

The King County Consortium
Consolidated Annual Performance Evaluation Report
2015



**Dow Constantine King County Executive
Metropolitan King County Council:**

- Rod Dembowski, District 1
- Larry Gossett, District 2
- Kathy Lambert, District 3
- Jeanne Kohl-Welles, District 4
- Dave Upthegrove, District 5
- Claudia Balducci, District 6
- Pete von Reichbauer, District 7
- Joe McDermott, District 8
- Reagan Dunn, District 9

In Partnership with:

North and East Subregion Cities

- Beaux Arts
- Bothell
- Carnation
- Clyde Hill
- Duvall
- Hunts Point
- Issaquah
- Kenmore
- Lake Forest Park
- Medina
- Mercer Island
- Newcastle
- North Bend
- Sammamish
- Skykomish
- Snoqualmie
- Woodinville
- Yarrow Point

South Subregion Cities

- Algona
- Black Diamond
- Burien
- Covington
- Des Moines
- Enumclaw
- Maple Valley
- Pacific
- SeaTac
- Tukwila

HOME-only Cities

- Auburn
- Bellevue
- Federal Way
- Kent

Joint Agreement Cities

- Kirkland
- Redmond
- Renton
- Shoreline

King County Consortium 2015 Consolidated Annual Performance Evaluation Report

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The 2015 King County Consortium Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the 2015-2019 Consolidated Plan (Consolidated Plan) which includes the 2015 Action Plan (AP). The CAPER outlines progress in achieving the affordable housing, ending homelessness, and community development goals through the following 2015 grant amounts.

- Community Development Block Grant (CDBG): \$5,491,704
- HOME Investment Partnership (HOME): \$2,556,707
- Emergency Solutions Grant (ESG): \$326,105

The 2015 CAPER covers the time period starting January 1, 2015 to December 31, 2015. Some activities funded in previous fiscal years, that take more than one year to complete, are reported here. The next section describes program accomplishments completed in 2015 with CDBG, HOME and ESG funds.

Affordable Housing and Ending Homelessness Accomplishments

- 81 new affordable housing units were completed
 - 12 units serve people who are homeless or have special needs
- 197 low-income homeowners received home repair services
- 371 people received housing stability services
- 70 households received homeless diversion services
- 12 households received rapid rehousing services
- 1,749 people received emergency shelter assistance
- 2,429 households received eviction prevention services

Community and Economic Development

- 2 parks received substantial improvements
- 1 sewer main was replaced and 11 sewer connections were completed
- 2 community centers received improvements consisting of a space addition and one heat pump replacement
- 1 pedestrian improvement
- 171 individuals and businesses received micro enterprise assistance
- 558 seniors received services
- 42,460 people were served by food banks

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Progress was made to reach the annual goals projected for the CDBG, HOME and ESG activities. The portion of the Housing Repair Program conducted by member jurisdictions underwent a major change in 2015 reducing the number of completed projects significantly. The City of Renton discontinued their Home Repair Program in 2015. Affordable housing rental and home ownership outcomes vary year to

year, due to the nature of the blended funds and the variety of affordable housing projects developed. For example, 2015 funds were used to develop the August Wilson project which has 57 units. This project leveraged low income housing tax credits, increasing the affordability and number of units possible to achieve in development. The other affordable housing project funded with 2015 HOME entitlement was the Kirkland Avenue Townhomes. This project is 18 units and provides housing for large families. Both projects fill a high need and represent differing production numbers due to modeling and leverage availability.

The King County Consortium worked with a number of partners including federal, state, and local public funders, the three housing authorities in King County, over 50 nonprofits, private investors, a wide range of community groups, and philanthropic organizations to accomplish the achievements outlined on the next page.

