



King County

Urban Consortium Joint Recommendations Committee

Meeting Materials for Thursday, March 26th, 2015

Click on a link below or use the **Acrobat Bookmarks Pane** to directly access documents

Item	Info
Agenda	Agenda for March 26 th Meeting
Attachment A	Approved Minutes from February 2015 Meeting
Attachment B	Consolidated Housing and Community Plan Background and Information
Attachment B.1	Draft of the 2015-2019 Consolidated Plan
Attachment C	ARCH Action Item: Recommended Funding Awards
Attachment C.1	ARCH Allocations
Attachment D	Proposed KC Housing Repair Guidelines
Attachment E	Information Link Page for 2014 Consolidated Annual Performance and Evaluation Report (CAPER)
Attachment F	Info Item: HCD CDBG Fund Switch for 2 Capital Projects
Attachment G	Legislative Info Item: KC Bonds Issue

Updated: 3/26/2015



King County
JRC Members

Chair
Ken Hearing
Mayor North Bend

Vice Chair
Gerald (Jerry)
Robison
Burien,
Councilmember
Sound Cities
Association

Paul Winterstein
Issaquah,
Councilmember
Sound Cities
Association

Pam Fernald
SeaTac,
Councilmember
Sound Cities
Association

Terry Mark
King County,
DCHS Deputy
Director

Gary Prince
King County,
DOT, TOD
Program
Manager

John Starbard
King County, DPER
Director

Dan Stroh
Bellevue,
Planning Director

Rob Odle
Redmond, Director
Dept. Planning &
Community Dev.

Merina Hanson
Kent, Housing and
Human Services
Manager

Rob Beem
Shoreline,
Community
Services Division
Manager

Steve Walker
Seattle, Director of
Office of Housing

Agenda

JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING

Thursday, March 26, 2015

9:30 AM - 11:30 AM

**South Renton Treatment Plant Admin Building
1200 Monster Road S.W., Renton, WA 98057**

[Directions and map](#)

<http://www.kingcounty.gov/environment/wtd/About/System/South.aspx>

- I. Welcome and Introductions**
- II. February 26, 2015 Meeting Minutes** 5 Min
Attachment A – Action Item All
- III. Consolidated Housing and Community Development Plan** 30 Min
Attachment B, B.1 – Action Item All
Valerie Kendal, Affordable Housing Planner
- IV. ARCH Affordable Housing Award Recommendations** 10 Min
Attachment C, C.1 – Action Item Consortium Only
Klaas Nijhuis, Senior Planner, ARCH
- V. Review of Housing Repair Program Policies– Update** 5 Min
Attachment D - Information Item
Clark Fulmer, HRP Section Staff
- VI. Consolidated Annual Performance and Evaluation Report (CAPER)** 10 Min
Attachment E - Open for Comment until March 30, 2015
- VII. Round Table Discussion** 15 Min
- VIII. Other Items**
 - **HCD Request for Fund Switch** - Attachment F - Information Item
Kathy Tremper, Community Development Coordinator
 - **State Legislative Update** - Attachment G - Information Item
Terry Mark, King County DCHS Deputy Director
- IX. Announcements,**

ADJOURN

Next Meeting:

Date April 23, 9:30 AM - 11:30 AM

Location: South Renton Treatment Plant, Renton WA

JOINT RECOMMENDATIONS COMMITTEE MEETING

Thursday, February 26, 2015

9:30 am – 11:30 am

South Renton Treatment Center

Members Present:

Ken Hearing - Mayor, City of North Bend, JRC Chair (Sound Cities Association)
Gerald (Jerry) Robison - Councilmember, City of Burien, JRC Vice-Chair (Sound Cities Association)
Pam Fernald - Councilmember, City of Seatac (Sound Cities Association)
Rob Beem - Community Services Division Manager, City of Shoreline
Merina Hanson, Housing and Human Services Manager, City of Kent
Jim Chan on behalf of John Starbard - Director, King County Department of Permitting and Environmental Review
Leslie Miller, Human Services Coordinator, City of Kirkland Parks and Community Services sitting in as alternate for Rob Odle, City of Redmond
Terry Mark – Deputy Director, King County Department of Community and Human Services

Members Not Present:

Rob Odle - Director, Planning and Community Development, City of Redmond
Gary Prince - Transit Oriented Development Program Manager, King County Department of Transportation
Dan Stroh, Planning Director, City of Bellevue
Paul Winterstein - Councilmember, City of Issaquah (Sound Cities Association)
Michael Cogle, Department Director-Parks & Community Development, City of Kirkland
Steve Walker – Director of Housing, City of Seattle

King County Staff:

Kathy Tremper - Coordinator, Housing and Community Development, HCD
Valerie Kendall, Planner, Housing and Community Development, HCD
Eileen Bleeker – Project Manager, Housing Finance Program, HFP
Mark Ellerbrook, Regional Housing and Community Development Manager, HCD
David Mecklenburg – Project Manager, HCD
Elaine Goddard – Administrative Staff Assistant, Community Services Division, CSD

Guests:

Evie Boykan – Human Services Manager, Tukwila
Doreen Booth - Sound Cities Association
Jeffrey D. Watson - Community Services Manager, City of Federal Way
Colleen Brandt-Schluter – Human Services Manager, City of Seatac
Alaric Bien, Senior Planner, City of Redmond
Diane Utecht, Human Services Coordinator, City of Renton
Lori Fleming, Management Analyst, City of Burien
Klaas Nijhuis, Senior Planner, A Regional Coalition for Housing
Chris Pasinetti, Planner, City of Enumclaw

I. Welcome and Introductions

Ken Hearing opened the meeting at 9:35. He welcomed guests and asked for introductions.

**II. Approval of January 22, 2015 Meeting Minutes
Attachment A – Action Item All**

MOTION: Jerry Robison moved to approve the minutes as presented. Pam Fernald seconded. The motion was approved unanimously.

**III. RAHP Administrative Guidelines
Attachment B – Action Item All**

Valerie Kendall presented the latest iteration of the RAHP Administrative Guidelines. RAHP comes from real-estate recording fees and provides approximately \$2-3 million to the consortium per year. RAHP awards are approved by the JRC, but are often blended with other sources. These guidelines have been in work for a long time. Three meetings were conducted in 2014 to iron out allocation formulas and guidelines. Valerie discussed some of the key changes and recommendations. Rather than a percentage, it was decided to allocate a set amount of \$700,000 per year to provide operating and maintenance budget for housing/homelessness services. The remaining funds would go to capital projects. RAHP is one of the County's most flexible sources of funding, so it is ideal for using on new initiatives in the housing/homelessness arena. Several initiatives are being implemented such as rapid re-housing, and shelter diversion which the County would like to revisit in 2016 to determine potential changes in 2017. The County would like to have some flexibility in order to remain nimble enough to address emerging needs. RAHP capital funds could be used for transitional work to help move households to permanent housing. Another change is to give local housing providers the capacity to do similar work as the Housing Authority which would increase the region's flexibility and responsiveness to immediate needs.

Discussion: Rob Beem commented that while he is in favor of flexibility, it is hard to keep track of changing priorities. The JRC is asked to approve items in a timely manner and it can be difficult to make exceptions when pieces keep moving around. Often the committee does not see the whole picture until the end of the process. He would not like to miss a timeline, but would like to have more traction on the recommendations before they are asked to approve. Ken agreed that it is sometimes hard to understand how the funding pieces are put together and that too many changes makes it even more difficult. Valerie expressed support. The County cannot always predict how funds will be coming in Leslie Miller felt that it is fine to make allowances for the possibility of change, but more time is needed for discussion when diverting funds away from pre-agreed upon priorities. Ken asked that since reference to the Ten-year plan is going away, language needs to be added to reference the Strategic Plan. Someone asked that the acronym IAG in paragraph C be defined. Merina Hanson addressed a point in the PowerPoint presentation that indicates a goal that by 2031 24% of County housing stock will be below 50% AMI. Ken asked whether this is achievable. Mark Ellerbrook agreed that this is a lofty goal, but indicated that there are a variety of ways to achieve long

term objectives. These housing plans will impact future policy and spending. Jerry was pleased to see a move to increase affordable housing county-wide rather than concentrating in areas of poverty. Ken asked why there was no mention of public transportation. He felt that good transportation would be needed to achieve this goal. Mark responded that this is only a subset of dollars that are used for a project and other funds contributed usually have those goals. Transit is not a policy in this area; however, some other dollars are attached to transit-based housing.

