

King County Consortium

Consolidated Annual Performance Evaluation Report

2016



Dow Constantine King County Executive

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- Bothell

- Carnation
- Clyde Hill
- Duvall
- Hunts Point
- Issaquah
- Kenmore
- Lake Forest Park
- Medina
- Mercer Island
- Newcastle
- North Bend
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- Snoqualmie
- Woodinville
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South Subregion Cities

- Algona
- Black Diamond

- Burien
- Covington
- Des Moines
- Enumclaw
- Maple Valley
- Normandy Park
- Pacific
- SeaTac
- Tukwila

HOME-only Cities

- Auburn
- Bellevue

- Federal Way
- Kent

Joint Agreement Cities

- Kirkland
- Redmond
- Renton
- Shoreline

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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 2016 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) and includes the 2016 Action Plan (AP). The CAPER outlines progress in achieving the affordable housing, ending homelessness, and community development goals through the following 2016 grant amounts.

- Community Development Block Grant (CDBG): \$4,831,046
- HOME Investment Partnership (HOME): \$2,704,994
- Emergency Solutions Grant (ESG): \$314,480

The 2016 CAPER covers the time period starting January 1, 2016 to December 31, 2016. Some activities funded in previous fiscal years, that take more than one year to complete, are discussed here. The next section describes program accomplishments completed in 2016 with CDBG, HOME and ESG funds.

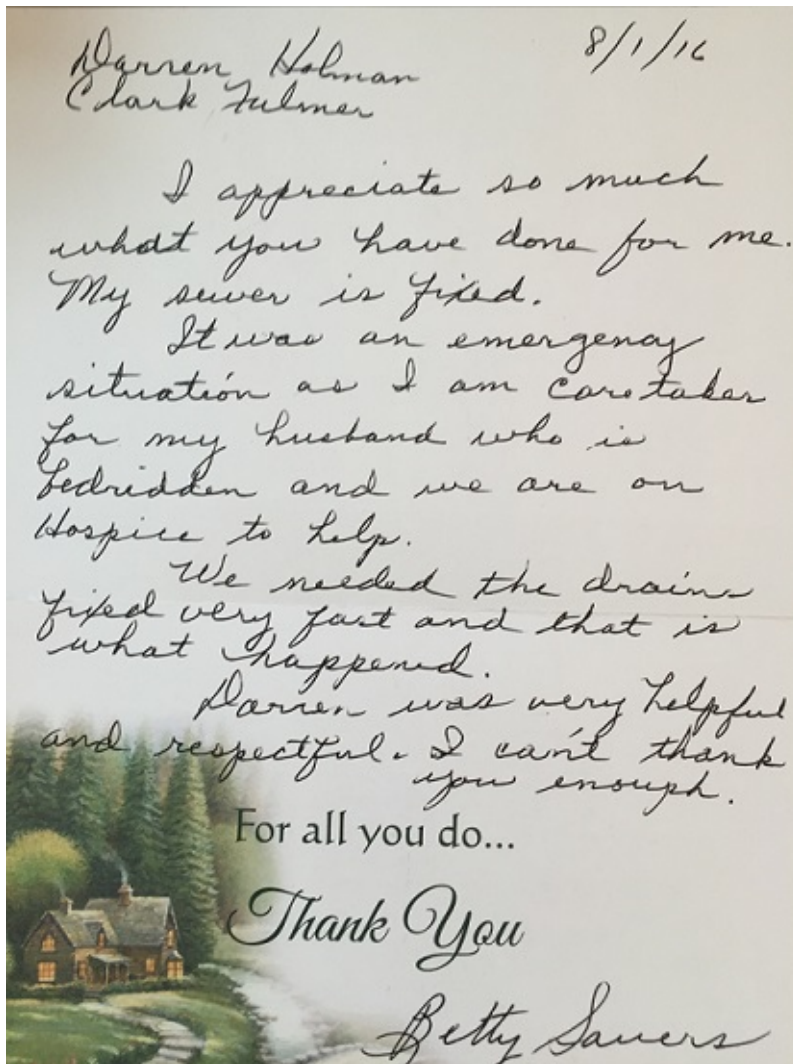
Affordable Housing and Ending Homelessness Accomplishments



Phoenix Rising Apartments, Auburn, Serving Formerly Homeless Young Adults

- 24 new affordable rental housing units were completed serving homeless young adults, in addition Ronald Commons, 61 units completed construction in 2016, and will report in 2017.