Goal	Category	Source	Indicator	Unit of Measure	Expected	Actual	Percent Complete
Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG HOME	Rental Units Constructed	Housing Unit	74	75	101%
Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG HOME	Rental Units Rehabilitated	Housing Unit	50	0	0%
Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG HOME	Homeowner Housing Added	Housing Unit	2	0	0%
Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG HOME	Homeowner Housing Rehabilitated	Housing Unit	250	197	79%
Affordable Housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	5	6	120%
Community and Economic Development	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	8,682	12,607	145%

Community and Economic Development	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG	Public Service Activities Other Than Low/Moderate Income Housing Benefit	Persons Assisted	15,148	45,351	299%
Community and Economic Development	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG	Facade Treatment/ Business Building Rehabilitation	Business Assisted	2	0	0%
Community and Economic Development	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG	Businesses Assisted	Businesses Assisted	140	171	122%
Ending Homelessness	Affordable Housing Homeless Non-Homeless Special Needs	CDBG HOME ESG	Tenant-Based Rental Assistance/Rapid Rehousing	Households Assisted	60	12	20%
Ending Homelessness	Affordable Housing Homeless Non-Homeless Special Needs	CDBG HOME ESG	Homeless Person Overnight Shelter	Persons Assisted	1,800	1,749	97%
Ending Homelessness	Affordable Housing Homeless Non-Homeless Special Needs	CDBG HOME ESG	Homelessness Prevention	Persons Assisted	320	371	116%
Ending Homelessness	Affordable Housing Homeless Non-Homeless Special Needs	CDBG HOME ESG	Other- Diversion	Other	15	70	467%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Consolidated Plan sets high level priorities and goals to guide decisions to award funds. These goals are outlined below.

- 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 plans for and supports fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs.
- The King County Consortium values working together with collective impact to continue the work to develop a cohesive and coordinated homeless system for all that is grounded in the principle of Housing First and shared outcomes; invests in projects that ensure that homeless households from all sub-populations (families, youth/young adults, and adults without children) are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasize recovery, as needed; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; receive only what they need to be returned to housing quickly and to be as self-reliant as possible. Specific programs include: 1) rapid re-housing; 2) emergency shelters; 3) transitional housing; 4) housing stability; and 5) shelter diversion. The Consortium engages in planning and other activities and initiatives to end homelessness in collaboration with All Home; work in partnerships to enhance opportunities to engage our region in exploring evidence-based best practices and promising practices to ensure that homelessness is rare, short in duration, and a one-time occurrence.
- Establish and maintain a suitable living environment and expand economic opportunities for low-and moderate-income people. Our investments across the Consortium in low-income communities, and for the benefit of low-income people, help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community. Specific strategies include: 1) improve the ability of health and human services agencies to serve our low to moderate-income residents safely and effectively, 2) improve the living environment in low to moderate-income neighborhoods and communities; and 3) expand economic opportunities for low to moderate-income residents of the Consortium. Specific projects in 2015 include, among others, pedestrian access improvement, establishment of a sewer main and connections for 11 homes, investments in community facilities and microenterprise.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	14,562	61	370
Black or African American	3,501	24	270
Asian	3,609	16	18
American Indian or American Native	342	1	24
Native Hawaiian or Other Pacific Islander	1,166	2	22
Multi-racial		9	166
Total	23,180	113	870
Hispanic	3,059	8	75
Not Hispanic	20,121	105	795

Table 2 – Table of assistance to racial and ethnic populations by source of funds

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Federal Grant	Entitlement Resources	Program Income	Reprogrammed Funds	Total Resources Available in 2015	Amount Expended During 2015
CDBG	4,873,731	491,844	126,129	5,491,704	5,254,462
HOME	2,556,707	438,800	1,947,335	4,942,842	3,674,952
ESG	326,105	0	0	326,105	318,581

Table 3 - Resources Made Available

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Federal funds leverage private, state and local funds. The sources of matching funds for housing funded with HOME are primarily King County's local funds, 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. 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 ownership occupied rehabilitation activities are owner contributions. The primary source of match for ESG projects is the RAHP fund.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	7,158,859
2. Match contributed during current Federal fiscal year	3,465,320
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	10,624,179
4. Match liability for current Federal fiscal year	132,076
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	10,492,103

Table 4 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1123068	7/29/2015	2/171/258	1,294,038	0				3,465,320

Table 5 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
34,072	352,127	352,127	0	0