MOTION: Jerry Robison moved to adopt these guidelines with the minor changes discussed. Pam Fernald seconded. The motion was approved unanimously. A final clean copy of the RAHP guidelines will be posted on the HCD web site and a link to the document provided in the next JRC packet.

IV. Consolidated Housing and Community Development Plan Information Item - Handouts

Valerie passed out several papers to help explain the Plan and show how it will look in the HUD template. She acknowledged that it is not a user friendly format, and she can provide a different format for future review, but she wanted to share what HUD will see. The HUD format is very prescriptive in how it is presented. It is much more numeric than narrative. The Executive summary will give a notion of what is included. The packet shows the questions HUD asks and the County responses. Valerie briefly discussed the components, and then went into more detail about the strategic plan. She pointed out that the Plan includes money not within JRC purview. There are three key priorities in the plan: 1) Ensure decent, affordable housing; 2) End homelessness; and 3) Community development. After going over the details, Valerie asked for feedback. A question was raised about program income. This year the County received higher than average income from housing repair program repayments. Housing Finance Program loan repayments are also considered program income. HUD asks to maximize program income, which must be allocated first, before adding HUD money. This report shows all of our funding sources because HUD wants to see how we are matching their dollars to maximize our ability to serve the community. King County has many sources of income which are used as leverage. For example, based on a history of good performance and innovative programs, King County gets a substantial amount of McKinney funding. Mark noted that King County had the highest scored McKinney application in the nation. Low income housing tax credits are also leveraged to bring additional funding for capital projects. Terry Mark commented that our region does a remarkable job of leveraging funding from many sources, including philanthropic. Some places rely solely on Federal dollars. Valerie stressed that these numbers are estimates and will fluctuate.

Valerie then showed the strategic plan goals that will be loaded into IDIS. The reported annual goal outcome indicators are estimates based on trends over the past 5 years. The trend shows funding going down while costs are rising. Because of this, the goal for total number of units has been reduced. The goals set are conservative. It is better to estimate low and exceed because we will be held accountable to reach these goals. All goals are for one year. Ken asked what is coming up for the JRC regarding this report. Valerie said that she is expecting to have it ready to look at in two weeks. The JRC will take action in March or April. Mark

Ellerbrook asked that feedback be brought to Valerie's attention within the next two weeks so she can include the comments in the final report.

Valerie will endeavor to send comments to everyone so that everyone is apprised of changes and will have knowledge when voting. A draft will also be made available for a required 30 day public comment period.

**V. ARCH Affordable Housing Projects (CDBG)
Attachment C – Information Item - Handouts**

Klaas Nijhuis, from A Regional Coalition for Housing (ARCH), passed out a flyer and gave an overview of what ARCH does. ARCH provides housing planning for member cities, helps set policy, and administers housing created through regulation or incentive. ARCH administers funding received from member jurisdictions including general funds and federal pass through funds from cities and King County. The CDBG North/East sub-region allocates 40% of its capital CDBG funds to ARCH as an adopted priority each year. ARCH receives applications for project funding and works through a process including a Citizen Advisory Board and with input from member jurisdictions including the County, to make funding recommendations through its executive board to member councils, including the King County Council. Summaries of current proposed projects for 2015 funds were provided in the JRC packet. Klaas will present the JRC with funding recommendations for the consortium's CDBG funds at its March meeting. Kathy will assure that additional information and a chart of past and current funding recommendations is posted on the web before the March meeting when awards will be reviewed by the JRC for approval.

**VI. Review of Housing Repair Program (HRP) Policies - Update
Information Item**

Mark Ellerbrook updated the JRC on HRP activities. The amount of money available for HRP has gone down, while needs remain high. The program is looking for ways to prioritize dollars to help the neediest households. Policies are being reviewed in order to make recommendations for JRC approval. Currently King County is working on a grant application to the State Attorney General regarding funds being made available due to a national settlement on the banking crisis. The County hopes to obtain \$300-400,000. Households with underwater mortgages are not currently able to access the Housing Repair Program. Mark hopes that this grant will allow us to help those families, who cannot access conventional financing. The application is due in March. HRP will be collecting letters of support for the grant application.

**VII. Housing Finance Program (HFP) Non-HOME Guidelines
Information Item - Handouts**

Eileen Bleeker went over the outline found in the attendees' packets. The HOME portion of the guidelines was adopted last fall, and in May the JRC will be asked to adopt guidelines for all other funding sources. Changes/modifications to current guidelines are highlighted in the handout (all items above page two in yellow are being reviewed). There are three main areas: 1) Home ownership - the County would like input from cities and nonprofits on how home ownership fits into their housing plans. What areas are most effective, what should we do to assist in this area? 2) Developer fees – each public funder has a different policy – the County

would like to be more consistent in treatment of nonprofit developers. 3) Portfolio preservation/rental rehabilitation – the current portfolio includes a lot of units funded 15 or more years ago that need more support. All funders are concerned about capital needs for rehabilitation. Many nonprofits are not able to put away reserves to cover costs for major maintenance such as roof replacement, etc.

The County is trying to determine a fair policy to ensure properties are properly maintained. Eileen is soliciting comments or concerns from the committee. Specific questions are in the handout. Action will be taken in May.

VIII. Housing Finance Program Proposed Schedule for 2015 Capital Funding Round for 2015 Funds Information Item - Handout

Eileen quickly went over the schedule for the 2015 capital funding round. The schedule shows approximate dates for planning and review. The JRC can expect to begin reviewing in October and recommendations for funding will be made at the November JRC meeting. The County collaborates and coordinates with other capital funders in order to make recommendations that will ensure projects are fully funded and can move forward.

XI. Announcements, Other Items

Terry Mark shared some news regarding the Legislative Agenda that was adopted by the JRC. There are bills in the Senate, SSB 5208, and House, SHB 1223 which concern the use of funds for workforce housing. The bills would allow King County to bond against future lodging tax revenues which will not be available until 2021. If passed, this could provide up to \$7 million per year for workforce housing. Both bills are progressing in Olympia. Passage of the bill would allow the County to begin utilize bonds against projected funding now. Then in 2021 half of the revenue would be used to pay back the bonds, and half would still be available for moving forward.

Another bill (SSB 5898) to modify HMIS data collection is being considered. If passed, it would make it easier to collect data about homeless populations. The current policy requires people to opt-in to the data collection. Our state is the only one in the nation with an opt-in policy. This bill would change this to opt-out. This technical change would help us collect more complete data.

All handouts and meeting materials will be provided on line at the following link at HCD web site subsequent to each meeting.

<http://www.kingcounty.gov/socialservices/Housing/Consortium/ConsortiumStructure/RegionalCommittee.aspx>

Next meeting: March 26, 2015. The meeting will be at this same location.

Meeting Adjourned at 10:53 am.

King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan)

Issue: Presentation of the Draft Consolidated Plan. Key portions of the Consolidated Plan are the summary and the strategic plan sections. Within the strategic plan section, JRC members reviewed the Priority Needs, Anticipated Resources, and the Goals Summary, and the Goals Summary tables last month.

Background: See attachment for an orientation paper titled, “Introduction to the Consolidated Plan”.

JRC Options:

Option 1: Vote to approve the Draft Consolidated Plan. The Consolidated Plan will remain in a period of public comment for approximately one month. Minor changes may be made to text, but no major changes.

Option 2: Vote to defer approval of the Draft Consolidated Plan until the April 23 meeting.

Staff Recommendation: Staff recommends approving the Draft Consolidated Plan this month.

