Organization | City of Auburn |
| Agency/Group/Organization Type | Other government - Local |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives from the City of Auburn participated closely in the housing and homelessness strategies. |

| | |
|--|--|
| Agency/Group/Organization | City of Bellevue |
| Agency/Group/Organization Type | Other government - Local |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives from the City of Bellevue participated in the housing and homelessness strategies. |
| Agency/Group/Organization | City of Kent |
| Agency/Group/Organization Type | Other government - Local |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives from the City of Kent participated closely in the housing and homelessness strategies |

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|--|--|
| Agency/Group/Organization | City of Federal Way |
| Agency/Group/Organization Type | Other government - Local |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives from the City of Federal Way participated closely in the housing and homelessness strategies |
| Agency/Group/Organization | City of Burien |
| Agency/Group/Organization Type | Other government - Local |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives from the City of Burien participated closely in the housing and homelessness strategies |

| | |
|--|--|
| Agency/Group/Organization | City of Kirkland |
| Agency/Group/Organization Type | Other government - Local |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives from the City of Kirkland participated closely in the housing and homelessness strategies |
| Agency/Group/Organization | City of Redmond |
| Agency/Group/Organization Type | Other government - Local |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives from the City of Redmond participated closely in the housing and homelessness strategies |

| | |
|--|--|
| Agency/Group/Organization | City of Renton |
| Agency/Group/Organization Type | Other government - Local |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives from the City of Renton participated closely in the housing and homelessness strategies |
| Agency/Group/Organization | City of Shoreline |
| Agency/Group/Organization Type | Other government - Local |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives from the City of Shoreline participated closely in the housing and homelessness strategies |

| | |
|--|---|
| Agency/Group/Organization | Catholic Community Services |
| Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Representatives of Catholic Community Services provided input on homeless strategies, and non-homeless special needs. |
| Agency/Group/Organization | King County Housing Authority (KCHA) |
| Agency/Group/Organization Type | Public Housing Authority Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | King County consulted with KCHA through all phases of the planning process. King County conducts ongoing consultation with the King County Housing Authority for housing and programs that serve people experiencing homelessness. |

| | |
|--|---|
| Agency/Group/Organization | Housing Development Consortium (HDC) |
| Agency/Group/Organization Type | Housing Services-Housing Services-Homeless |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | HDC is a membership organization representing the many agencies and businesses involved in the nonprofit housing industry. Its members include nonprofit housing providers, homelessness services organizations, lenders, builders, architects, investors, local government and housing authorities. HDC was involved in all phases of the planning process, as well as regional efforts that preceded and directly impacted the process. |
| Agency/Group/Organization | Renton Housing Authority |
| Agency/Group/Organization Type | Public Housing Authority Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization |
| What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | King County consulted with the Renton Housing Authority through all phases of the planning process. King County conducts ongoing consultation with the RHA for housing and programs that serve people experiencing homelessness. |

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

King County excluded no agencies or types of agencies involved in housing, homelessness or community development from consultation. Staff worked to ensure advance publication of meetings and other opportunities to contribute.

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

Table 3 – Other local / regional / state/federal planning efforts

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|--|---|
| Regional Affordable Housing Task Force – Final Report and Recommendations for King County | Regional planning task force with representatives from King County, City of Seattle, and other cities. | The overarching goal of this plan was to address the affordable housing crisis in King County. This plan sets out a Five-Year Action Plan with seven goal areas with strategies to achieve goals, and actions that can be taken in the near term to implement the strategies. |
| All Home Strategic Plan | All Home | This plan informs and sets priorities and goals that link to all three overarching goals in the Strategic Plan, and particularly Goal Two: Make Homelessness Brief and One-Time. |
| Veterans, Seniors and Human Services Levy Implementation Plan | King County | This plan describes the expenditure of levy proceeds to achieve outcomes related to healthy living, housing stability, financial stability, social engagement, and service system access for veterans and military service members and their respective families, seniors and their caregivers, and vulnerable populations. |
| Best Starts For Kids Implementation Plan | King County | This plan describes the expenditure of levy proceeds for the Best Starts for Kids levy, which includes a focus on youth and family homelessness prevention. |
| King County Equity and Social Justice Strategic Plan | King County | The principles of the Equity and Social Justice Strategic Plan inform and guide this report and its findings and recommendations. |
| King County Comprehensive Plan | King County | Guiding policy document for regional services and for land use and development regulations in unincorporated King County. |
| King County County-wide Planning Policies | King County | Identifies and sets underlying policy goals for comprehensive plans and long-range affordable housing goals for local jurisdictions. |
| Urban Growth Capacity Study | King County | Development information for jurisdictions in King County. |
| Draft Vision 2050 | Puget Sound Regional Council | Draft Vision 2050 is an integrated and long-range vision for maintaining a healthy region. This draft plan emphasizes triple bottom line decision-making: people, prosperity, and planet. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|--|--|
| King County Strategic Climate Action Plan (SCAP) | King County | The SCAP is a five-year blueprint for County action to confront climate change, integrating climate change into all areas of County operations and its work in the community. The SCAP provides a one-stop shop for county decision makers, employees and the public to learn about the County's climate change goals, priorities and commitments. |
| Moving Toward Age Friendly Housing in King County | Aging and Disability Services, City of Seattle Office of Housing, Seattle Housing Authority, King County | This report called out the increasing need for senior and or adaptable housing as baby boomers age. The affordable housing goals in the Strategic Plan reflect this demographic. |
| City of Seattle Consolidated Housing, Homelessness and Community Development Plan | City of Seattle | HUD required plan guiding the investment of CDBG, ESG, and HOME entitlement grants for the City of Seattle. This includes the HOPWA plan for the region, including King County. |

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The 2020 Action Plan is available for public review between November 26 and December 31, 2019 on the King County Housing and Community Development website, and at the Chinook Building in Seattle. Attachment A includes the affidavit of publications for the Seattle Times newspaper.