- 40 units of senior rental house were acquired, and 1 Housing Assistance Modification (HAM) as completed for a disabled tenant
- 3 homebuyer households received downpayment assistance
- 297 low-income homeowners received home repair services
- 1,404 people received housing stability services
- 291 households received homeless diversion services
- 367 households received rapid rehousing services
- 3,307 people received emergency shelter assistance
- 2,862 people received eviction prevention services



One of the many thank you notes received from a Housing Repair Program customer (White Center resident).

Community and Economic Development



Carnation Water Main Replacement

- 2 parks received substantial improvements
- 2 water main were installed (Carnation and Black Diamond)
- 4 community centers were remodeled and/or expanded
- 1 pedestrian improvement completed and closed and 2 completed construction, and will be reported in next year's CAPER as closed
- 22 business and 219 people received micro enterprise business assistance
- 1 commercial façade program was completed
- 558 seniors received services through the Shoreline/Lake Forest Park Senior Center
- 36,484 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 projects significantly. The City of Renton discontinued using CDBG for 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 multi-year schedule for affordable housing developments. For example, 2015 Entitlement and 2016 HOME Program Income funds were used to develop the Phoenix Rising project which has 24 units for young adults experiencing homelessness.

Many of the HOME projects leverage low income housing tax credits, increasing the affordability and number of units possible to achieve in development. The other affordable housing project funded with 2016 HOME entitlement or Program Income are the Athene Apartments and the John Gabriel House and accomplishments will be reported in the 2017 CAPER. Both serve low income seniors.

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 below.

Goal	Category	Source	Indicator	Measure	Expected	Actual	% Complete
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Constructed	Housing Unit	141	11	8%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Rehabilitated	Housing Unit	0	41	N/A
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Added	Housing Unit	10	0	0%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Rehabilitated	Housing Unit	250	297	119%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Direct Financial Assistance to Homebuyers	Household s Assisted	10	3	30%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Facility or Infrastructure Activities	Persons Assisted	27,375	28,502	104%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Service Activities	Persons Assisted	876	689	79%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Facade Treatment/ Business Building Rehabilitation	Business Assisted	2	1	50%

Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Micro Businesses Assisted	Businesses Assisted	142	219	100%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Public Service Activities	Households Assisted	38,677	40,025	103%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Tenant-Based Rental Assistance/Rapid Rehousing	Households Assisted	15	367	2,447%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homeless Person Overnight Shelter	Persons Assisted	1,982	3,307	167%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homelessness Prevention	Persons Assisted	286	6,695	2,341%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Other- Diversion	Other	15	291	1,940%

Table 1 - Accomplishments – Program Year

Goal	Category	Source	Indicator	Measure	Expected	Actual	% Complete
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Constructed	Housing Unit	215	86	40%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Rehabilitated	Housing Unit	51	41	80%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Added	Housing Unit	12	0	0%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Rehabilitated	Housing Unit	500	494	99%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	15	9	60%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Facility or Infrastructure Activities	Persons Assisted	32,375	41,109	127%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Service Activities Other	Persons Assisted	16,024	46,040	287%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Facade Treatment/ Business Building Rehabilitation	Business Assisted	4	1	25%

Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Micro Businesses Assisted	Businesses Assisted	282	390	138%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Public Service Activities	Households Assisted	38,677	85,376	221%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Tenant-Based Rental Assistance/Rapid Rehousing	Households Assisted	75	379	505%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homeless Person Overnight Shelter	Persons Assisted	3,782	5,056	137%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homelessness Prevention	Persons Assisted	606	7,066	1,166%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Other- Diversion	Other	30	291	970%

Table 2 - Accomplishments –2015 & 2016 Combined Goals and Accomplishments

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.

- 1.) **Affordable Housing:** 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.

- 2.) **Ending Homelessness:** 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 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 move to permanent 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 5) shelter diversion, and; 6) permanent supportive housing. 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 to ensure that homelessness is rare, brief, and a one-time occurrence.

- 3.) **Community and Economic Development:** Establish and maintain a suitable living environment and expand economic opportunities for low-and moderate-income people. 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.