Table 6 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts There were no HOME general contractors who minority or women were owned.						
Number	0					
Dollar Amount	0					
Sub-Contracts One						
Number	1					
Dollar Amount	\$233,100					

Table 7 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Dollar Amount	0					

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	
Businesses Displaced	0	
Nonprofit Organizations Displaced	0	
Households Temporarily Relocated, not Displaced	0	

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost	0					

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	492	465
Number of non-homeless households to be provided affordable housing units	282	278
Number of special-needs households to be provided affordable housing units	0 (included in homeless)	0 (included in homeless)
Total	774	743

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	492	465
Number of households supported through the production of new units	32	81
Number of households supported through the rehab of existing units	250	197
Number of households supported through the acquisition of existing units	0	0
Total	774	743

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The King County Consortium works closely with partners to meet the goals outlined in the Consolidated Plan. In November 2015 the King County Executive and the Mayor of Seattle declared a state of emergency in response to the homelessness crisis. With the robust local economy, housing prices and rental rates are climbing dramatically. At the same time, vacancy rates are low, constricting the available inventory, making it increasingly difficult for low income and homeless households to secure housing.

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

The King County Consortium is looking at ways to prioritize goals in alignment with funding resources with particular emphasis on deeply affordable housing for people who are homeless or have special needs.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	5,092	56
Low-income	2,117	42
Moderate-income	1,072	16
Total	8,281	114

Table 13 – Number of Persons Served

Narrative Information

In 2015 HOME funds were used to assist households with incomes at or below 50% of Area Median Income for rental projects and at or below 80% of Area Median Income for homeownership projects.

CDBG funds were used for eligible housing activities such as homeowner repairs and direct financial assistance to help income eligible homebuyers with downpayment assistance.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

In 2015 the King County, All Home, and the City of Seattle continued the ongoing work of developing a coordinated entry for all system. Both the Family Housing Connections and the Youth and Young Adult Housing Connections systems previously introduced coordinated entry systems and this work builds upon those experiences. This coordinated entry system for all will ensure that people experiencing a housing crisis have fair and equal access to homeless assistance based on their strengths and needs. It will use a standardized tool and practices, incorporate a system-wide housing first approach, and coordinate assistance so that those with the most severe service needs are prioritized.

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

Outreach to homeless persons is an important component of efforts to end homelessness in King County. Numerous longstanding programs focus on mentally ill persons (PATH, DESC, HOST, PACT, VC Veteran Services) and chronic substance abusers (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, in tent cities, or car camps countywide. Veteran outreach is undertaken by King County veterans' programs, as well as federal SSVF programs. Many of these teams take advantage of existing meal programs to make non-threatening contact with individuals or families.

Addressing the emergency shelter and transitional housing needs of homeless persons.

The Consortium utilizes CDBG and ESG resources for emergency shelter and rapid rehousing. In 2015, ten shelters were funded in King County. Additionally King County collaborated with the City of Seattle and other jurisdictions to open winter shelters to address increased need. During the January 2016 One Night Count of People who are Homeless In King County, approximately 4,505 people were unsheltered.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The King County Consortium funds programs and services to assist the most vulnerable members of the community, including programs for children, youth and young adults, seniors, survivors of domestic violence, persons with developmental disabilities, and veterans returning home and rebuilding their

lives. Services provided include employment and education resources, the King County Veterans Program, assistance to residents with developmental disabilities and their families, and the Child Welfare Early Learning Partnership. The Behavioral Health and Recovery Services Division provides direct services for crisis outreach and investigation for involuntary commitment, mental health client services, and outreach and triage on the streets for people incapacitated by alcohol or drugs. Beds for people discharged from the publically funded institutions are identified as a high need and the Housing and Community Development Program is working closely with the Behavior Health and Recovery Services Division to increase capacity. The Housing Finance Program funded an Oxford House in the past and similar models are under investigation.

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

The King County Consortium and the local CoC are developing a coordinated entry system for all homeless populations. The goals are to make the system more effective and efficient. Several key parts to this work are to determine how to prioritize people who are experiencing homelessness by need, developing effective and culturally sensitive outreach, overcoming barriers to people obtaining housing, reducing screening and other barriers identified, working closely with private landlords and increasing the supply of affordable housing and housing targeted for people who are homeless. King County has prioritized housing for homeless youth and young adults for several years and in the 2015 funding round awarded 2016 funds to Auburn Youth Services for a youth shelter and permanent housing for young adults who are homeless.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing.