Notices of funds availability and Requests for Proposals for the CDBG, HOME, and ESG programs will be posted on the King County Procurement and the Housing and Community Development websites, and through email distribution lists. Additionally, partner agencies will post on their websites and share information through All Home, the Seattle-King County Housing Development Consortium, A Regional Coalition for Housing, member jurisdictions, King County Planners' monthly meetings and at additional ongoing meetings.

The consolidated planning process, which includes the 2020 Annual Action Plan, directs jurisdictions to reach out to and consult with other public and private agencies when developing the plan. The Code of Federal Regulations for Citizen Participation ([24 CFR Part 91.105](#), [24 CFR Part 91.105](#), and [24 CFR Part 91.105](#)) requires the following consultations for local governments:

- Public and private agencies that provide health services and social and fair housing services,
- State or local health and child welfare agencies regarding lead-based paint hazards,
- Adjacent governments regarding priority non-housing community development needs that go beyond a single jurisdiction, such as transportation,
- Local public housing agency concerning public housing needs, planned program, and activities,
- All Home serves the geographic area, and
- Public and private agencies that address housing, health, social services, victim services, employment, and education needs of low-income, people experiencing homelessness, and special needs populations.

Table 4 – Citizen Participation

| Mode | Target | Summary | Summary of Comments | Comments not accepted | Website |
|------------------------|--|--|----------------------------|------------------------------|----------------|
| Newspaper; HCD website | Residents and member jurisdictions | Posting of updated draft 2020 Action Plan was available for public review between XXXX-XXX 2020 | | | |
| Newspaper; HCD website | Residents and member jurisdictions | The initial posting of draft 2020 Action Plan was available for public review between November 26-December 31, 2019 | | | |
| Newspaper; HCD website | Public hearing for citizens and member jurisdictions | Funding recommendations and public comment on proposed CDBG projects for 2020 program year at Joint Recommendations Committee meetings on September 26, 2019 | | | |
| Newspaper; HCD website | Public meeting and member jurisdictions. | Posting of draft 2019 CAPER was available for public review between March 15-March 31, 2019 | | | |
| Newspaper; HCD website | Broad community; member jurisdictions | NOFA for CDBG funds. | | | |
| HCD website | Broad community stakeholders, housing and service providers. | Combined NOFA workshop, announcing timing of funding RFP's and priorities. | | | |

| Mode | Target | Summary | Summary of Comments | Comments not accepted | Website |
|---|--|---|---------------------|-----------------------|---------|
| HCD website, partner organizations, direct email distribution | Broad community stakeholders, housing developers | Pre-application meetings for housing capital funding; discussion of priorities; and technical questions. | | | |
| HCD website, partner website posting, direct email to interested list | Potential CDBG applicants | A series of application and technical assistance workshops. | | | |
| Internet invitation | Consortium member jurisdictions | Annual program workshop for member jurisdictions and opportunity for new city staff members to understand programs and process. | | | |

Expected Resources

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

Introduction

The Consortium receives the following three federal entitlement grants on an annual basis listed below. 1) CDBG in the amount of \$5,383,569; 2) HOME in the amount of \$3,507,924; and 3) ESG in the amount of \$270,652. Other state and local funds are listed here. Like the federal formula grants, the other resources come with restrictions and regulatory requirements regarding allowed uses. Some of these funds, such as the Regional Affordable Housing Program (RAHP) provide leverage/match for the HOME and ESG programs.

- 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

Table 5 - Expected Resources – Priority Table

| 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 | Federal HUD | Community Facilities Public Improvements Public Services Economic Development Housing Administration Planning | \$5,383,569 | \$225,000 | | 5,608,569 | 5,608,569 | Resources anticipated based upon 2020 estimated entitlement. |
| HOME | Federal HUD | Permanent housing for rental and homeownership Administration | \$3,507,924 | \$200,000 | | 3,707,924 | 3,707,924 | Resources anticipated based upon estimated 2020 entitlement. |
| ESG | Federal HUD | Homeless Prevention Emergency Housing Administration | \$270,652 | | | 270,652 | 270,652 | Resources anticipated based upon estimated 2020 entitlement. |
| Total Federal Grant Resources | | | \$9,162,145 | \$425,000 | | \$9,587,145 | \$9,587,145 | |

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

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

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, converted 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