Staff Contact: Valerie Kendall

Affordable Housing Planner

E-mail: valerie.kendall@kingcounty.gov Phone: (206) 263-9076

Introduction to the King County Consortium Consolidated Plan 2015-2019

The King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan) guides the investment of federal housing and community development funds, and other federal, state and local funds. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which King County Consortium receives an annual entitlement, or formula grant, from each of these funds: 1. Community Development Block Grant (CDBG), 2. HOME Investment Partnerships (HOME) Program and 3. Emergency Solutions Grant (ESG). The King County Consortium (Consortium) includes nearly all of the suburban cities in the county, as well as the unincorporated areas of the county.

Quick Guide to the Consolidated Plan

This is HUD's new uniform web-based format for the Consolidated Plan. HUD provides this template to ensure Consolidated Plans include all the required elements per 24 CFR Part 91. The core plan remains the same, but the new format dictates the specific questions addressed, the order of topics, includes some built in redundancies between the sections, and imposes suggested text limits for responses. In the document, HUD questions are in bold font and the Consortium responses follow in regular font. Regulation citation(s) accompanies each question.

Components of the Consolidated Plan

HUD organized the Consolidated Plan web-based template into seven components. Each of the components contains sections with numbered sub-topics. The seven components follow in sort order, but not importance.

Administration of the Consolidated Plan (AD)

This section collects basic information about the plan and the grantees.

Executive Summary (ES)

The ES serves as an introduction and summarizes the key points of the plan.

The Process (PR)

The PR collects information regarding the grantee's consultation and citizen participation efforts.

Needs Assessment (NA)

The NA provides a picture of a jurisdiction's needs related to affordable housing, homelessness, housing, community development, and s. From this, the grantee will identify those needs with the highest priority, which forms the basis for the Strategic Plan and the programs and projects to be administered. Most of the data is from the HUD CHAS based upon American Community Survey 2007-2011.

Market Assessment (MA)

The MA provides a picture of the environment in which the Consortium administers programs.

Strategic Plan (SP)

The SP identifies the priority needs of the jurisdiction and describes strategies that the jurisdiction will undertake to serve the priority needs. The SP sets goals, both broad and specific, and identifies sources of funds anticipated to be available to reach those goals during the same period. This Consolidated Plan includes a wide array of funds in addition to federal, to define and report out on the efforts at meeting goals, particularly Goal One and Goal Two.



King County

The King County Consortium

Consolidated Housing and Community Development Plan

2015-2019



Prepared by King County Department of Community and Human Services for the U.S Department of Housing and Urban Development

Executive Summary

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

1. Introduction

The King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan) guides the investment of federal housing and community development funds, and other federal, state, and local funds. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which the King County Consortium receives an annual entitlement, or formula grant, from each of these funds: Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG).

These funds are used to address housing, homelessness, and community development needs throughout King County over the next five years, from 2015-2019. The King County Consortium (Consortium) includes nearly all of the suburban cities in the county, as well as the unincorporated areas of the county. The King County Consortium is an interjurisdictional partnership of King County and the cities and towns of Algona, Black Diamond, Beaux Arts, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Hunts Point, Issaquah, Kenmore, Kirkland, Lake Forest Park, Maple Valley, Medina, Mercer Island, Newcastle, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville, and Yarrow Point. The Consortium does not include the City of Seattle. The cities of Auburn, Bellevue, Kent, and Federal Way participate in the Consortium for the use of HOME Investment Partnership Program funds for affordable housing. These four cities receive their own CDBG entitlement and have prepared separate and included Consolidated Plans to guide the investment of those funds.

2. Summary of the objectives and outcomes identified in the Plan

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

Within that broad national goal, Consortium jurisdictions work together as partners to address the needs of low-and moderate-income people, communities, and neighborhoods and have set the following goals:

Goal One: Affordable Housing - Ensure that there is decent, safe, and healthy affordable housing available to income-eligible households throughout the Consortium.

Goal Two: End Homelessness - Collaborate with the Committee to End Homeless in King County (CEH) to plan and to align Consortium funds with CEH initiatives and objectives, to ensure that in the future homelessness is rare, short in duration, and a one-time occurrence.

Goal Three: Community Development - Provide assistance to jurisdictions, community agencies, and communities to establish and maintain a suitable living environment with economic opportunities for low-income members of the community, including communities with disparities in health, income, and quality of life where efforts can be targeted to improve the well-being of residents and the vibrancy of the community.

3. Evaluation of past performance

During the period of the 2010-2014 Consolidated Plan, the King County Consortium jurisdiction members worked closely with the community, nonprofit agencies, the private sector, the State of Washington, HUD, the Veteran's Administration, and the philanthropic community to make solid progress towards goals.

From 2010 to 2013 the King County Consortium reported in the Consolidated Annual Performance Evaluation Report (CAPER):

- 1,541 units of affordable housing created or preserved for an average of 385 affordable housing units created or preserved annually
- 1,792 major and minor home repairs for an average of 448 homes repaired annually
- 2,575 permanent supportive housing units through the Continuum of Care for an average of 644 supportive housing units annually
- 2,114 households served through the Housing Stability Program for an average of 529 households served annually
- 5,494 people served in supportive permanent housing for an average of 1,374 annually
- 230 families served through homelessness prevention and rapid re-housing for an average of 58 served families served annually
- 1,345,888 shelter bed nights provided for an average of 336,472 shelter nights annually.

4. Summary of citizen participation process and consultation process

A series of stakeholder and public meetings were held in 2012, 2013, and 2014 for Consortium jurisdictions and agencies working in housing, human services, and community development. The Consortium solicited public input on community needs, priorities and draft strategies. Public outreach and engagement activities were designed to reduce barriers to participation to ensure

public input was broad and representative of program beneficiaries. Notices for public meetings held throughout the County were published in the Seattle Times and on the King County Department of Community and Human Services' website, and were posted at the meeting locations. One of the public open houses, in particular, targeted residents of an area of low-income housing concentration located on the boundary between the City of Tukwila and the City of SeaTac, two communities with extensive older, low-income housing stock. A total of 119 people attended the public forums representing over 30 agencies and jurisdictions. Simultaneously, with the first Public Open Housing, the Consortium posted a web-based survey for input and comment on the draft Strategic Plan. The web-based survey was posted on the website from September 3, 2014 to October 20, 2014, and was available online with a laptop computer at the public meetings and by hard copy. The draft of the was posted on March 25, 2015 for public comment. A Public Hearing was held on _____.

In addition to direct meetings and public outreach, Table 3 lists King County and regional plans which provided tailored input for the Consolidated Plan. These feeder plans provided their own public input and comment process.

5. Summary of public comments

This will be included after the public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

This will be included after the public comment period.

7. Summary

In summary, Consortium partners, community members, stakeholders, service providers, housing providers, public and private funders and the local continuum of care provided valuable input in the development of the outcomes and objectives of the Consolidated Plan.

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	King County	Department of Community and Human Services/Housing and Community Development Program
CDBG Administrator	King County	Department of Community and Human Services/Housing and Community Development Program
HOME Administrator	King County	Department of Community and Human Services/Housing and Community Development Program
ESG Administrator	King County	Department of Community and Human Services/Housing and Community Development Program

Table 1 – Responsible Agencies

Narrative

The King County Department of Community and Human Services is the lead agency for the Consolidated Plan. The cities of Auburn, Bellevue, Federal Way, and Kent administer their own CDBG funds and have included their associated Consolidated Plans for the administration of these funds to this plan. In addition the cities of Auburn, Bellevue, Federal Way, and Kent contributed to the sections of the Consolidated Plan relating to the HOME program.

Lead staff for King County:

Regional Planner – Mark Ellerbrook
Consolidated Plan – Valerie Kendall
CDBG Program – Kathy Tremper
HOME Program – Eileen Bleeker
ESG Program – Janice Hougen.