The Consolidated Plan addresses two housing authorities, the King County Housing Authority (KCHA) and the Renton Housing Authority (RHA). The King County Housing Authority is one of 39 housing authorities nationwide selected to be a Moving To Work demonstration program.

Both KCHA and RHA participate in planning and coordination efforts with public funders, the Housing Development Consortium of Seattle-King County, All Home and jurisdiction partners. KCHA is completing the market rate homeownership component of a successful Hope VI redevelopment initiative in White Center. RHA has launched a revitalization effort at Sunset Terrace. The King County Consortium has funded projects recently in both redevelopments. These initiatives replace aging affordable housing stock with mixed income, in higher density developments and walkable neighborhoods.

Actions taken 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. Several key programs are place-based initiatives in partnership with local school districts in neighborhoods with significant KCHA housing inventory; housing choice and mobility counseling, and new housing and classroom stability counseling. Education initiatives include the Race to the Top program that leveraged \$40 million in new federal funding into the region and included focused attention on the schools in the center of KCHA's place-based initiatives.

Actions taken to provide assistance to troubled PHAs.

N/A.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

King County undertook two broad activities examining housing development and the affordable housing crisis. One major action was the four year update to the Comprehensive Plan. This involved multiple public meetings with opportunities for involvement in all parts of King County. The policy document reflected ideas and concerns about access to housing, tools, and methods to promote the development of more affordable housing, especially by the for profit sector, and addressed the existence of discrimination to people with tenant held Section 8 vouchers. The other activity, developed in tandem with the Comprehensive Plan update, was an Affordable Housing Strategy. This report identified housing needs, development and rental trends, and emerging demographics, all geared towards targeted and incentivized affordable housing development.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)The Consortium prioritized serving people and households who are the most vulnerable, lowest income, including persons who are homeless and have special needs. During the course of the program year, the Consortium worked closely with All Home, the local CoC, and funding partners to maximize housing and services delivery.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The King County HCD Program continues to implement the HCD Lead-Based Paint Program. HCD follows the Title X framework established by the U.S. Congress in 1992. This legislation resulted in the final lead-based paint rule, 24 Code of Federal Regulations (CFR) part 35 and 40 CFR part 745, which guides our program through this important process. As of April 22, 2010, HUD and the U.S. Environmental Protection Agency (EPA) collaborated on a new Lead-Based Paint Rule called Renovate, Repair and Paint Rule (RRP). This is an EPA/HUD certified training process (402 of TSCA, 40 CFR Part 745, Subpart L) that is required for all contractors and construction workers working on homes built before 1978. This rule went into effect April 22, 2010. To assist contractors doing business with the County and participating in projects through the King County Housing Repair Program (HRP), this certified EPA training is offered as an additional service to the construction community. HUD has not changed the lead-based paint requirements, but has adopted the new RRP training and certificate process. Buildings constructed before 1978 and scheduled for rehabilitation are assessed for lead-based paint risks and potential hazards. A lead-based paint risk assessment is frequently obtained to assess potential lead-based paint risks in the housing projects undertaken. The Washington State Department of Commerce, through their Lead Based Paint program, regulates and coordinates all lead based paint activities. King County HRP is a State certified RRP trainer and listed as a certified firm under #0302, good through April 16, 2018.

