

King County Consortium
Consolidated Annual Performance Evaluation Report
2018



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
- Kenmore
- Lake Forest Park
- Medina
- Mercer Island
- Newcastle
- North Bend
- Sammamish
- Skykomish
- Snoqualmie
- Woodinville
- Yarrow Point

South Subregion Cities

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

HOME-only Cities

- Auburn
- Bellevue
- Federal Way
- Kent

Joint Agreement Cities

- Burien
- 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 2018 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 the 2018 Action Plan (AP). The CAPER outlines progress in achieving affordable housing, ending homelessness, and community development goals using Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant funding. The King County Consortium (Consortium) received the following grant amounts in 2018.

- Community Development Block Grant (CDBG): \$5,338,855
- HOME Investment Partnership (HOME): \$3,801,609
- Emergency Solutions Grant (ESG): \$304,190

The 2018 CAPER covers the time period starting January 1, 2018 to December 31, 2018. 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 2018 with CDBG, HOME and ESG funds.

- 11 units of affordable rental housing units were developed, serving seniors, veterans, and people with a developmental disability
- 206 low-income homeowners received home repair services
 - 87 Major Home Repair
 - 119 Minor Home Repair
- 1,322 people received homelessness prevention services
- 3,342 people received emergency shelter assistance
- 146 people received rapid rehousing services
- 5 households were provided with fees to connect to the Valley View Sewer District in SeaTac, Tukwila and Burien
- Architectural barriers on sidewalks were removed at North Bend Way
- Renovations at Carnation Hockert Park and Des Moines' Parkside Park were completed
- 194 people received micro enterprise business assistance

Affordable Housing and Ending Homelessness Accomplishments



Athene Apartments, Kirkland

In 2018 King County expended \$1.7M in HOME funds in partnership with local funders to develop The Athene Senior Housing Project in Kirkland, WA, which resulted in 91 affordable housing units for seniors with incomes ranging from 30% to 60% of area median. In the first half of 2019, the number HOME funded affordable housing units is expected to increase by 171 as there are four HOME projects in the final stages of development. One is a homeownership project; while the remaining three are rental projects. HOME funded projects are expected to rise in the second half of 2019 when construction is slated to begin on five remaining projects, which will add 189 affordable units for the people of King County within the next 3 years. The chart on the following page highlights the 2019 HOME funded projections.

2019 HOME Investment Projections

PROJECT NAME	LOCATION	PROJECT TYPE	FUNDING	CONSTRUCTION	Completion
Sammamish Cottages	Sammamish	Homeownership	\$350K	In Construction	July 19'
30 Bellevue	Bellevue	Rental	\$1.5M	In Construction	June 19'
June Leonard Place	Renton	Rental	\$1.3M	In Construction	March 19'
Sunset Court	Renton	Rental	\$1.5M	In Construction	June 19'
Renton Sunset	Renton	Homeownership	\$500K	December 19'	December 21'
Riverton Park	Tukwila	Homeownership	\$500K	December 19'	December 21'
Kent Supportive Housing	Kent	Rental	\$1.4M	October 19'	October 21'
Esterra Park 9%	Redmond	Rental	\$400K	December 19'	December 21'
Island Center Apartments	Vashon	Rental	\$1.6M	December 19'	December 21'

King County's Housing Repair Program

206 homes were repaired in the 2018 program year. This improved the quality of housing and helped people remain in their homes. A significant number of people assisted are seniors.



Darren,

...thank you so much!

Thank you a million times over for giving me a new roof!!
It is sooo much cooler inside. I appreciate it more than
words can say.

Thank-you VERY much!!

Sincerely

One of the many thank
you notes received from
a Housing Repair
Program customer.

Carnation Hockert Park



Concrete barriers throughout the park were removed to make the park ADA-accessible and eligible for match funding

- 5 households were provided assistance with fees to connect to the Valley View Sewer District in SeaTac, Tukwila, and Burien
- Architectural barriers on sidewalks were removed at North Bend Way
- Renovations at Carnation Hockert Park and Des Moines' Parkside Park were completed
- Remodel for removal of architectural barriers of the Renton Senior Activity Center serving 1,534 seniors was completed
- 194 people received micro enterprise business assistance

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)

The King County Consortium made progress towards reaching the annual goals projected for the CDBG, HOME and ESG activities. 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. The Athene Apartments in Kirkland was completed in 2018. The Athene HOME projects leveraged low income housing tax credits, increasing the affordability and number of units possible to achieve in development. There are nine other affordable housing projects funded with HOME Funds in progress: Six multifamily rental and three homeownership projects. They will report accomplishments in subsequent years. A full table of funded projects in progress is on page three.