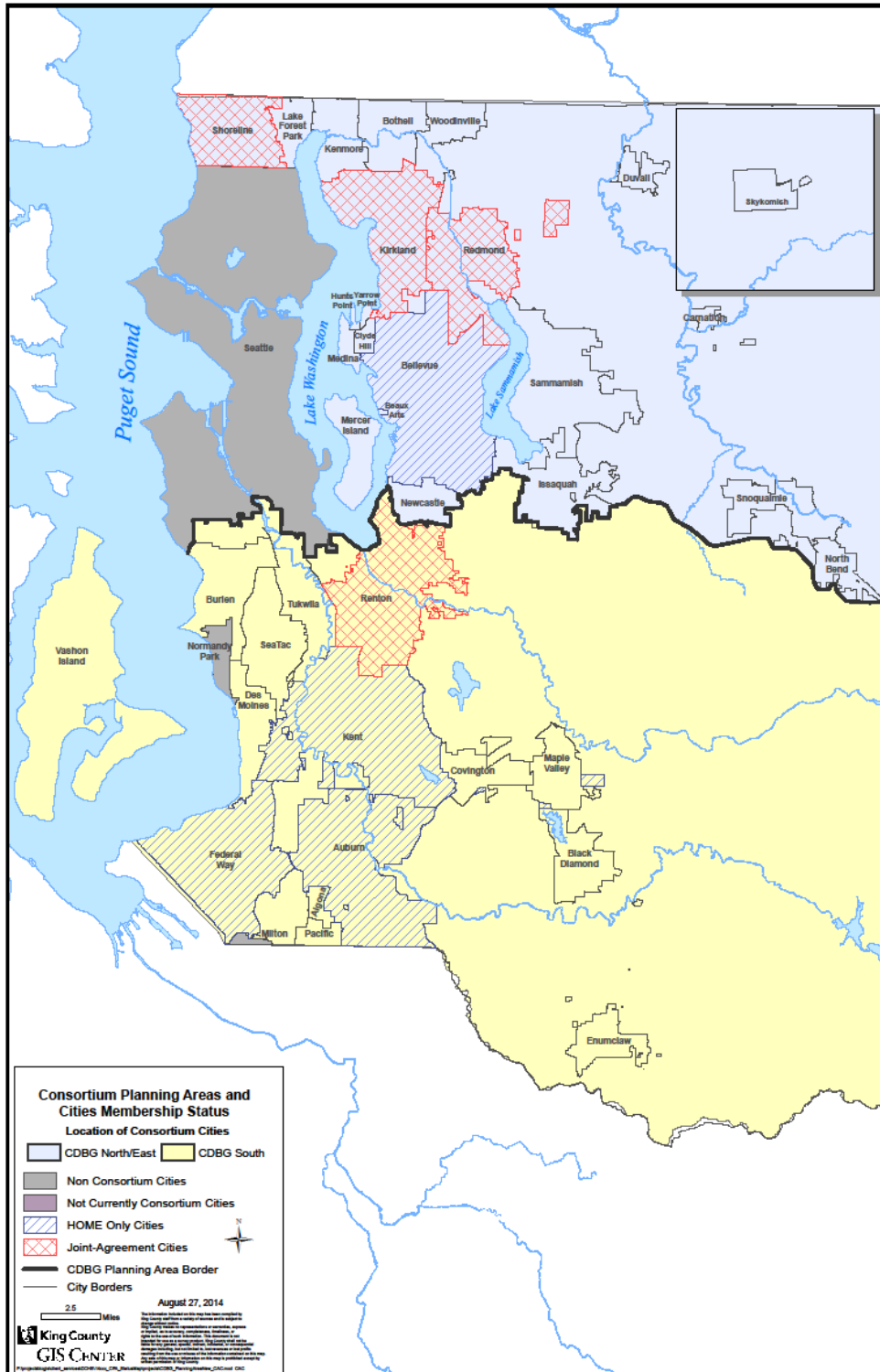
Lead staff for jurisdictions receiving direct CDBG entitlement:

Auburn CDBG – Michael Hursh
Bellevue CDBG – Emily Leslie
Federal Way CDBG – Jeff Watson
Kent CDBG – Merina Hansen.

Consolidated Plan Public Contact Information

Valerie Kendall Affordable Housing Planner Housing and Community Development 401 Fifth Avenue, Suite 510 Seattle, WA 98104 206-263-9076 valerie.kendall@kingcounty.gov	Kathy Tremper Community Development Coordinator Housing and Community Development 401 Fifth Avenue, Suite 510 Seattle, WA 98104 206-263-9097 kathy.tremper@kingcounty.gov
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A map of the King County Consortiums is included below.



PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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

The Consortium takes a regional approach and engages in ongoing coordination between housing providers, health providers, and service agencies. The 36 Members of the King County Consortium (Consortium) conduct and participate in ongoing meetings with each other, stakeholders, public housing authorities (PHA's), including the King County Housing Authority and the Renton Housing Authority, and for the Continuum of Care, the Seattle Housing Authority, nonprofit housing and service providers, members of the Housing Development Consortium of Seattle-King County, the Public Health Department of Seattle and King County, Puget Sound Regional Council, North, East, and South King County Human Services Planners, the Mental Health and Chemical Abuse and Dependency Division within the Department of Community and Human Services, the Puget Sound Regional Council, the Washington State Department of Social and Health Services. This coordination is ongoing throughout the year and informs recommendations for decision making bodies such as the Joint Recommendation Committee (JRC), in addition to the official stakeholder and public meetings held as a part of the planning and funding processes for federal formula grants and local funds.

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

The Committee to End Homelessness King County (CEH) has been designated by the King County Council as the local homeless housing task force. This is a voluntary local committee created to advise local government on the creation of a local homeless housing plan and to participate in a local homeless housing program. The King County Department of Community and Human Services Director is the Co –Chair of the CEH Interagency Council. King County hosts the staff members for the King County Committee to End Homelessness (CEH). This includes the staff for the Family Homelessness Initiative and the Youth Homelessness Initiative. Staff members for King County and member jurisdictions of the Consortium attend monthly CEH meetings. King County and the City of Seattle staff collaborate on the annual Continuum of Care - Supportive Housing Program application to HUD. Since 1995 King County and the City of Seattle have applied for these funds on behalf of a regional consortium of service providers, and administered distribution of the funds to approximately 70 programs operating throughout

the County. Lastly, staffs from Consortium jurisdiction members and King County participate annually in the One Night Point in Time Count.

Chronically Homeless Individuals and Families

The Consortium members coordinate closely with the CoC in addressing chronic homelessness for individuals and families.

They report that chronic homelessness is more pronounced with individuals rather than families. The CoC is working on developing a coordinated entry system for chronically homeless individuals.

Families with Children

The specific needs and experiences of families facing homelessness is a key component of the work being done throughout King County. The Housing and Community Development program centralized resources, leveraging key partnerships with the United Way of King County and the Bill and Melinda Gates Foundation, to be innovative in how the homeless system in King County works with and for families. The County formalized this process into Moving Forward: A strategic Plan for Preventing and Ending Family Homelessness in King County.

The CoC and the Consortium launched a pilot coordinated entry system for homeless families in 2013 and this system is being continued. Two of the many features of the coordinated entry for homeless families are the rapid re-housing and homeless diversion programs to assist families to find housing and shorten the length of time families experience homelessness. The rapid re-housing pilot pairs employment navigators with providers in order to assist participating families in increasing income as rental assistance is decreased. Employment Navigators work with clients to increase access to employment opportunities by developing tailored plans for services and bridging the workforce services, and work support programs and systems. The Employment Navigator provides specialized case management, mainstream workforce series, including specific sector training, educational programs and job placement services.

Veterans

The CoC participates in the large-scale planning and coordination efforts associated with the Five Year Plan to End Homelessness Among Veterans in King County, 25 Cities Initiative, Supportive Services for Veteran Families Priority 1 Community Plan, Mayors Challenge to End Veteran Homelessness, and the King County Regional Veterans Initiative. In collaboration with the local VA and other Veteran-specific providers, the CoC is active in monitoring goals, data and progress to ending Veteran homelessness in King County. As a result of the 25 Cities Initiative, the CoC will implement its coordinated assessment and housing placement system for

single adults (such systems already exist for families and youth/young adults) and Veteran service providers will be the first to pilot the new system. The CoC supports the regularly scheduled Veterans Housing Options Group (VHOG) which is comprised of six government and nonprofit agencies that present available housing options to homeless and at-risk Veterans. Participating agencies employ a “community based access” model for assessing and assisting clients to interim and permanent housing. The CoC is also involved in strengthening connections to local landlords and employment opportunities for Veterans.