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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2015, King County passed the Best Starts For Kids Levy to fund upstream prevention programs in three areas: 1.) Birth to Early School Aged, 2.) Youth and Young Adults, 3.) Communities of Opportunity – funding for communities that are working in collective impact in a community-driven, pro-active model to bring about positive results in life outcomes for our children and families in King County. King County King County Health and Human Services Transformation Vision set a goal that by 2020, the people of King County will experience gains in health and well-being because our community worked collectively to make the shift from a costly, crisis-oriented response to health and social problems, to one that focuses on prevention, embraces recovery, and eliminates disparities. Under the Transformation Vision, King County staff across departments, including Public Health, Community and Human Services, Natural Resources and Parks, and Transportation are working with a large variety of partners on a number of initiatives to move closer to realization of the Transformation goals. Initiatives include:

- Familiar Faces Design Team – This cross sector staff team working with a broad range of partners inside and outside of King County to improve life circumstances for approximately 1,300 individuals a year who cycle through the King county jail system at least four times per year. Shared data has revealed that the vast majority of these individuals have behavioral health, chemical dependency and/or other health issues, and are homeless. Jail is not an appropriate place for these individuals, and the FF Design Team has worked to create a future state system design that will create a different pathway to better life outcomes for this population. Familiar Faces are a sentinel population for designing system change and it is anticipated that more work will follow concerning other populations.
- Communities of Opportunity – King County is partnering with the Seattle Foundation for the Communities of Opportunities initiative with the ambitious goal of creating greater health, social, economic and racial equity in King County so that all people thrive and prosper.
- Accountable Communities of Health – King County Public Health staff are coordinating across departments and with multiple community partners to move forward changes in 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.

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

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Consortium continues to collaborate with the Housing Development Consortium of Seattle/King County, the Puget Sound Regional Council, All Home, the local CoC, and work together on specific projects such as the Homeless Information Management System and coordinated entry for all.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Consortium continues to coordinate between public funders, including partner jurisdictions, Seattle-King County Public Health, King County Developmental Disabilities Division, King County Behavioral Health and Recovery Services, Washington State, A Regional Coalition for Housing, the City of Seattle for activities to address homelessness, Washington State Housing Finance Commission, King County Housing Authority, Renton Housing Authority, Veteran’s Administration, United Way, Seattle Foundation, Raikes Foundation, and private investors.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The King County Consortium works closely with housing providers, the Housing Development Consortium, public funders, and the public on fair housing issues. This year attention is focused on the new Assessment of Fair Housing (AFH) and the Final Rule at 24 CRF Part 5. Although the new AFH will not be due until April 2019, the consortium jurisdictions, public housing authorities, and stakeholders are discussing the new rule and will work together to fulfill the requirements. The Consortium works to increase housing choice, reduce screening criteria and other barriers to people securing and maintaining housing.

For some Fair Housing topics, HCD consults with the King County Office of Civil Rights. The Office of Civil Rights conduct outreach through fair housing presentations, workshops, and seminars. Outreach events are listed in the following table.

The King County Office of Civil Rights Outreach Events in 2015

Date	Fair Housing Event
1-18	Housing Diversion Learning Circle
1-14	Joint Fair Housing Basics Workshop
1-14	Joint Advanced Fair Housing Seminar
1-26	Fair Housing Basics, YWCA Seattle
1-19	Advanced Fair Housing Workshop, YWCA Seattle

2-4	Webinar: Reasonable Accommodations and Modifications, AASC
2-17	Fair Housing Basics for Maintenance Personnel
3-13	Advanced Fair Housing Workshop, Catholic Housing Services
3-18	Joint Fair Housing Basics Workshop
3-18	Joint Advanced Fair Housing Seminar
3-19	Reasonable Accommodations and Modifications, Vashon HouseHold
4-16	Fair Housing Basics, Hope-Link
4-16	Fair Housing 101 for Nonprofit Transitional & Shelter Housing Providers
5-19	Service Animals Workshop, Manufactured Homes of WA
5-28	Western WA Fair Housing Conference
6-5	Reasonable Accommodations & Modifications, Cirrus Asset Mgmt.
6-16	Reasonable Accommodations & Modifications
6-23	Host: Fair Housing Accessibility First
7-15	Joint Fair Housing Basics Workshop
7-15	Joint Advanced Fair Housing Seminar
8-14	Service Animals Workshop, WA Multifamily Housing Assn.
8-18	Fair Housing Basics for Maintenance Personnel
9-16	Joint Fair Housing Basics Workshop
9-16	Joint Advanced Fair Housing Seminar
9-24 & 9-25	Cincinnati Region V Education & Outreach Roundtable
11-18	Joint Fair Housing Basics Workshop
11-18	Joint Advanced Fair Housing Seminar
12-7	Reasonable Accommodations and Modifications
12-8	TRENDS Rental Management Trade Show
12-17	Seattle Stand Down (information table)

In addition to outreach through events, the Office of Civil Rights produces and updates publications for distribution. A list of publications for 2015 follows.