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.

2018 Progress towards goals:

Goal	Category	Source	Indicator	Measure	Expected	Actual	Completed
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Constructed	Housing Unit	31	11	35%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Rehabilitated	Housing Unit	2	2	100%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Added	Housing Unit	11	0	0%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Rehabilitated	Housing Unit	249	204	82%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	6	0	0%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Facility or Infrastructure Activities	Persons Assisted	13,223	10,173	77%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Services	Persons Assisted	200	2,659	1,330%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Facade Treatment/ Business Building Rehabilitation	Business Assisted	0	0	N/A

Goal	Category	Source	Indicator	Measure	Expected	Actual	Complete
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Micro Businesses Assisted	Businesses Assisted	142	194	137%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Tenant-Based Rental Assistance/Rapid Rehousing	Persons Assisted	15	146	973%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homeless Person Overnight Shelter	Persons Assisted	765	3,342	1,309%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homelessness Prevention	Persons Assisted	101	1,322	1,309%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Other- Diversion	Other	125	0	0%

Table 1 - Accomplishments – Program Year

Progress for 2015-2018

Goal	Category	Source	Indicator	Measure	Expected	Actual	Complete
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Constructed	Housing Unit	268	120	45%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Rehabilitated	Housing Unit	55	43	78%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Added	Housing Unit	34	0	0%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Rehabilitated	Housing Unit	984	908	92%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	24	10	42%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Facility or Infrastructure Activities	Persons Assisted	97,077	62,359	64%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Service Activities Other	Persons Assisted	67,267	100,379	149%

Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Facade Treatment/ Business Building Rehabilitation	Business Assisted	6	3	50%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Micro Businesses Assisted	Businesses Assisted	601	824	137%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Tenant-Based Rental Assistance/Rapid Rehousing	Households Assisted	105	969	923%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homeless Person Overnight Shelter	Persons Assisted	5,357	9,510	178%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homelessness Prevention	Persons Assisted	808	9,695	1,200%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Other-Diversion	Other	205	2,338	1,140%

Table 2 - Accomplishments –2015, 2016, 2017 & 2018 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 through 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)

RACE AND ETHNICITY	CDBG	HOME	ESG
White	12,229	21	710
Black or African American	2,069	3	496
Asian	1,001	2	32
American Indian or Alaska Native	308	0	51
Native Hawaiian or Other Pacific Islander	236	1	26
American Indian or American Native and White	66	0	0
Asian and White	59	0	0
Black or African American and White	121	0	0
American Indian/Alaska Native/African American	36	0	0
Multi-racial	814	0	68
Not provided		0	106
Total	16,939	27	1,573
Hispanic	1,591	2	151
Not Hispanic/or Declined	15,348	25	1,422

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	Funds Returned to the Line of Credit	Total Available	Amount Expended 2018
CDBG	5,338,855	1,051,105	977,168.24	243,499	7,610,627	4,157,412
HOME	3,801,609	623,863	4,425,472		8,658,178	3,704,283
ESG	304,190	0	117,533		421,723	288,599

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 Veterans, Seniors, and Human Services Levy capital funds. The Regional Affordable Housing Program (RAHP), one source of document recording fees, are a dedicated state adopted housing resource administered by King County. The Veterans, Seniors, and Human Services Levy capital funds are targeted to housing development projects that provide permanent supportive housing to senior homeless veterans and other vulnerable communities in 2018. 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	12,498,317
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	12,498,317
4. Match liability for current Federal fiscal year	806,342
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	11,691,975

Table 4 – Fiscal Year Summary - HOME Match Report

HOME Match Contribution for the Federal Fiscal Year
There was no HOME Match contribution in the 2018 program year

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
228,759	623,863	56,876	0	795,746

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 HOME relocations in the 2018 program year.

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.