Unaccompanied Youth and Young Adults

The Homeless Youth and Young Adult Initiative is King County’s community-wide response to prevent and end homelessness among young people. The Initiative is led by the local CoC, the King County Committee to End Homelessness, richly advised by agency and government leaders, supported by private philanthropy and the public sector, and grounded in the voices and input of homeless and formerly homeless young people. The Homeless YYA Initiative began Coordinated Engagement (CE) in July 2013 with Youth Housing Connection. CE aims for all young people to be able to access housing through fair access to a strengths-based assessment that prioritizes vulnerable youth for housing.

Persons at Risk of Homelessness

The CoC and the Consortium does not have a formal definition for *Persons at Risk of Homelessness*, but they are working to define this. The CoC is gathering information and consulting among themselves, and with other CoC’s, to determine what the risk factors for becoming homeless are. Although it’s tempting to assume that common sense variables, such as rent burden, may be a factor determining risk of homelessness that does not appear to be the true cause.

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

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

Consultation with Continuum of Care

During 2012-2014 planning period, CEHKC advised the County in stakeholder and public meetings as a part of the development of the Consolidated Plan. The coordination goes both ways and King County Consortium members provided input for the draft CEHKC Strategic Plan, which will be the guiding document for CEHKC into the next period.

Allocation of ESG Funds

The Consortium works with the JRC to allocate ESG funds. The new HUD ESG regulations set in 2012 added new activities, (including rapid re-housing) and limits were established on the amount of ESG funds that can be spent on emergency shelter and street outreach. Funds for emergency shelter and street outreach activities are now limited to 60% of the recipients total fiscal year grant for ESG or the hold harmless amount for such activities during the year previous to new regulations. The Consortium opted for the hold harmless amount for emergency shelter which is set at \$187,844. ESG funds will also be used for other homeless housing activities in the crisis response system such as diversion and rapid re-housing. Funding awards are made on a competitive basis through bi-annual funding rounds advertised publically and conducted through the King County Department of Procurement.

Performance Standards and Evaluation of Outcomes

All projects adhere to HMIS operating standards and all reporting and program evaluation is completed through HMIS. Within HMIS, data for target populations, youth and young adults, singles, and families, is collected for the following three categories: exit to permanent housing, average program stay, and return to homelessness. This information is collected for emergency shelters, transitional housing, permanent supportive housing, prevention, and rental assistance programs. Actual performance is measured against the target goals.

Funding, Policies and Procedures for HMIS

The Consortium, with King County as the lead, participates in efforts to improve the efficiency and accountability of the Homeless Management Information System (HMIS), called Safe Harbors. King County HCD staff coordinated with Safe Harbors/HMIS to strengthen the needed infrastructure and refine the process that allows HMIS to act as the data system platform for the coordinated entry and assessment system for homeless families with children, Family Housing Connection. Using HMIS as the platform for the new system allows continued and substantial improvement in the amount and accuracy of data reported to Safe Harbors. Sponsoring partners, including King County, use HMIS data for contract accountability.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

A wide range of groups and organizations participated in the process including public funders from Washington State and King County partner jurisdictions, the Veteran's Administration, public housing authorities, members from the Seattle-King County Housing Development Consortium, stakeholders, housing providers for low-and-moderate income persons, agencies who serve persons who are homeless, and Public Health of Seattle and King County. A more complete list of the types of agencies consulted follows in Table 2. A listing of agencies and individuals participating is included in the Public Participation Process document attached to this Consolidated Plan. In addition to the consultations referenced above, King County and Consortium partner staff coordinate closely with each other and fan out to participate and attend a wide range of standing meetings with city planners, housing and service providers, attend local, statewide, and national meetings including the annual Washington State Housing Conference.

Agencies and Groups that Provided Input to the Consolidated Plan	
Agency/Group/Organization Type	<ul style="list-style-type: none"> • Housing providers • Service providers • Housing and human service planners for Consortium jurisdictions • South King County Planners • North Urban Human Services Alliance • A Regional Coalition for Housing • Eastside Homelessness Advisory Committee • Veteran's Administration • Committee to End Homelessness King County • Health Care for the Homeless Advisory Planning Council • Puget Sound Regional Council • Gates Foundation • Seattle Foundation • University of Washington • Housing Development Consortium of Seattle-King County • Washington State Department of Social and Health Services • Sound Cities Association • United Way of King County • King County Housing Authority • Renton Housing Authority • Sno-Valley Senior Center • North Highline Unincorporated Council
Section of the Consolidated Plan addressed by consultation	<ul style="list-style-type: none"> • Housing Need Assessment • Homeless needs-families, youth and young adult, and chronically homeless • Community Development Needs • Strategic Plan
How the Agency/Group/Organization was consulted and the anticipated outcomes of the consultation or areas for improved coordination.	King County staff held three stakeholder meetings, four public meetings, and presented at a meeting of the North Highline Unincorporated Council. Members of the Consortium meet on a monthly basis and will continue to do so. Each jurisdiction conducts ongoing citizen outreach, as a part of the consortium planning process.

Table 2 – Agencies, groups, organizations who participated

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

No types of agencies involved in housing, homelessness, or community development were excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
King County Health and Human Services Transformation Vision	King County	King County Health and Human Services Transformation Vision has set a goal for Health & Human Services Transformation 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. The work of this vision will overlap with the Strategic Plan in a big picture manner and also through the Communities of Opportunities, which may also be Neighborhood Revitalization Strategy Areas.
King County Equity and Social Justice Report	King County	This report informs and guides principles of the Strategic Plan to ensure that the goal of equal opportunity is contemplated throughout the Strategic Plan.
King County Comprehensive Plan	King County	Guiding policy document for land use, and development regulations in unincorporated King County and for regional services.
King County Countywide Planning Policies	King County	Identifies and sets underlying policy goals for comprehensive plans and long range affordable housing goals
King County Buildable Lands Report 2014	King County	Development information for jurisdictions in King County
Department of Community and Human Services 2013 Annual Report	King County	Changing lives and reaching people in need, 2013 report out on leadership and regional coordination to King County's most vulnerable residents.

Committee to End Homelessness Annual Report 2013 (Continuum of Care)	Committee to End Homelessness King County	This annual report offers an opportunity crosswalk the CEH activities and the Consolidated Plan.
Committee to End Homelessness Draft Strategic Plan (Continuum of Care)	Committee to End Homelessness King County Continuum of Care	This plan informs and sets priorities and goals that link to all three overarching goals in the Strategic Plan, and particularly, Goal Two Ending Homelessness.
Comprehensive Plan to Prevent and End Youth and Young Adult Homelessness in King County	Committee to End Homelessness King County	This plan identifies special features and needs of homeless youth and young adults.
Moving Forward, A Strategic Plan for Preventing and Ending Family Homelessness in King County	Committee to End Homelessness King County	CEH Draft Strategic Plan 2015-2019, focusing on these three goals to make homelessness Rare, Brief, and One Time.
State of Washington Housing Needs Assessment	State of Washington	Comprehensive and current Needs Assessment.
Supportive Services for Veteran Families (SSVF) Priority One Community Plan	Community Psychiatric Clinic	This plan encompasses work with the CoC to create a community plan around prevention.
25 Cities	United States Interagency Council on Homelessness, Veteran's Administration,	Creates common assessment and housing placement for homeless veterans.
Quiet Crisis: Age Wave Maxes Out Affordable Housing, King County 2008-2025.	Aging and Disability Services, City of Seattle Office of Housing, Seattle Housing Authority, King County Housing Authority, City of Seattle Human Services Department, King County Housing & Community Development	This report called out the increasing need for senior housing as the baby boomers age. This is reflected in the affordable housing goals in the Strategic Plan.
Vision 2040	Puget Sound Regional Council	Vision 2040 is an integrated, long-range vision for maintaining a healthy region. This plan emphasizes triple bottom line decision-making: people, prosperity, and planet.
The City of Seattle Consolidated Housing and Community Development Plan	The City of Seattle	The HUD required plan guiding the investment of CDBG, ESG, and HOME entitlement grants for the City of Seattle. This also includes the HOPWA plan for the region, including King County.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

King County consulted with member jurisdictions of the Consortium. In addition consultations occurred with Public Health - Seattle & King County, the Mental Health Chemical Abuse and Dependency Services Division, the Developmental Disabilities Division, the City of Seattle, Washington State, and the Veteran's Administration to establish priorities to ensure funding policy alignment and coordination of resources.