- Fair Housing in Washington State: Top 100 Q&A for Property Owners and Managers
- Fair Housing for Real Estate Professionals: Top 100 Q&A Reasonable Accommodations & Modifications for People with Disabilities: Sample Policy & Disability Resource Information

- Harassment & Retaliation: Sample Policy
- Service Animals: Sample Policy
- Domestic Violence and Fair Housing: Sample Policy
- Housing Discrimination & Your Civil Rights: A Fair Housing Guide for Renters & Home Buyers in Spanish
- Section 8 and Fair Housing Rights brochure in Spanish and in Russian was updated June 2014.

New Publications 2015

- Accommodations and Modifications for Residents with Disabilities brochure
- Seven Basic Design and Construction Requirements of the Fair Housing Act brochure

Number and Types of Fair Housing Publication Distributed		Distributed 2015
Housing Providers	Fair Housing posters (English and Spanish)	30
	Fair Housing CDs	1000
	Fair Housing in Washington State: Top 100 Q&A	500
	Reasonable Accommodation & Modifications for People with Disabilities: Sample Policy and Disability Resource Information	900
	7 Basic Design and Construction Requirements of FHA brochure	200
	Accommodations and Modifications brochure	700
	Service Animals: Sample Policy	500
	Harassment and Retaliation: Sample Policy	100
	Domestic Violence and Fair Housing	50
	Guide to Fair Housing for Non-Profit Housing & Shelter Providers	200
Renters & Home Buyers	Office of Civil Rights and Open Government enforcement brochure	300
	OCROG Step by Step brochure (outlines investigative steps)	200
	Housing Discrimination Your Civil Rights for Renters and Home Buyers	1000 English 600 Spanish 100 Vietnam.

Online Access to Materials

All materials for Housing Providers, Renters and Home Buyers are available online at www.kingcounty.gov/exec/CivilRights/FH/FHresources.aspx

Caseload 2015 (report out on number of cases)

- Caseload disposition
 - 7 cases filed
 - 1 case filed during prior year and carried over to 2015
 - 1 case filed during prior year and closed in 2015

- 1 case previously closed with reasonable cause finding settlement, and monitored during 2015
- Resolution of Cases Closed during 2015
 - 1 case carried over to 2015 and closed with no cause finding
 - 1 case filed and closed in 2015
- Cases Filed in 2015 Currently Under Investigation: 6
- Bases of Cases Filed During 2015 by Protected Class
 - 5 Disability
 - 1 Race
 - 1 Color
 - 1 National Origin
 - 1 Section 8
 - 1 Familial Status
 - 2 Retaliation

NOTE: Some cases list multiple protected classes.

CR-40 - Monitoring 91.220 and 91.230

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

The public funders developed a joint inspection tool, based on the HUD Real Estate Assessment Center Physical Assessment Sub-system. Visits to properties are currently coordinated between funders to minimize the burden of multiple visits to the same property over the course of a year. Schedules between public funders are coordinated for jointly-funded projects. On-site inspections for King County HOME-funded projects were performed for 25 HOME-assisted units during 2015.

King County continues to participate with the Washington State Housing Finance Commission, the State of Washington Department of Commerce, the City of Seattle, the City of Tacoma, Snohomish County, and the City of Spokane in using the Web-Based Annual Report System (WBARS). This system collects occupant demographic and summary project data formerly available only in an Excel format. Owners of publicly-funded affordable housing are required to enter annual data on a real-time basis or via an upload from their property management software by a published due date. Each project's data is validated against the most restrictive contract as each funder's restrictions are built into the system. Reports from WBARS are used to monitor compliance with the HOME requirements in each project's contract.