HOME & CDBG Funds	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	297	215
Number of special-needs households to be provided affordable housing units	2	2
Total	299	217

Table 11 – Number of Households

HOME & CDBG Funds	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	48	11
Number of households supported through the rehab of existing units	251	206
Number of households supported through the acquisition of existing units	0	0
Total	299	217

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. There are nine HOME funded projects in development which will be reporting in subsequent years, which effected meeting the Production of New Units target. Additionally the minor home repair programs had reduced production numbers for 2018. King County has endured a housing affordability crisis throughout this Consolidated Plan period, which has increased the demand beyond our increase in financial resources. Many factors have increased the cost of housing, such as robust population and job growth, increased cost of labor and construction materials, as well as land use and zoning policies.

Delays in the HUD grant agreement continues to push back the Consortium’s ability to complete its projects timely. When funds are not received until August or September of the program year it impacts the ability of the Consortium to get the dollars out onto the street during the optimum bidding environment (late winter or early spring). Construction contracts are not let until Fall which then causes construction to fall during inclement weather conditions – or at a time that consideration must

be taken for ‘fish window’ when construction cannot occur near streams due to salmon habitat migration and breeding.

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. There were indications in the second half of 2018 of a cooling housing market, which could result in lower construction costs for Consortium affordable housing projects and more naturally occurring affordable housing.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income (30%)	6,223	12
Low-income (30%-50%)	179	7
Moderate-income (50%-80%)	3,481	8
Total	9,883	27

Table 13 – Number of Persons Served

Narrative Information

2018 funds met the requirements for serving low and moderate income individuals.

HOME funds were used to assist households with incomes at or below 50% of Area Median Income for rental projects; and for homeownership projects in process 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 making homelessness rare, brief and a one-time occurrence.

The King County Consortium, All Home, and the City of Seattle continued the ongoing work of operating a Coordinated Entry for All (CEA) system in 2018. King County Executive Dow Constantine and Auburn and Seattle Mayors Nancy Backus and Jenny Durkan created an effort known as “One Table”, which convened stakeholders, elected leadership, and people with lived experiences of homelessness to identify the root causes of homelessness and potential solutions. One key recommendation from the process was to consolidate the homeless service and funding response to increase coordination. This work was launched in 2018 and will continue into 2019.

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, Valley Cities 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 Veteran's 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 2018 One Night Count of People who are Homeless in King County, approximately 6,320 people were unsheltered. In 2018, King County worked to convert the first floor of Harborview Hall into an overnight shelter for individuals experiencing homelessness.

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 publicly funded institutions are identified as a high need and the Housing and Community Development Program is working closely with the BHRD to address this issue.

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 2018 the King County Consortium and the local Continuum of Care continued operating the Coordinated Entry for All (CEA) system for homeless populations. Progress is ongoing 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.

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. RHA has continued their revitalization effort at Sunset Terrace. The King County Consortium has funded projects for both housing authorities. 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 continues work from previous years to further address the affordable housing crisis. Recently, 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's Transit-Oriented Development (TOD) program 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 2018, King County completed the Regional Affordable Housing Task Force which incorporated input from stakeholders across the County to inform a Five-Year Action Plan that will guide policies and

investments. Goal 6 of the Action Plan identifies regulatory barriers to producing affordable housing, including land use policies and fees.

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 #9033 and a State Lead Based Paint Risk Assessor.

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)

The Best Starts For Kids Levy funds 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, proactive 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 Metro Transit are working with a large variety of partners on a number of initiatives to move closer to realization of the Transformation goals. Initiatives include:

The Familiar Faces Initiative is a King County-wide collective impact partnership focused on improving systems of health and social support services and crisis prevention for jail-involved individuals who have mental health or substance use conditions, many of whom experience homelessness. Initially focused on a sentinel population of individuals with four or more bookings in a year, the initiative's multiple strategies aim to transform the health and human services system to better serve all people in King County. Strategies center around diversion from criminal legal system involvement and development of the "divert to what" infrastructure—the system of community-based care needed as an alternative to jail or emergency department utilization for individuals in behavioral health crisis. To help formulate equitable and appropriate strategies, the Initiative embeds the wisdom, perspective and knowledge of people who have lived experience in these systems through the Advisory Board, made up of individuals with multiple jail bookings, both misdemeanor and felony charges and convictions, and experience utilizing many different programs and services

The Communities of Opportunity (COO) is a King County and Seattle Foundation partnership 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.

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 City of Seattle, 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 event 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 Division, 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. Goal 1 of the Regional Affordable Housing Task Force's Five-Year Action Plan calls for the creation of an Affordable Housing Committee, which will have a roughly equal split of elected and stakeholder members. Example perspectives from the stakeholder membership may include for profit and affordable housing developers, housing authorities, and tenants' rights organizations.