CR-10 - Racial and Ethnic composition of families assisted

Describe the individuals and families assisted 91.520(a)

	CDBG Individuals	HOME Households	ESG Individuals
White	27,864	18	234
Black or African American	7,078	7	411
Asian	4,620	2	13
American Indian or Alaska Native	1,012	1	21
Native Hawaiian or Other Pacific Islander	2,133	0	16
American Indian or American Native and White	153	0	0
Asian and White	699	0	0
Black or African American and White	394	0	0
American Indian/Alaska Native/African American	69	0	0
Multi-racial	11,992	2	37
Not provided	0	0	117
Total	56,014	29	849
Hispanic	13,257	0	123
Not Hispanic/or Declined	42,7572	29	726

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 or Previous Years	Total Available	Amount Expended 2016
CDBG	4,873,046	1,045,596	126,129	6,002,721	5,590,750
HOME	2,704,994	412,225	279,116	3,396,335	3,396,335
ESG	314,480	0	98,491	412,971	412,971

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 document recording fees and Veteran and Human Services Levy capital funds. The Regional Affordable Housing Program (RAHP), one source of document recording funds are a dedicated state adopted housing resource 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 are RAHP funds.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	10,492,103
2. Match contributed during current Federal fiscal year	13,975,227
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	24,467,330
4. Match liability for current Federal fiscal year	925,640,
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	23,541,690

Table 4 – Fiscal Year Summary - HOME Match Report

HOME Match Contribution for the Federal Fiscal Year				
Project	Date of Contribution	Non-Federal Sources	Foregone Fees	Total Match
189 Providence	11/9/15	\$273,604	\$3,225,965	\$3,499,569
180 Compass	10/15/15	\$1,334,545	\$3,513,958	\$4,848,503
207 Red Vines	8/24/16	\$1,776,527	\$3,850,625	\$5,627,155

Table 5 – HOME Match Contribution for the Federal Fiscal Year

HOME 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
\$43,880	\$412,225	\$404,485	0	\$51,720

Table 6 – HOME Program Income

HOME MBE/WBE report - Minority Business Enterprises and Women Business Enterprises

There were no HOME general contractors who were minority or women were owned. There were no HOME sub-contractors who were minority or women were owned.

Minority Owners of Rental Property

There were no minority HOME assisted rental property owners.

Relocation and Real Property Acquisition

There were no persons displaced or relocations payments made.

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	379	378
Number of non-homeless households to be provided affordable housing units	412	300
Number of special-needs households to be provided affordable housing units	0	41
Total	791	719

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	318	367
Number of households supported through the production of new units	213	14
Number of households supported through the rehab of existing units	250	298
Number of households supported through the acquisition of existing units	10	40
Total	791	719

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting 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 and 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 (30%)	6,287	14
Low-income (30%-50%)	4,030	7
Moderate-income (50%-80%)	1,115	8
Total	11,432	29

Table 13 – Number of Persons Served

Narrative Information

In 2016 HOME funds were used to assist households with incomes at or below 50% of Area Median Income for rental projects; and for homeownership projects at or below 80% of Area Median Income.

CDBG funds may be used for eligible housing activities such as rental projects and homeowner repairs.

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.

In 2016 the King County, All Home, and the City of Seattle continued the ongoing work of developing a Coordinated Entry for All (CEA) 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 ensures 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 Supportive Services for Veteran Families program. 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. Additionally King County collaborated with the City of Seattle and other jurisdictions to open emergency 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. In 2016 King County worked with the White Center community and Mary’s Place to convert an existing former public health building scheduled to open in March 2017.

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 Division (BHRD) 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 publically funded institutions are identified as a high need and the Housing and Community Development Program is working closely with the BHRD.

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.

In 2016 the King County Consortium and the local Continuum of Care launched the CEA system for homeless populations. The goals are to make the system more effective and efficient. Several key parts to this work were 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 prioritized housing for homeless youth and young adults for several years and completed the Valley Cities Phoenix Rising project serving homeless young adults. Additionally Ronald Commons opened, serving homeless families and veterans.

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 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. Neither KCHA nor RHA are troubled PHAs.

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 has made two adjustments this last year to further address the affordable housing crisis. For one, the County was able to move to a more targeted Request for Proposals (RFP) to direct the annual capital funding to projects that will serve extremely low income and homeless households. Additionally, the County rolled out its Transit-Oriented Development (TOD) program which deploys a new source of funding to build up the capacity of affordable housing around high capacity transit stops such as Light Rail and Rapid Ride bus lines to serve households between 30% to 80% of the area median income. In 2017, King County is undertaking a Regional Affordable Housing Study which will incorporate feedback from stakeholders across the County to inform a Regional Affordable Housing Plan that will guide policies and investments.

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 Continuum of Care (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.

If the construction process will 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, and 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 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 (FF) – This cross sector staff team working with a broad range of partners inside and outside of King County to improve life circumstances for 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, substance use disorder 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 (COO) – King County is partnering with the Seattle Foundation for the COO 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 (ACH) – 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 Management Information System and CEA. Each year teams from the Housing Finance, Homeless Housing, Housing Repair, and the Community Development programs attend local and national seminars and trainings. The Housing Washington Conference, held annually and trading locations between the East and West side of the Cascade Mountains, serves as an excellent learning and coordination training for team members.