Table 6 – Goals Summary

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--------------------|------------|----------|---|---|---|--|--|
| 1 | Affordable Housing | 2020 | 2024 | Affordable Housing Homeless Non-Homeless Special Needs Public Housing | Consortium-wide North/East Sub-Region South Sub-Region Skyway White Center SeaTac/Tukwila Kent Vashon-Maury Island Rural Snoqualmie Valley | Affordable Housing Ending Homelessness | CDBG: \$1,700,724 HOME: \$3,422,102 | Rental units constructed: 11 Household Housing Units Homeowner Housing Added: 7 Household Housing Units Rental Units Rehabilitated: 2 Household Housing Units Homeowner Housing Rehabilitated: 300 Household Housing Units 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 | Ending Homelessness | 2020 | 2024 | Homeless Affordable Housing | Consortium-wide North/East Sub-Region South Sub-Region Skyway White Center SeaTac/Tukwila Kent Vashon-Maury Island Rural Snoqualmie Valley | Ending Homelessness | CDBG: \$698,432 ESG: \$187,844 | Other Public Services : 1,300 Persons Assisted Rapid re-housing: 240 Households Assisted Emergency Shelter: 2,000 Persons Assisted Homelessness Prevention: 100 Persons Assisted Homelessness Diversion: 100 Households 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 | Consortium-wide North/East Sub-Region South Sub-Region Skyway White Center SeaTac/Tukwila Kent Vashon-Maury Island Rural Snoqualmie Valley | Community and Economic Development | CDBG: \$1,846,382 | Public Facility or Infrastructure Activities: 1,400 Persons Assisted Public service activities for low- and moderate-income housing benefit: 1,000 Persons Assisted; 500 Households assisted; 1,000 businesses assisted Micro-Enterprise: 200 Persons Assisted |

Table 7 – 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 | Ending Homelessness |
| | Goal Description | <p>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 be returned 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 that assist households in being diverted from having to enter the homeless system. Specific programs include 1) rapid re-housing; 2) emergency shelters; 3) transitional housing; 4) housing stability; and 5) shelter diversion. The Consortium will engage in planning and other activities and initiatives to end homelessness in collaboration with 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.</p> |

| | | |
|----------|-------------------------|---|
| 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. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

HOME funded units will provide housing to 27 households; extremely low-income, low-income, and moderate-income households.

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. For a full list of specific activities see Attachment B.

Table 8 – Project Information

| # | 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 Subrecipient Housing Development |
| 5 | King County Consortium Wide Public Facilities |
| 6 | King County Consortium Wide Public Infrastructure |
| 7 | King County Economic Development |
| 8 | King County Emergency Solutions Grant |

Housing Repair Program

The King County Housing Repair Program provides capital funds to repair and/or improve (including accessibility improvements) the existing stock of homes owned by low- to moderate-income households (also includes individual condominiums, townhomes, and mobile/manufactured homes). 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.

March 5, 2019

Dear Clark and Kyle,

Thank you once again for the assistance in helping me with the loan to fix the plumbing in my bathroom as well as the damage it caused. This was a big problem for me with not only the damage to the flooring but also the mold that accompanied the water leak.

Kyle was instrumental in helping me find a contractor to do the job and once again your team jumped through hoops to make sure that all is well!

Your team and this program have helped me to keep my home sound while I struggle with pressing health concerns and financial worries. Thank you to all who help make this program available!

Sincerely,



*The King County
Housing Repair
Program receives many
heartwarming thank you
notes from grateful
customers.*

Housing Finance Program

The King County Housing Finance Program (HFP) administers funds for the development and preservation of affordable housing throughout King County. HFP encourages partnerships among local governments, public housing authorities, nonprofit housing developers, for-profit developers, and service providers in order to produce the greatest number of units for the most reasonable public investment, and to provide appropriate supportive services to residents with special needs.

(Pictures of recent projects will be added during the second public notice period.)

Community and Economic Development Program

The Community Development program administers and implements non-housing projects that benefit low- and moderate-income residents of King County. Projects can range from sidewalks, community facilities, sewer and water main projects, ADA improvements, microenterprise assistance, park improvements, and minor home repair programs.

Koinonia Park Project (City of Snoqualmie, finished 2019)



Burien Lakeview Park Playground Park (City of Burien, finished 2019)



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 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-35 & 38 Project Summary

Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | KING COUNTY CDBG/HOME PROGRAM ADMIN |
| | Target Area | South Subregion North/East Subregion Unincorporated King County |
| | Goals Supported | Affordable Housing Ending Homelessness Community and Economic Development |
| | Needs Addressed | Affordable Housing Ending Homelessness Community and Economic Development |
| | Funding | CDBG: \$1,073,714 HOME: \$350,792 |
| | 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 | December 31, 2021 |
| | 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 |

| | |
|----------------------------------|---|
| <p>Planned Activities</p> | <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>Reimbursement for Pre-award Costs</p> <p>King County intends to authorize its subrecipients to incur costs no greater than \$800,828 (cumulative) 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, (5) reimbursement of payment will be made during the 2020 program year, and (6) the total cumulative amount of pre-award costs to be paid will be no more than \$800,828.</p> |
|----------------------------------|---|

| | | |
|----------|--|---|
| 2 | Project Name | KING COUNTY HOUSING REPAIR PROGRAMS |
| | Target Area | South Subregion North/East Subregion Unincorporated King County |
| | Goals Supported | Affordable Housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$1,700,724 HOME: \$264,970 |
| | Description | <p>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.</p> <p>These funds include the City of Tukwila's minor home repair program and Habitat for Humanity's minor home repair program.</p> |
| | Target Date | December 31, 2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 304 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 Subregion North/East subregion Unincorporated King County |
| | Goals Supported | Affordable Housing Ending Homelessness Community and Economic Development |
| | Needs Addressed | Ending Homelessness |
| | Funding | CDBG: \$698,432 |
| | 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. |
| | Target Date | December 31, 2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 568 low- and moderate-income residents consortium-wide. |
| | Location Description | County-wide Consortium; 401 Fifth Avenue, Suite 510, Seattle |