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

This will be completed after the Draft period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

King County is a partner with most cities outside of Seattle through the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) Consortiums, to allocate and administer these funds. This plan guides the investment in approximately \$7,500,000 in these federal funds.

The County also participates with most cities, including Seattle, in the administration and allocation of Regional Affordable Housing Program (RAHP) funds. In addition, the County participates with all cities in the Growth Management Planning Council (GMPC) to address housing affordability and planning, and partners with Eastside cities through A Regional Coalition for Housing (ARCH) to plan for and provide affordable housing in that region.

This Needs Assessment provides an assessment of the demographic and economic characteristics of persons and households in King County, the local housing stock, and its ability to serve the housing needs of County residents. Certain reports, including the Committee to End Homelessness King County 2013 Annual Report, informed this Needs Assessment. Refer to Table 5 for a list of other local, regional and federal plans consulted.

This Consolidated Plan is produced by the King County Department of Community and Human Services whose vision is to provide equitable opportunities for people to be healthy, happy, and self-reliant.



NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The King County Consortium includes 36 cities and unincorporated King County. The population, net of Seattle, in King County has grown 11.21% since 2000.

Demographics	Base Year: 2000	2007-2011 ACS	% Change
King County net of Seattle			
Population	1,173,670	1,305,205	11.21%
Households	452,417	507,590	12.20%
Median Income	\$53,157	\$70,537	32.75%

Table 6 - Housing Needs Assessment Demographics

2000 Census (Base Year)

2007-2011 ACS (Demographics)

2007-2011 ACS (Economics)

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	52,922	47,265	60,105	48,470	276,541
Small Family Households *	17,679	16,485	21,705	21,023	170,179
Large Family Households *	4,246	3,697	4,942	4,464	22,018
Household contains at least one person 62-74 years of age	8,512	7,882	10,402	7,750	39,407
Household contains at least one person age 75 or older	8,137	8,430	7,929	5,014	13,770
Households with one or more children 6 years old or younger *	10,878	8,228	9,785	8,085	46,518
* the highest income category for these family types is >80% HAMFI					

Table 7 - Total Households Table

Data Source: 2007-2011 CHAS

Low and very low income households are more likely to have one or more children under the age of six as compared to their above median income counterparts.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed problems)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,219	733	433	299	2,724	84	49	180	149	462
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	984	359	485	73	1,901	29	110	158	95	292
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,844	1,318	1,518	708	6,388	232	362	456	422	4,472
Housing cost burden greater than 50% of income (and none of the above problems)	22,162	7,881	1,528	365	31,936	10,266	9,049	9,253	4,344	32,912

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	3,795	12,680	11,577	3,400	31,452	1,960	4,528	8,788	11,239	26,515
Zero/negative Income (and none of the above problems)	1,885	0	0	0	1,885	1,278	0	0	0	1,278

Table 8 – Housing Problems Table

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	31,046	22,933	15,508	4,872	74,359	12,572	14,093	18,824	16,248	61,737
Having none of four housing problems	4,484	4,281	13,704	14,015	36,484	1,652	5,885	11,959	13,307	32,833

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Household has negative income, but none of the other housing problems	1,895	0	0	0	1,895	1,280	0	0	0	1,280

Table 9 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	11,668	9,094	5,239	26,001	3,334	4,585	7,774	15,690
Large Related	2,984	1,640	761	5,385	574	1,411	1,974	3,959
Elderly	6,051	3,935	2,168	12,154	5,939	5,225	4,619	15,783
Other	9,552	7,694	5,511	22,757	2,655	2,720	4,198	9,573
Total need by income	30,255	22,363	13,679	66,297	12,502	13,938	18,565	45,005

Table 10 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

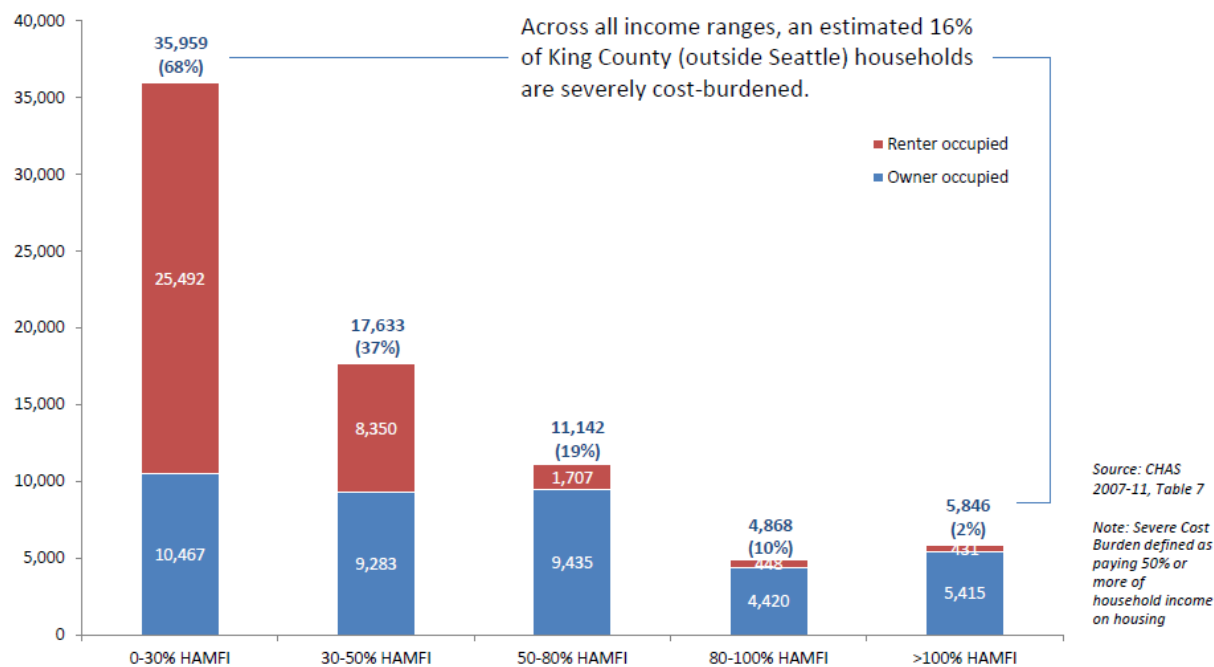
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	10,389	2,994	480	13,863	2,980	3,609	4,189	10,778
Large Related	2,254	561	30	2,845	514	1,034	920	2,468
Elderly	4,547	1,867	653	7,067	4,467	2,552	2,103	9,122
Other	8,302	2,928	544	11,774	2,506	2,088	2,223	6,817
Total need by income	25,492	8,350	1,707	35,549	10,467	9,883	9,435	29,185

Table 11 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

Severely Cost Burdened Households (in King County Net of Seattle)

About 68% of, or 35,959, very low-income households spend half or more of their total household income on housing. Households in higher income ranges are less likely to be severely cost-burdened, but across all income levels an average of 16% of households spend half or more of their income on housing.



5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	3,478	1,432	1,440	622	6,972	196	341	399	294	1,230
Multiple, unrelated family households	200	239	478	120	1,037	65	119	218	202	604
Other, non-family households	150	75	99	49	373	0	4	0	15	19
Total need by income	3,828	1,746	2,017	791	8,382	261	464	617	511	1,853

Table 12 – Crowding Information -

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	Total	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	Total
Households with Children Present	9,326	6,014	5,544	20,884	1,552	2,214	4,241	8,007

Table 13 – Crowding Information –

Describe the number and type of single person households in need of housing assistance.