HFP has developed and implemented a new system for tenant income verification monitoring. This system provides for reliable, accountable review of income documentation from sample units within each HOME-assisted project that verifies tenant income eligibility and accurate reporting in WBARS.

In addition to demographic and compliance information on tenant occupants of the housing, the system collects critical year-end operating and reserve information to assist property owners and funders identify potential issues in advance of problems. The data allows staff to provide technical assistance to property owners in a timely manner. The chart below lists the projects monitored on site in 2015.

Housing Finance Program Site Monitoring in 2015		
Kirkland Plaza	May Valley Mobile Home Park	Tall Firs (Rural Mini-Farm)
Terrance Hills	City Park Apartments	Glendale Apartments
Andrew's Heights	Heron Run	Liberty Square (5th & Williams)
Salisbury Court	Family Village I and II Issaquah	Mitchell Place
Rainier Glenn	Southwood Square	Andrew's Glenn
Duvall Family Housing	Northlake Grove Co-op	Johnson Hill
Auburn Manor	Charter House Apartments	J.G. Commons
White River Gardens (JC Penny)	Hopelink Place	Parkview VI
Parkview VII		

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The King County Consortium posts notices of public meetings in the Seattle Times and on the King County website. A copy of the notices, dated March 15, 2016 is uploaded into the IDIS system. No comments were received on the draft 2015 CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes to the program objective with the exception of the application process or CDBG funds, which is now web-based, providing more transparency. All programs are making formal efforts to improve accessibility to agencies which may encounter barriers to traditional funding applications due to cultural, capacity, transportation, and other challenges.

CR-50 HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Projects listed in the preceding inspection table were on the required inspections. The most common inspection item is inadequate clearance for baseboard heaters. That is a safety discrepancy, and agencies are notified in an inspection exit report. The second most common inspection discrepancy is access to water heaters, due to storage issues in closets. This too is called out in the exit report.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

King County has policies and procedures for affirmative marketing of vacant units in projects of five or more units, per 24 CFR 92.351. Owners participating in the HOME program are informed of affirmative marketing requirements in the funding process. The Equal Housing Opportunity logo is included in all material distributed about the program and affirmative marketing policies are required in management plans.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

Two Housing Finance Program (HFP) projects, Phoenix Rising and Kirkland Townhomes, were funded with program income. The Housing Repair Program (HRP) funded 26 home repair projects with program income. The demographics for the residents of the Kirkland Townhomes and the HRP projects are included in CR-10. The IDIS PRO9 detailing HOME Program Income draws is included with this report as an attachment. The Phoenix Rising project is under construction and scheduled for completion in August 2016. Demographic information for the Phoenix Rising project will be furnished in the 2016 CAPER.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j).

The King County Consortium leverages federal, state, and local funds (countywide and local jurisdictions) to develop and maintain affordable housing. The HOME funded August Wilson in Bellevue (high cost area) leveraged LIHTC. In addition, the August Wilson project leveraged eight project based Section Eight vouchers to serve people who were formerly homeless. The Kirkland Family Townhomes leveraged local Vet's and Human Services Levy funds. Both projects received capital awards from the Washington State Department of Commerce. Additionally, local operating and service support dollars funded programs for homeless services in the project.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	KING COUNTY
Organizational DUNS Number	128086869
EIN/TIN Number	916001327
Identify the Field Office	SEATTLE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Seattle-King County (All Home)

ESG Contact Name

Prefix	Ms.
First Name	Janice
Middle Name	
Last Name	Hougen
Title	ESG Program Manager

ESG Contact Address

Street Address 1	401 5th Ave, Suite 510
City	Seattle
State	WA
ZIP Code	98104
Phone Number	206-263-9089
Fax Number	206-296-0229
Email Address	janice.hougen@kingcounty.gov

ESG Secondary Contact

Prefix	Ms.
First Name	Valerie
Last Name	Kendall
Title	Affordable Housing Planner
Phone Number	263-9076
Email Address	valerie.kendall@kingcounty.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	01/01/2015
Program Year End Date	12/31/2015