| | |
|----------------------------------|---|
| <p>Planned Activities</p> | <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>Reimbursement for Pre-award Costs King County intends to authorize its sub-recipients to incur costs no greater than \$800,828 (cumulative) 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, (5) reimbursement of payment will be made during the 2019 program year, and (6) the total cumulative amount of pre-award costs to be paid will be no more than \$800,828.</p> |
|----------------------------------|---|

| | | |
|----------|--|--|
| 4 | Project Name | KING COUNTY SUBRECIPIENT HOUSING DEVELOPMENT |
| | Target Area | North/East and South Subregion |
| | Goals Supported | Affordable Housing Ending Homelessness Community and Economic Development |
| | Needs Addressed | Affordable Housing Ending Homelessness Community and Economic Development |
| | Funding | HOME: Housing Finance Awards to be announced in subsequent draft Action Plan. CDBG: \$ 391,921 |
| | Description | Preserve and expand the supply of affordable housing available to low- and moderate-income households, including households with special needs. |
| | Target Date | December 31, 2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | 11 low- and moderate-income households. (Numbers served will be posted in a subsequent draft.) |
| | Location Description | North/East Subregion, Cities of Kent and Redmond. |
| | Planned Activities | Allocate CDBG and HOME funds through a competitive process for affordable housing activities. Capital 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. |
| 5 | Project Name | KING COUNTY CONSORTIUM-WIDE PUBLIC FACILITIES |
| | Target Area | South Subregion |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$136,991 |
| | Description | Capital funds made available for the following community facilities: 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. |
| | Target Date | December 31, 2021 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | 9,454 low- and moderate-income residents. |
| | Location Description | City of Burien |
| | Planned Activities | Burien Community Center replacement of the HVAC system. |
| 6 | Project Name | KING COUNTY CONSORTIUM-WIDE PUBLIC INFRASTRUCTURE |
| | Target Area | South Subregion North/East subregion |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$ 1,370,287 |
| | Description | CDBG capital funds available for high priority public improvement needs such as public infrastructure, a park facility, removal of architectural barriers and accessibility improvements in a range of low- to moderate-income areas of the consortium. |
| | Target Date | December 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 | North/East and South Subregions |
| | Planned Activities | CDBG funds will also cover the annual repayment of Greenbridge Section 108 loan |
| 7 | Project Name | KING COUNTY ECONOMIC DEVELOPMENT |
| | Target Area | South Subregion |
| | Goals Supported | Community and Economic Development |
| | Needs Addressed | Community and Economic Development |
| | Funding | CDBG: \$339,104 |
| | 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. |
| | Target Date | December 31, 2021 |

| | | |
|----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | 50 low- and moderate-income residents in the South Subregion. |
| | Location Description | South Subregion |
| | 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. Funds will also provide contingency financing for a Section 108 loan for the White Center Square project. |
| 8 | Project Name | KING COUNTY EMERGENCY SOLUTIONS GRANT (ESG) |
| | Target Area | Consortium |
| | Goals Supported | Ending Homelessness |
| | Needs Addressed | Ending Homelessness |
| | Funding | ESG: \$187,844 |
| | Description | Ensure that all initiatives and programs related to permanent supportive housing for the formerly homeless and other forms of permanent housing targeted to homeless households are consistent with the All Home Strategic Plan in King County. Provide programs and services to address the temporary housing and other needs of households when homelessness occurs. Allocate funds for emergency shelter and transitional housing programs for operations and maintenance, supportive services and rental assistance. |
| | Target Date | December 31, 2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | 440 people experiencing homelessness. |
| | Location Description | Consortium-wide; 401 Fifth Avenue, Suite 510, Seattle |
| | Planned Activities | Overnight shelter and transitional housing, rapid rehousing, and homelessness prevention activities. |

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, 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.

King County Consortium Members

| Participating Jurisdictions | | | | |
|-----------------------------|---------------|--------------|----------------------------|--------------|
| Auburn | Bellevue | Federal Way | Kent | |
| Joint Agreement Cities | | | | |
| Burien | Kirkland | Redmond | Renton | Shoreline |
| Partner Cities | | | | |
| Algona | Black Diamond | Beaux Arts | Bothell | Carnation |
| Clyde Hill | Covington | Des Moines | Duvall | Enumclaw |
| Hunts Point | Issaquah | Kenmore | Lake Forest Park | Maple Valley |
| Medina | Mercer Island | Newcastle | Normandy Park | North Bend |
| Pacific | Sammamish | SeaTac | Skykomish | Snoqualmie |
| Tukwila | Woodinville | Yarrow Point | Unincorporated King County | |

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.

Table 9 – CDBG Partner Jurisdictions Distribution

| Fund Type | Target Area | Fund Purpose |
|--|-----------------------|--|
| 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 guidelines to address gentrification and displacement in unincorporated King County.

CDBG and ESG

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 included on the following page.