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 Department of Commerce, A Regional Coalition for Housing, the City of Seattle, Washington State Housing Finance Commission, King County Housing Authority, Renton Housing Authority, Veterans Administration, United Way, Seattle Foundation, Raikes Foundation, Gates Foundation, numerous nonprofit organizations, service providers, 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 the Consortium began the planning work for the 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, representatives from the consortium jurisdictions, public housing authorities, and stakeholders are discussing the new rule and will work together to fulfill the requirements. Members of the key work group attend a three day HUD training in Seattle in October 2016. The Consortium works to increase housing choice, reduce screening criteria and other barriers to people securing and maintaining housing.

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

King County Office of Civil Rights Outreach Events in 2016	
Date	Event (Fair Housing presentations unless otherwise noted)
1-19	Fair Housing Basics for Maintenance Personnel
2-10	Fair Housing Jeopardy for Hopelink
2-17	First Steps – Best Practices to Promote Fair Housing
2-17	Advanced Fair Housing Seminar
3-10	Single Adult Advocacy Committee Meeting (SKCCH)
3-15	All About Service Animals
4-6	Community Resource Exchange
4-14	Inland NW Fair Housing Conference, Spokane
4-19	Fair Housing 101 for Nonprofit Transitional & Shelter Housing Providers
5-11	KCHA (SE region)
5-18	Landlord Liaison Project - Landlords workshop
6-15	First Steps – Best Practices to Promote Fair Housing
6-15	Advanced Fair Housing Seminar

6-28	Cirrus Management
7-6	Reasonable Accommodations/Modifications for Residents with Disabilities
8-10	Fair Housing Basics for Maintenance Personnel
8-27	Seattle-King County Resource Day
9-21	First Steps – Best Practices to Promote Fair Housing
9-21	Advanced Fair Housing Seminar
9-28	KCHA Section 8
10-5	Fair Housing 101 for Nonprofit Transitional & Shelter Housing Providers
10-12	KCHA (SW region)
11-1	All About Service Animals
11-14	King County Housing Authority
11-15	All Home – Learning Circle for Young Adult Rapid Rehousing – case workers
11-16	First Steps – Best Practices to Promote Fair Housing
11-16	Advanced Fair Housing Seminar
12-6	TRENDS Rental Management Trade Show

In addition to outreach through events, the Office of Civil Rights produces and updates publications for distribution. A list of publications for 2016 follows.

Publications Updated in 2016

- 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 Residents with Disabilities (brochure)
- Harassment & Retaliation: Sample Policy
- Service Animals: Sample Policy
- Domestic Violence & Fair Housing: Sample Policy
- 7 Basic Design & Construction Requirements of the Fair Housing Act brochure

Numbers & Types of Fair Housing Publications Distributed		2016
	Renter-Homebuyer Fair Housing Rights - English	1000
	Renter-Homebuyer Fair Housing Rights – Spanish	100
	Renter-Homebuyer Fair Housing Rights – Russian	200
	Renter-Homebuyer Fair Housing Rights - Vietnamese	100
	Reasonable Accommodation & Modifications for People with Disabilities: Sample Policy and Disability Resource Information	300
	Guide to Fair Housing for Non-Profit Housing & Shelter Providers	200
	Domestic Violence brochure – Vietnamese	100
	Fair Housing CDs	700
Renters & Home Buyers	Section 8 brochure	100
	OCROG enforcement brochure – English	500
	OCROG enforcement brochure – Vietnamese	100
	Investigation Step by Step brochure – Spanish	200
	Fair Housing tote bags	700

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 2016 (report out on number of cases)

Fair Housing Cases Filed/Investigated during 2016

- 8 Cases filed during 2016
- 7 Cases filed during prior year and carried over to 2016

Resolution of Cases Closed during 2016

- 1 case carried over to 2016 and closed with pre-finding settlement, monitoring until January 2017

- 1 case filed in 2016 and closed with pre-finding settlement, monitoring until Sept. 2017
- 10 cases closed in 2016 with No Cause findings
- 1 case withdrawn by complainant in 2016
- Cases Filed 2016 Currently Under Investigation: 2
- Bases of Cases Filed During 2016 by Protected Class
 - 3 Disability
 - 2 Race
 - 1 National Origin
 - 1 Familial Status
 - 3 Gender
 - 2 Sexual Orientation
 - 1 Retaliation
 - 0 Color
 - 0 Religion
 - 0 Ancestry
 - 0 Marital Status
 - 0 Age
 - 0 Section 8

(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 use 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 19 HOME-assisted units during 2016.