3a. Subrecipient Form – Complete one form for each subrecipient

Multi-Service Center Family Shelter
Federal Way
WA
98093
DUNS # - 147651673
Not a victim Services Provider
5013C
\$71,063

Lifewire My Sister's Place
Bellevue
WA
98008
DUNS # 154641393
Victim Services Provider
5013C
\$10,923

Friends of Youth – Youth Haven
Kirkland
WA
98034
DUNS#- 55502751
Not a victim services provider
5013C
\$48,624

Catholic Community Services – South King County Shelter System
Seattle
WA
98144
DUNS# - 799006341
Not a victim services provider
5013C
\$53,297

CR-65 - Persons Assisted CR-65 Persons Assisted is completed through the eCon Suite’s eCart system. That Excel spreadsheet is attached here, and replaces the tables previously provided.



2015 King County
ESG-CAPER.xlsm

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	62,872
Total Number of bed - nights provided	52,897
Capacity Utilization	84%

Table 10 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The Consortium works to ensure that all homeless projects, including projects funded with ESG, are consistent with the vision, principles and recommendations of the All Home Strategic Plan in King County. The plan is a recommitment to our community’s vision of ending homelessness, and steps needed to make this vision a reality. King County and All Home adhere to the Homeless Management Information System operating standards and all reporting and program evaluation is through HMIS.

All Home/CoC has developed standards/outcomes for short-term rental assistance/prevention programs, and emergency shelters using a combination of ESG and other government and private funds. The Data and Evaluation Work Group of All Home / CoC will continue to develop and monitor outcomes and performance of all programs on progress in reducing homelessness.

The Consortium utilizes the ESG resources for emergency shelter, rapid re-housing, and prevention. In 2015, four family emergency shelter programs were funded with ESG. Combined, there were 689 households that exited these shelters in 2015. Of this number four (148) households moved on to more stable housing. One hundred and fifteen households moved to permanent housing and 33 households moved to transitional housing. One of the shelters funded with ESG is a large overnight only program which is has many people stay one night and /or leave without a known destination upon exit. In addition, ESG and other leveraged funds, including HUD Continuum of Care, enrolled over 300 people in rapid re-housing. Of the households enrolled 109 households secured housing. Lastly, thirteen households were served by our Housing Stability Program with homeless prevention assistance.

Allowable activities of the ESG Program are funded with other resources including HUD Continuum of Care, CDBG, Regional Affordable Housing Program (RAHP) funding, a Washington State source, and private philanthropic sources.

Street Outreach

Although not currently funded with ESG dollars, outreach to homeless persons is an important component of efforts to end homelessness in King County. Numerous longstanding programs focus on mentally ill persons (PATH, DESC, HOST, PACT, VC Veteran Services) and chronic substance abusers (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 countywide. Veteran outreach is undertaken by King County veterans’ programs, as well as federal SSVF programs. Many of these teams take advantage of existing meal programs to make non-threatening contact with individuals or families.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	26,538		
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	28,271		
Subtotal Homelessness Prevention	54,809	0	0

Table 11 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year			
	2012	2013	2014	2015
Expenditures for Rental Assistance	16,691		36,590	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			11,428	
Expenditures for Housing Relocation & Stabilization Services - Services				
Expenditures for Homeless Assistance under Emergency Shelter Grants Program				
Subtotal Rapid Re-Housing	16,691	0	48,018	0

Table 12 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			76,796
Operations			107,111
Renovation			
Major Rehab			
Conversion			
Subtotal	0	0	183,907

Table 13 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach	0	0	0
HMIS	0	0	0
Administration	4,505	4,875	5,777

Table 14 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2012	2013	2014	2015
	16,691	59,313	52,893	189,684

Table 15 - Total ESG Funds Expended

11f. Match Source

	2012	2013	2014	2015
Other Non-ESG HUD Funds		60,000		
Other Federal Funds	16,691			
State Government			53,000	
Local Government				190,000
Private Funds				
Other				
Fees				
Program Income				
Total Match Amount	16,691	60,000	53,000	190,000

Table 16 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2012	2013	2014	2015
	16,691	119,313	105,893	379,684

Table 17 - Total Amount of Funds Expended on ESG Activities