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 |

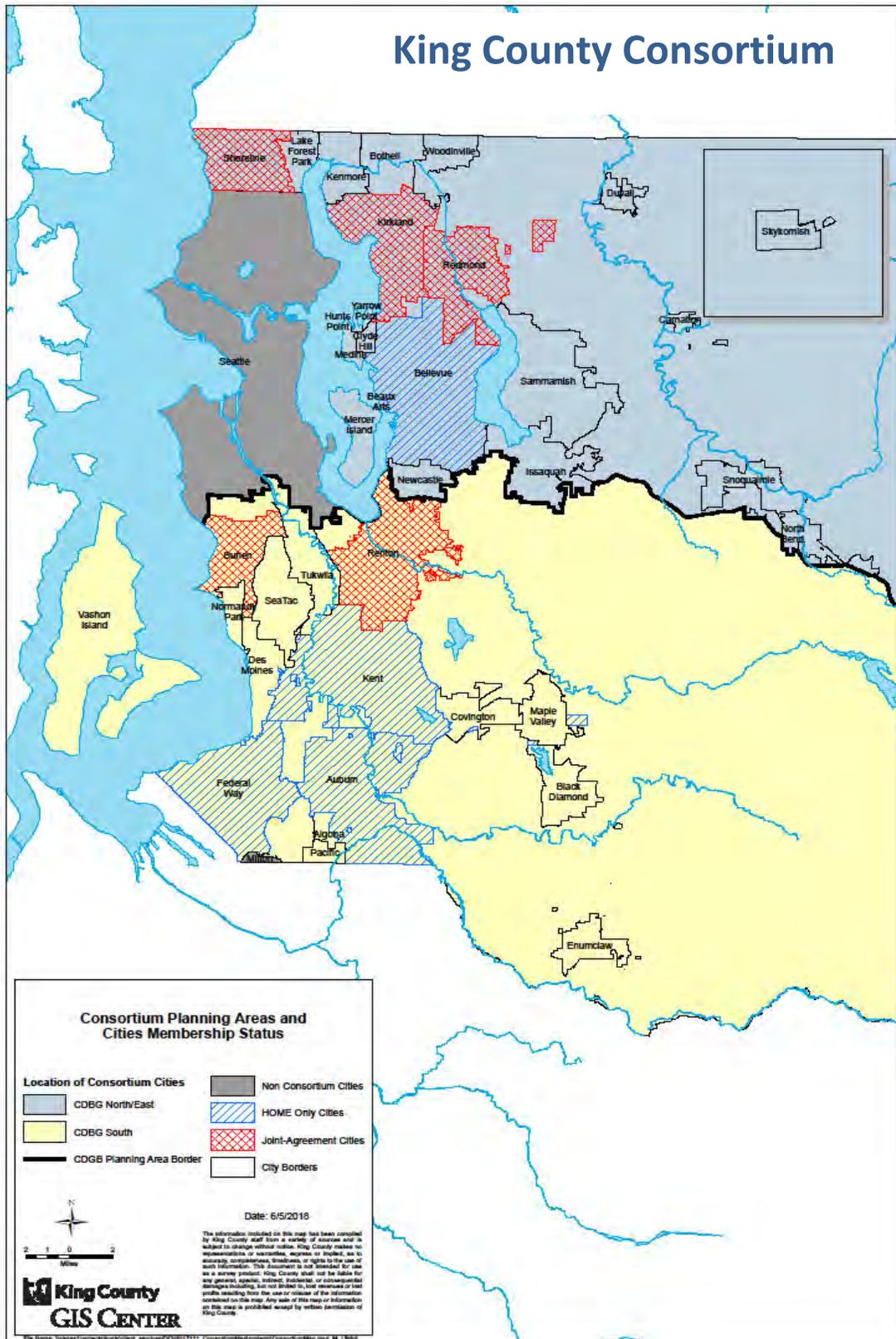
HOME

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

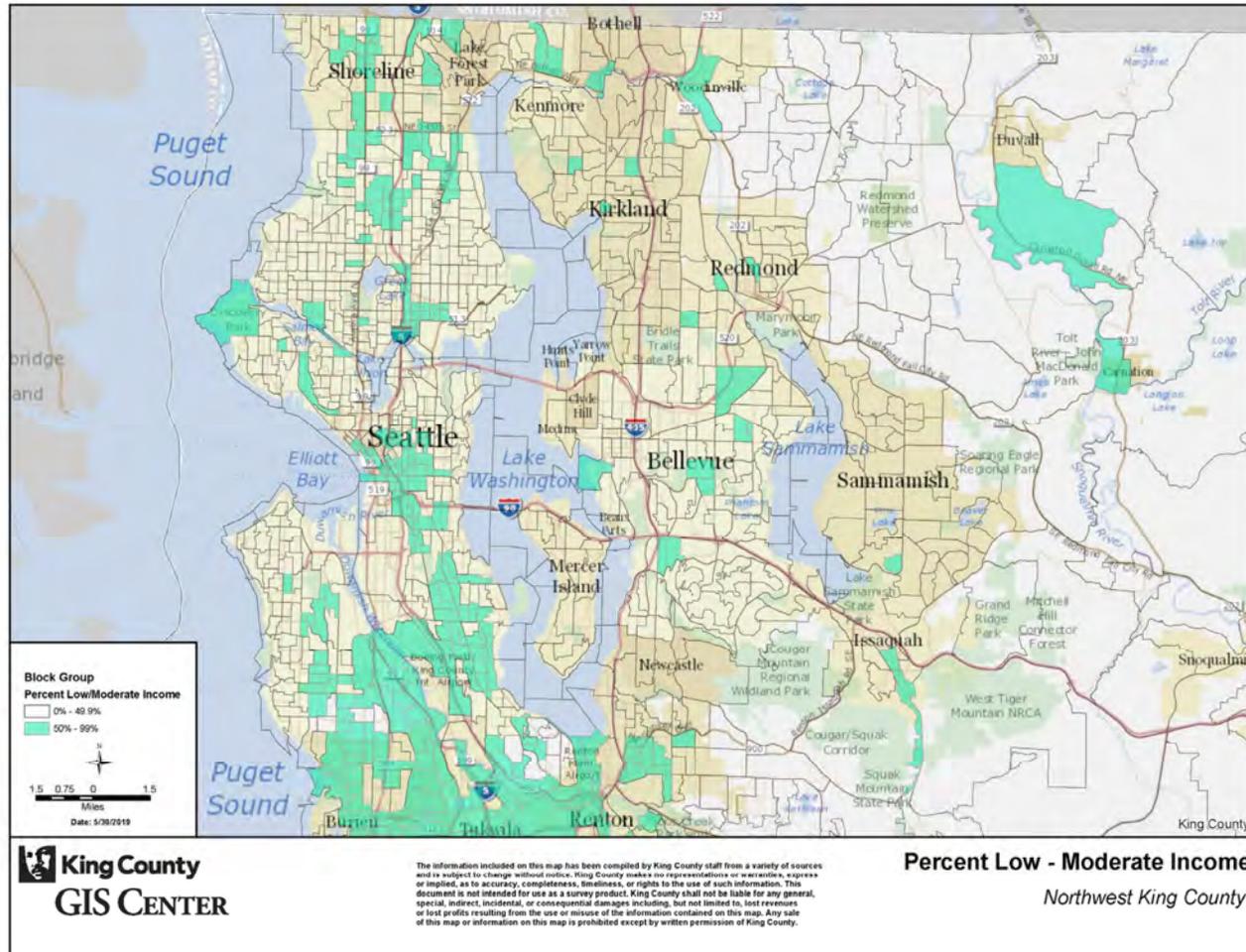
A map of the Consortium regions is included with this Action