There are approximately 132,000 single person households in King County, net of Seattle. Approximately 64,700 of these households are renters. By conservative estimate, 26,527 of these single person households are low to moderate income and are in need of housing assistance. Many of single person households are senior and elderly. The report “Quiet Crisis: Age Wave Maxes out Affordable Housing in King County 2008-2025” identifies the growing senior population bubble and a need for affordable senior housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The local Area Agency on Aging estimates that 10.2% of residents in King County over the age of 60 years are in fair to poor health. This can be extrapolated to indicate that approximately 31,900 King County residents aged 60 and over might have a disability. Estimating the number of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault and stalking is not an exact science, partially due to the dynamic of under-reporting these crimes. We estimate that 1,854 families will seek shelter from domestic violence.

What are the most common housing problems?

The shortage of affordable housing is the major housing problems. The most common housing problem is cost burden. A total of 67,865 renter households with incomes at or below 80% AMI are cost burdened. The majority of renter households that are cost burdened have incomes at or below 30% AMI. More than half of the households with incomes at or below 50% AMI are cost burdened.

Are any populations/household types more affected than others by these problems?

Single person households are the most likely to be cost burdened. This was a concern voiced in community meetings by single, low income, senior women. With the baby boomers reaching their mid-60’s this will be a growing challenge in the future.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Formerly homeless families receiving rapid re-housing have a limited time period to obtain employment. Rapid re-housing assistance is short term, and additional assistance is available on a case by case basis for households needing more time for the transition to paying all of their housing costs.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Consortium does not have a specific definition of “at-risk” populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

As explained in the *PR-10 Consultation*, the CoC does not have a definition of increased risk of homelessness, but they are working on identify those risks. There may be some housing characteristics linked to instability and increased risk of homelessness including mental health or substance abuse issues, extreme cost burden in households earning at or below 50% of AMI, difficulty in maintaining tenancy or securing an apartment due to barriers with securing a rental unit due to a history of eviction, criminal justice involvement, and a lack of documentable income.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

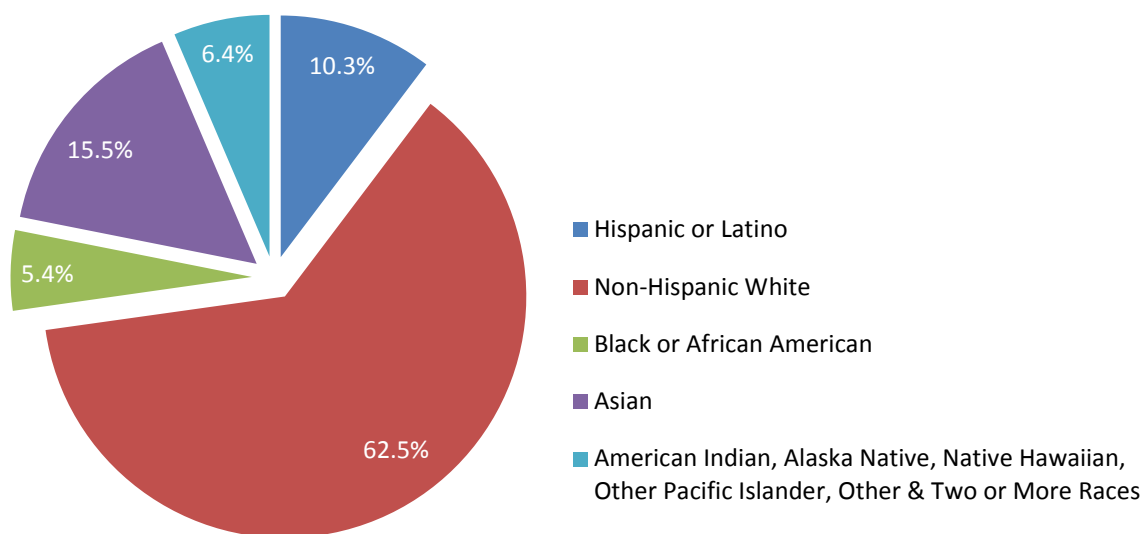
Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section addresses four housing problems: 1. Lack of a complete kitchen, 2. Lack of complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%.

The pie chart below shows the population in King County, outside of Seattle, by race.

Race and Ethnicity in King County outside of Seattle (2013)



The following HUD tables show the four housing needs by the jurisdiction as a whole and by race and ethnicity.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	43,618	6,136	3,175
White	25,167	4,267	1,442
Black / African American	5,431	595	238
Asian	4,860	673	874
American Indian, Alaska Native	404	73	32
Pacific Islander	377	0	14
Hispanic	6,215	424	430
Other (including multiple races, non-Hispanic)	1,164	104	145

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	37,026	10,166	0
White	23,099	7,405	0
Black / African American	3,206	489	0
Asian	3,911	1,107	0
American Indian, Alaska Native	413	149	0
Pacific Islander	326	30	0
Hispanic	5,003	644	0
Other (including multiple races, non-Hispanic)	1,065	342	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,332	25,693	0
White	21,630	18,637	0
Black / African American	3,069	1,169	0
Asian	4,053	1,964	0
American Indian, Alaska Native	79	203	0
Pacific Islander	484	229	0
Hispanic	4,054	2,334	0
Other (including multiple races, non-Hispanic)	963	757	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,442	32,605	0
White	14,645	19,572	0
Black / African American	657	1,793	0
Asian	3,253	3,114	0
American Indian, Alaska Native	99	126	0
Pacific Islander	119	98	0
Hispanic	1,688	1,925	0
Other (including multiple races, non-Hispanic)	659	694	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	37,839	11,923	3,175
White	21,412	8,010	1,442
Black / African American	4,636	1,384	238
Asian	4,256	1,283	874
American Indian, Alaska Native	364	113	32
Pacific Islander	362	15	14
Hispanic	5,750	909	430
Other (including multiple races, non-Hispanic)	1,059	209	145

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,846	27,366	0
White	12,13	18,408	0
Black / African American	1,533	2,149	0
Asian	2,604	2,415	0
American Indian, Alaska Native	134	433	0
Pacific Islander	117	240	0
Hispanic	2,676	2,979	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Other (including multiple races, non-Hispanic)	679	742	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,994	46,033	0
White	8,328	31,924	0
Black / African American	913	3,728	0
Asian	2,138	3,900	0
American Indian, Alaska Native	29	253	0
Pacific Islander	329	379	0
Hispanic	1,949	4,443	0
Other (including multiple races, non-Hispanic)	308	1,406	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,444	42,005	0
White	4,066	30,168	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	158	2,293	0
Asian	1,098	5,172	0
American Indian, Alaska Native	14	207	0
Pacific Islander	95	122	0
Hispanic	854	2,764	0
Other (including multiple races, non-Hispanic)	159	1,179	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	303,192	103,186	74,476	3,436
White	227,680	70,550	47,454	1,467
Black / African American	11,198	6,900	6,646	294
Asian	37,947	12,770	10,095	949
American Indian, Alaska Native	1,718	558	469	32
Pacific Islander	1,602	699	416	14
Hispanic	15,959	8,933	8,209	535
Other (including multiple races, non-Hispanic	7,088	2,776	2,187	145

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Nearly all non-white racial and ethnic populations have disproportionately greater housing needs as measured by housing problems, severe housing problems, and particularly, housing cost burden.

If they have needs not identified above, what are those needs?

Through ongoing community input, public and stakeholder meetings we believe we have identified needs in this plan.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Disproportionately greater need exists in the South King County areas. As housing costs rise in Seattle, more low income families of color are moving to communities south of Seattle where there is more affordable housing and larger units for families to rent.