King County continues to participate with the Washington State Housing Finance Commission, the State of Washington Department of Commerce, and the City of Seattle 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.

The Housing Finance Program utilizes a process separate from the physical on-site inspections for tenant income verification monitoring. This process 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 2016.

HOME Program Site Monitoring in 2016 (Physical Inspections)		
Greenbrier Family	Greenbrier Senior	Plum Court
Alpha Springs	Rose Crest – Talus	Francis Village
Highland Gardens	Providence – John Gabriel	Seola Crossing One
White River Gardens	Avon Villa MHP	Renton Triplex
Garden Park II (Villa Capri)	Horizon/Carpenter	Mansard Estates
Maple Lane/Court	Victorian Place II	White River Apartments
Mukai Commons		

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 the CAPER availability and the public meeting held on March 15, 2016, in the Seattle Times and on the King County website. A copy of the notices, are uploaded into the IDIS system. No comments were received on the draft 2016 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 objectives. For the second year the Community Development Program used a web-based application system through Zoom Grants, providing greater efficiency and 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 inspection rotation. 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.

Three Housing Finance Program (HFP) projects, Providence John Gabriel House, Phoenix Rising and Athene received funding with program income. The Housing Repair Program (HRP) funded 18 home repair projects with program income. The demographics for the residents of Phoenix Rising are included in CR-10. The IDIS PRO9 detailing HOME Program Income draws is included with this report as an attachment. The John Gabriel House will report demographic information in the 2017 CAPER and Athene is under construction now and will complete and report in the 2018 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. Two HOME funded projects underway now, Compass at Ronald Commons and the John Gabriel House leveraged Low Income Housing Tax Credits. In addition, the each of those projects leveraged eight project based Section Eight vouchers to serve people who were formerly homeless. 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 projects. Additionally three homebuyer households received assistance to purchase a home.

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

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	01/01/2016
Program Year End Date	12/31/2016

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
\$75,000

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

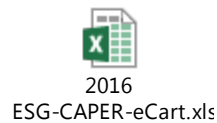
Catholic Community Services – South King County Shelter System
Seattle, WA 98144
DUNS# - 799006341
Not a victim services provider
5013C
\$60,480

Downtown Emergency Service Center
Seattle, WA 98104
DUNS # 165580226
Not a victim Services Provider
5013C
\$139,313

Solid Ground
Seattle, WA 98103
DUNS # 081480709
Not a victim Services Provider
5013C
\$55,045

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. See Attachment D- ESG Summary Accomplishments for a simple presentation.



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	53,580
Total Number of bed - nights provided	42,271
Capacity Utilization	79%

Table 7 – 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 (HMIS) 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 for all projects, including those receiving ESG funds. The Systems Performance Sub-Committee (formerly the Data and Evaluation Work Group) 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 2016, 849 people (607 adults and 242 children) were served by programs with ESG funds. In addition, ESG and other leveraged funds, including HUD Continuum of Care, enrolled over 350 people in rapid re-housing and over 250 people in diversion from homelessness.

In 2016 King County undertook an assessment of a surplus former public health building to determine its suitability to provide a 24 hour/seven day a week shelter with enhanced services. That shelter will open in the first quarter of 2017.

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 to which we have added housing outreach works, 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		
	2014	2015	2016
Expenditures for Rental Assistance			12,809
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			26,659
Subtotal Homelessness Prevention	0	0	39,468

Table 8 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Expenditures for Rental Assistance	48,270	73,063	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program		40,740	
Subtotal Rapid Re-Housing	48,270	113,803	0

Table 9 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Essential Services		9,614	74,261
Operations			113,583
Renovation			
Major Rehab			
Conversion			
Subtotal	0	9,614	187,844

Table 10 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2014	2015	2016
Street Outreach	0	0	0
HMIS	0	0	0
Administration			23,586

Table 11 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2014	2015	2016
	48,270	123,417	250,898

Table 12 - Total ESG Funds Expended

11f. Match Source

	2014	2015	2016
Other Non-ESG HUD Funds			
Other Federal Funds	50,000	123,803	200,000
State Government			259,552
Local Government			206,709
Private Funds			49,513
Other			
Fees			
Program Income			
Total Match Amount	50,000	123,803	715,774

Table 13 - Other Funds Expended on Eligible ESG Activities

11g. Total

Amount of Funds Expended on ESG Activities	2014	2015	2016
	98,270	247,220	966,672

Table 14 - Total Amount of Funds Expended on ESG Activities