Plan, along with maps of the low- and moderate-income block groups for King County.

King County Consortium

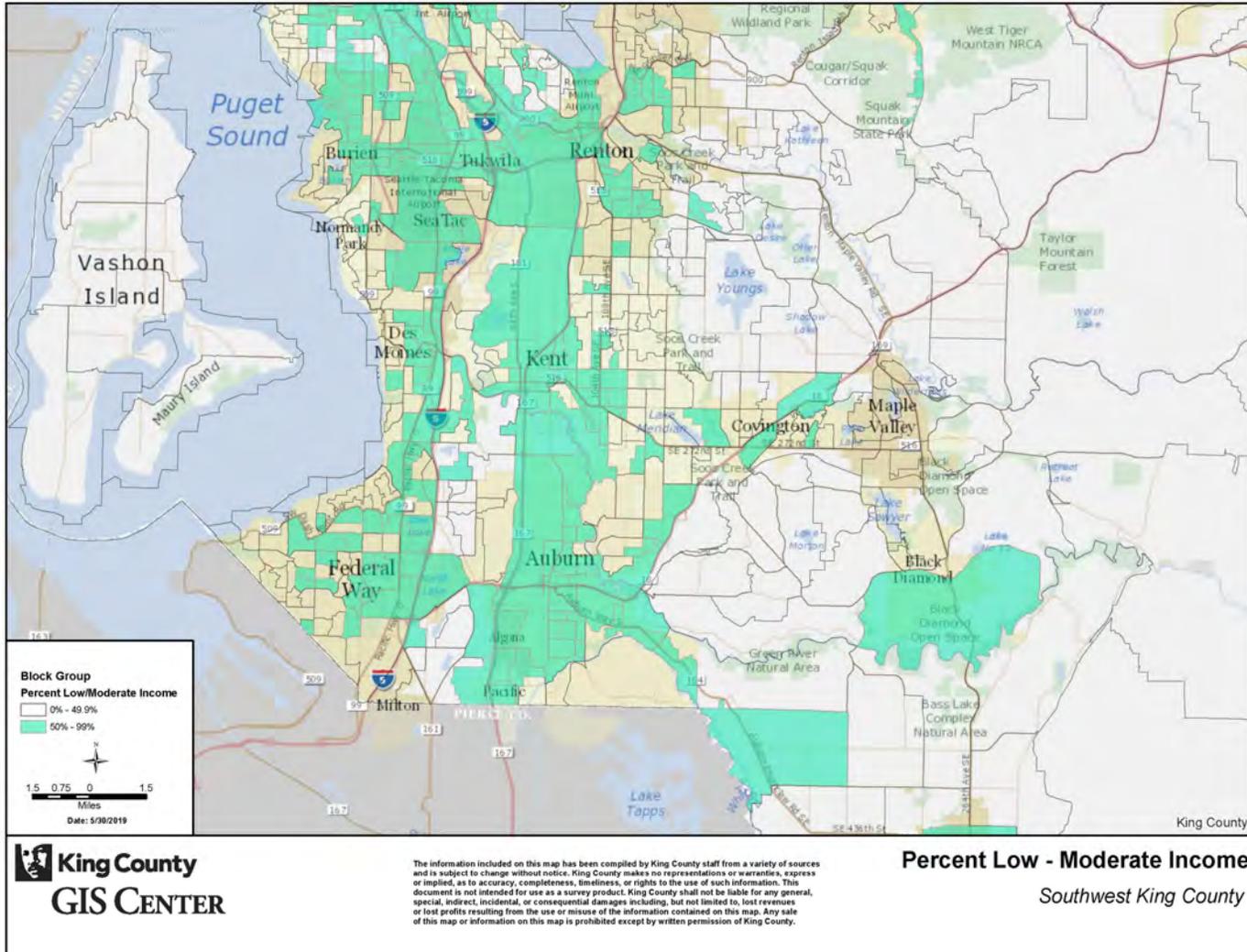


The following maps show the North/East and South regions and the low to moderate-income percentages by block group.