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 to increase housing choice, reduce screening criteria and other barriers to people securing and maintaining housing. This year the Consortium continued work for the Analysis of Impediments to Fair Housing (AI) and will submit this in 2019. The Cities of Auburn, Bellevue, Burien, Federal Way, Kent, and Renton signed an MOA with King County to contract for testing for fair housing differential treatment and policy tests for protected classes across King County. The AI will include recommendations for the Consortium to undertake in 2019.

The Regional Affordable Housing Task Force identified expanding "requirements to affirmatively market housing programs and enhance work to align affordable housing strategies with federal requirements to Affirmatively Further Fair Housing" as an action item to pursue as part of its Five Year Action Plan.

The King County Office of Equity and Social Justice's Civil Rights Program investigates and resolves complaints of discrimination for unincorporated parts of King County.

Online Access to Materials

All materials for housing providers, renters and home buyers are available online at the following link.

<http://www.kingcounty.gov/depts/civil-rights/fair-housing/resources.aspx>

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 8 HOME assisted units during 2018.

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. 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.

Housing Finance Program tenant income verification monitoring 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 2018.

Housing Finance Program Site Monitoring in 2018		
HopeLink Place	Andrew’s Heights	Tall Firs (rural mini farm)
Kirkland Plaza	Bellevue Homes	May Valley Mobile Home Park
Parkview Villa	Glenwood Townhomes	

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 posted notices of the CAPER availability and the public meeting held on

March 15, 2019, in the Seattle Times and on the King County website. A copy of the notice, are uploaded into the IDIS system.

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 fourth 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 an example of 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.

\$56,876 of HOME program income was expended in 2018.

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 Athene leveraged Low Income Housing Tax Credits. In addition, Athene leveraged eight project based Section Eight vouchers to serve people who were formerly homeless, and received a capital award from the Washington State Department of Commerce.

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	Homeless Housing 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	206-263-9076
Email Address	valerie.kendall@kingcounty.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	01/01/2018
Program Year End Date	12/31/2018

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

Catholic Community Services – South King County Shelter System
Seattle, WA 98144

DUNS# - 799006341

Not a victim services provider

5013C

\$105,000

Downtown Emergency Service Center
Seattle, WA 98104

DUNS # 165580226

Not a victim Services Provider

5013C

\$93,532

Congregations for the Homeless
Bellevue, WA 98004

DUNS # 020216145

Not a victim Services Provider

5013C

\$59,547

YWCA

Seattle, WA 98101

DUNS# 071846208

Not a victim Services Provider

5013C

\$ 23,297

CR-65 - Persons Assisted

CR-65 Persons Assisted is completed is reported in Sage and is included as Attachment D.

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	56,260
Total Number of bed - nights provided	51,213
Capacity Utilization	91%

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 Seattle – King County Continuum of Care Strategic Plan in King County. The plan is a recommitment to our community’s vision of making homelessness rare, brief, and one time, and steps needed to make this vision a reality. King County adheres 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 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 and rapid re-housing. In 2018, 1,142 people were served by emergency shelter programs with ESG funds. In addition, ESG and other leveraged funds, including HUD Continuum of Care, enrolled over 342 people in rapid re-housing and housed 1,142 households.

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, and Valley Cities Veteran Services) and chronic substance abusers (REACH). A mobile medical outreach team operates in south King County to which we have added housing outreach, 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 designated youth navigators who are connected to housing and resources in the system. 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 and coordinated at a system level. Many of these teams take advantage of existing meal programs and day centers 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		
	2016	2017	2018
Expenditures for Rental Assistance			
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			
Subtotal Homelessness Prevention	0	0	0

Table 8 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance		72,889	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services	15,705	4,659	
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing	15,705	77,548	0

Table 9 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services			117,297
Operations		3,937	66,610
Renovation			
Major Rehab			
Conversion			
Subtotal	0	3,937	183,907

Table 10 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach			
HMIS			
Administration	0	5,182	2,321

Table 11 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	15,705	86,667	186,228

Table 12 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds			
Other Federal Funds			151,000
State Government			137,600
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount	0	0	288,600

Table 13 - Other Funds Expended on Eligible ESG Activities

11g. Total

Amount of Funds Expended on ESG Activities	2016	2017	2018
	15,705	86,667	474,828

Table 14 - Total Amount of Funds Expended on ESG Activities