Northwest King County

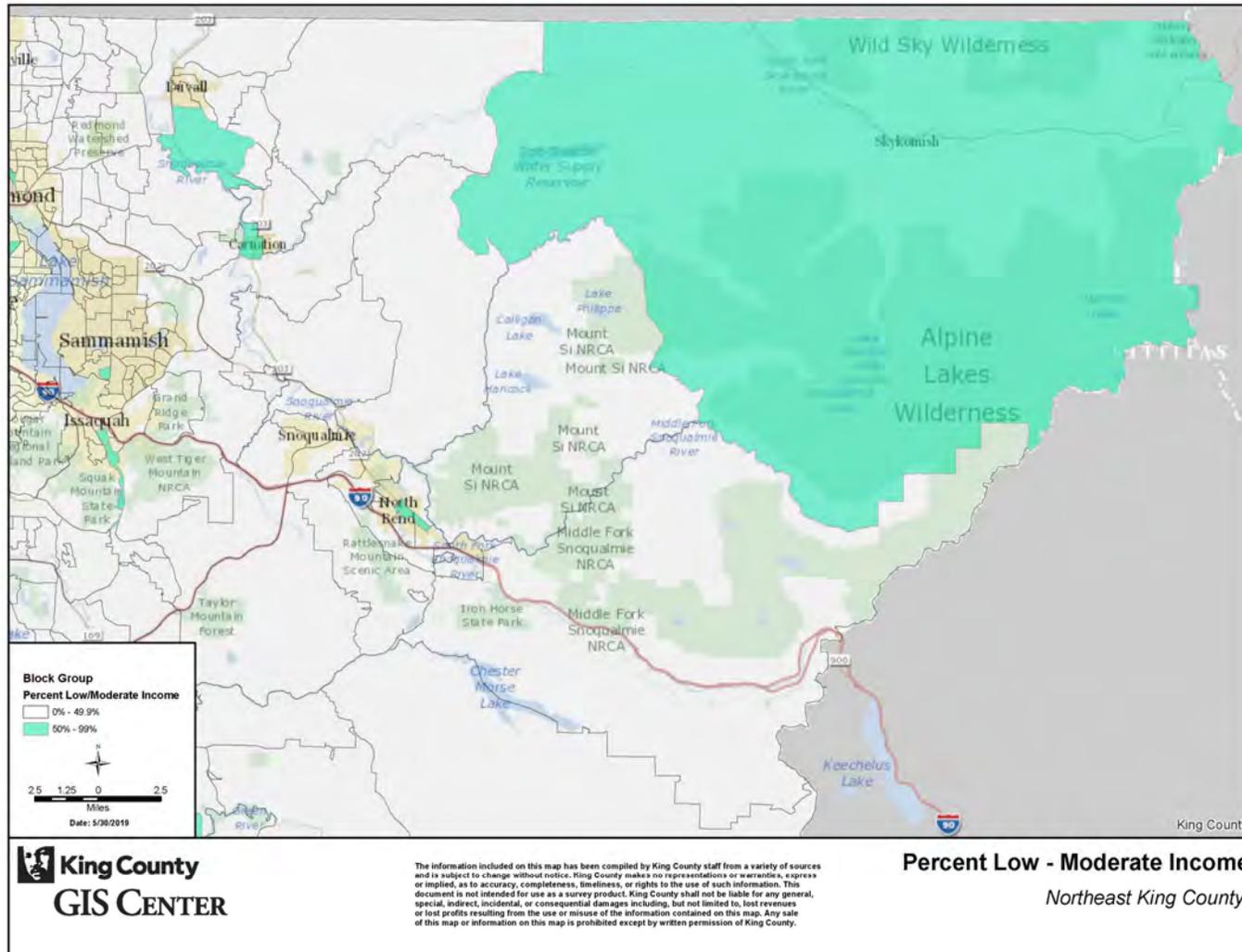


Southwest King County



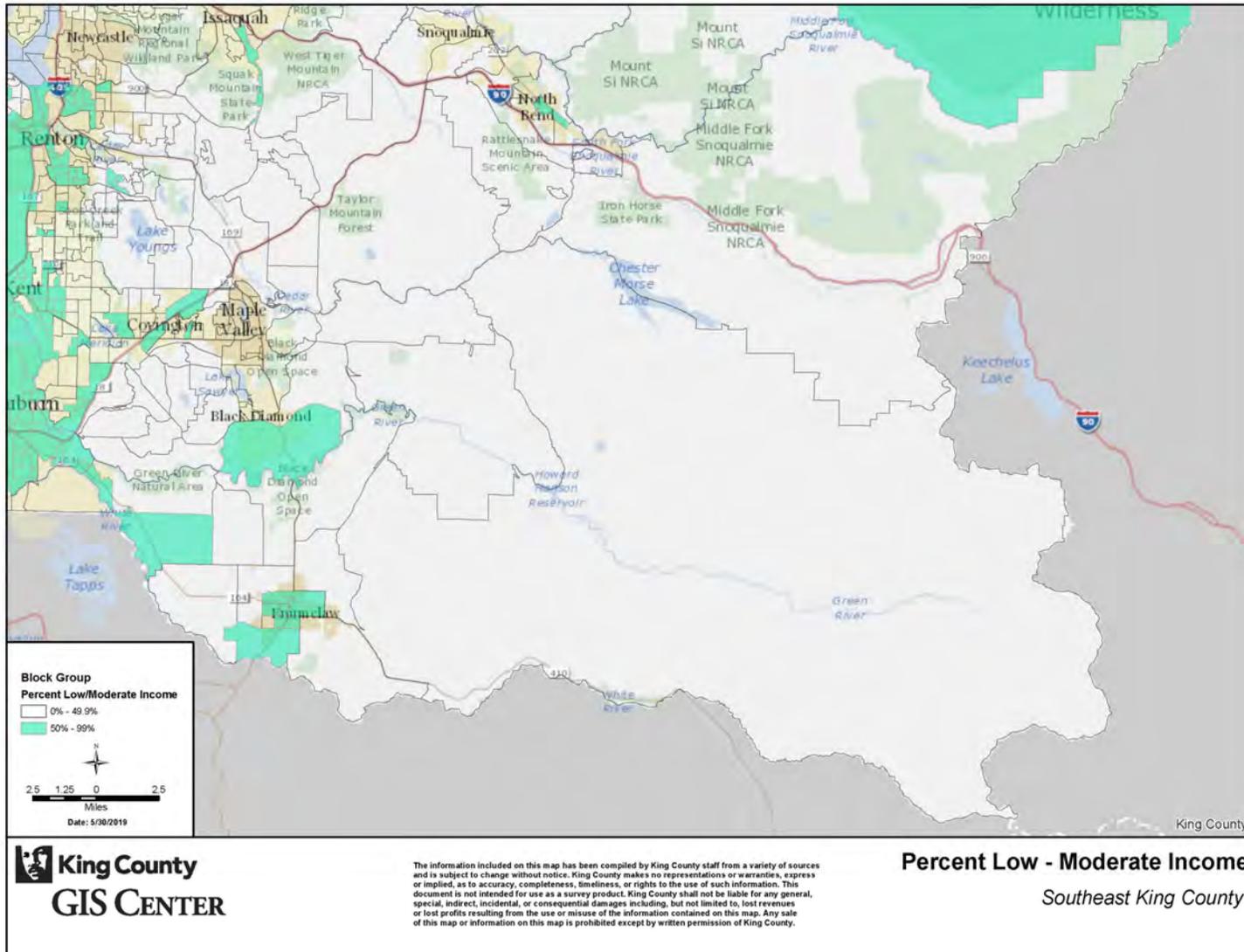
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Northeast King County



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Southeast King County



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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 funds.

Table 10 - One Year Goals for Affordable Housing by Support Requirement

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

Table 11 - One Year Goals for Affordable Housing by Support Type

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

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.

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.

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

Neither the King County Housing Authority nor the Renton Housing Authority is designated as troubled.

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 persons experiencing homelessness (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 persons experiencing homelessness

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

Helping persons experiencing homelessness (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 received 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 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 six 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 as 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. Information on the LIHTC program can be found at the Washington Housing Finance Commission at <http://www.wshfc.org>. 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 an 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:

1. Invest in programs that provide fair housing education, enforcement and testing.

2. Engage underrepresented communities on an ongoing basis to better understand barriers and increase access to opportunity.
3. Provide more housing for vulnerable populations.
4. Provide more housing choices for people with large families.
5. Support efforts to increase housing stability.
6. Preserve and increase affordable housing in communities at high risk of displacement.
7. Review zoning laws to increase housing options and supply in urban areas.
8. Work with communities to guide investments in historically underserved communities.
9. Support the Affordable Housing Committee's efforts to promote fair housing.
10. Report annually on Fair Housing Goals and progress.

Actions planned to reduce lead-based paint hazards

The King County HCD 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 our contractors doing business with the County and participating in projects through the King County Housing Repair Program (HRP), we offer 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. We frequently obtain a lead-based paint risk assessment to assess potential lead-based paint risks in the 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. Initially focused on a sentinel population of individuals with four or more bookings in a year, the initiative's multiple strategies aim to transform the health and human services system to better serve all people in King County. Strategies center on diversion from criminal legal system involvement and development of the "divert to what" infrastructure—the system of community-based care needed as an alternative to jail or emergency department utilization for individuals in behavioral health crisis. To help formulate equitable and appropriate strategies, the Initiative embeds the wisdom, perspective and knowledge of people who have lived experience in these systems through the Advisory Board, made up of individuals with multiple jail bookings, both misdemeanor and felony charges and convictions, and experience utilizing many different programs and services.
- *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, pro-active 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 issues will be identified through this work at many levels of government, and work will be done across sectors to impact such policy and system changes.

Actions planned to develop institutional structure

Establishing a King County regional Homelessness Authority: 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.

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 |
| | 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 Action Plan. | 100% |

**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:**

Assistance for Homebuyers

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:**

A description of the guidelines for resale and recapture and a chart to graphically represent the provisions are included in Attachment C.

- 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 included in Attachment D.

- 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.