Affordable housing and access to transit are elements that factor into health and well-being, and King County and Consortium members anticipates identifying Communities of Opportunity for targeted investments to improve health and well-being outcomes. The Communities of Opportunities may also apply for designation as a Neighborhood Revitalization Stabilization Area in 2015, the first year of the Consolidated Plan.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	2,647	10,912	984	9,927	0	0	0

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# Homeless at admission	0	0	0	3	2	1	0		0
# of Elderly Program Participants (>62)	0	0	1,113	1,941	180	1,761	0		0
# of Disabled Families	0	0	718	3,798	177	3,620	0		0
# of Families requesting accessibility features	0	0	2,647	10,912	984	9,927	0		0
# of HIV/AIDS program participants	0	0	0	0	0	0	0		0

Consolidated Plan
2015-2019

KING COUNTY CONSORTIUM

36

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,601	5,457	537	4,920	0	0	0
Black/African American	0	0	585	4,337	254	4,082	0	0	0
Asian	0	0	396	682	161	521	0	0	0
American Indian/Alaska Native	0	0	44	194	16	178	0	0	0
Pacific Islander	0	0	21	229	16	213	0	0	0
Other	0	0	0	13	0	13	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	117	552	82	470	0	0	0
Not Hispanic	0	0	2,530	10,347	902	9,444	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The housing authorities do not maintain a separate waiting list for accessible units, however, the needs of tenants and applicants for accessible units are similar to the needs of the other applicants on the waiting list. KCHA and RHA are in compliance with Section 504 of the Rehabilitation Act. Unit conversions completed at targeted developments will ensure that at least five percent of the public housing inventory is fully accessible to persons with disabilities.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

There is a high need for more project based Section 8 units and and tenant held vouchers. The needs of public housing residents and voucher holders are reflected in the KCHA's strategic plan and focus on broad themes: expanding and preserving the region's supply of affordable housing, promoting housing choice, and increasing self-sufficiency.

King County has four Public Housing Authorities. The two addressed in this plan are the King County Housing Authority (KCHA) and the Renton Housing Authority (RHA). The other two housing authorities are the Seattle Housing Authority and the Muckleshoot Housing Authority and they report through the Seattle Consolidated Plan and through HUD Tribal Designated Housing Entities. The combined Section 8 waiting list for the KCHA and the Renton Housing Authority is 4,565 households.

KCHA uses the flexibility of the Moving to Work (MTW) demonstration program to develop innovative solutions. They increased self-sufficiency with place based initiatives in partnership with local school districts Kent, Highline and Bellevue. KCHA place-based educational initiatives involve parents, children, schools and partner agencies pursuing the common goal of starting early to help children succeed in school. This fosters school stability which supports school success.

How do these needs compare to the housing needs of the population at large

The housing authorities serve more vulnerable populations in our community, compared to the population at large. The households served are more likely to suffer a chronic disease, be disabled, very low income, more likely to be unemployed, and earn less when they do have a job.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:



The King County Continuum of Care housing stock ranks third in the nation. This system includes emergency shelter, transitional housing, rapid re-housing, and permanent housing with supports.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The following table reflects data collected in the 2014 Point in Time Count and from the 2014 HMIS report. The 2014 homeless count was higher than the 2013 count and this trend is consistent with the results of the statewide count.

Population	Estimate # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adults and Children	2,920	20	8,820	4,410	1,752	390
Persons in Households with Only Children	29	24	265	130	16	410
Persons in Households with	3,264	3,099	19,089	9,545	584	190

Only Adults						
Chronically Homeless Individuals	514	507	2,000	N/A	715	580
Chronically Homeless Families	4	0	12	6	8	400
Veterans	592	128	1,620	900	715	715
Unaccompanied child	23	24	125	60	45	190
Persons with HIV	N/A	N/A	N/A	N/A	N/A	

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:
White	2,133
Black or African American	2,191
Asian	163
American Indian or Alaska Native	161
Pacific Islander	156
Ethnicity:	Sheltered:
Hispanic	613

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The specific needs and experiences of families facing homelessness is a key component of the work being done throughout King County. The Housing and Community Development program centralized resources, leveraging key partnerships with the United Way of King County and the Bill and Melinda Gates Foundation, to be innovative in how the homeless system in King County works with and for families. The County formalized this process into Moving Forward: A strategic Plan for Preventing and Ending Family Homelessness in King County.

The innovation process prompted the County to shift strategies to improve the homeless services system in order to better target and prevent homelessness for families. The core strategies include:

- Coordinate entry and assessment;
- Prevent homelessness for families most at risk;
- Move families quickly to stable housing;
- Focus support services on housing stability;
- Increase collaboration with mainstream systems.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Committee to End Homelessness King County 2013 Annual Report states that homelessness disproportionately impacts people of color. Native Hawaiian and Pacific Islanders are three times more likely to be homeless. African Americans are six times more likely to be homeless. Native Americans/Alaska Natives are seven times more likely to be homeless.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

During the 2014 One Night Count of People who are Homeless in King County, approximately 9,300 people were homeless on the streets, in shelters, and in transitional housing programs. Of the 9,300 people who were homeless, about 3,123 people were found unsheltered and 6,171 people were in shelters or transitional housing.

Discussion:

King County has one of the oldest Point in Time counts in the nation. The first annual count of unsheltered people in King County took place in 1986 and was conducted by Operation Night Watch.

Youth and Young Adults

On the night of January 21, 2015, 824 YYA, ages 12-25, were homeless or unstably housed, based on data from HMIS and Count Us In surveys. A consistent profile of young people experiencing homelessness or housing instability is emerging as we compare count results from year to year. Twelve percent of young people are under the age of 18, 22% are LGBTQ – identical to the 2014 count. Remarkably consistent to previous years are the percentages of African American/Black young people – 34%, and Hispanic young people - 13%. This stability in Count Us In demographic results adds confidence to our understanding of the population of young people and their needs. See *Count Us In 2015* report for the point in time count for homeless and unstably housing young people.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The Consortium and King County fund programs and services to assist the most vulnerable members of our community, including programs for children, youth and young adults, seniors, survivors of domestic violence, persons with developmental disabilities, veterans returning home and rebuilding their lives. The Consortium supports and maintains vital communities, families and individuals. Services provided, in addition to the housing and community development needs specifically addressed in this plan, include employment and education resources, the King County Veterans Program, assistance to residents with developmental disabilities and their families, the Child Welfare Early Learning Partnership, and employment. The Mental Health, Chemical Abuse and Dependency Services Division provides direct services for crisis outreach and investigation for involuntary commitment, mental health client services, authorizations to care, and outreach and triage on the streets for people incapacitated by alcohol or drugs.

Describe the characteristics of special needs populations in your community:

In 2014 the King County Regional Support Network (RSN) served 44,615 unduplicated clients, which is an increase of eight from 2013. Twenty-seven percent of the RSN clients were children. Just under half of RSN clients are people of color. The proportion of non-Medicaid clients has dropped six percent in 2014, and this is attributed to the expansion of Medicaid coverage under the Affordable Care Act.

What are the housing and supportive service needs of these populations and how are these needs determined?

The needs for persons with special needs are determined through a network of agencies, service providers, and parallel planning efforts targeting specific populations (see Table 3). Generally persons with special needs have lower incomes and need a housing subsidy either through a Section 8 voucher or some form of affordable housing. The Consortium has a continuum of supportive services, particularly available to residents who live in a affordable housing. One approach to addressing service needs, for example health care, is to co-locate housing with health care delivery systems. Universal design principles facilitate aging in place and adapt for changing household conformation, which is especially important for senior housing.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Seattle is the designated Housing Opportunities for Persons With Aids (HOPWA) grant entitlement recipient for the region. Seattle reports that in King County there are about 6,700 residents living with HIV or AIDS, and they represent only the reported cases that have been diagnosed. There are an estimated addition 7,200 – 7,800 people who are living with HIV but may be unaware of their status.

Discussion:

In King County, HIV and AIDS disproportionately affects African Americans and foreign born black immigrants. Public Health – Seattle & King County reports that clients living with HIV/AIDS need housing assistance to maintain their current housing.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities and Public Improvement:

The King County Consortium annually addresses needs and priorities for public facilities and public improvements for the following year. Guided by the Consolidated Plan, Consortium members authorize ranking systems and types of projects such as but not limited to: sidewalks, sewers, parks, community facility buildings, along with evaluating economic development needs.

During the Request for Proposal process, applicants submit Capital Improvement Plans and/or Capital Needs Assessments and project proformas to indicate how the selected eligible activities have been prioritized by the applicant members and citizens.

How were these needs determined?

At the four sub-regional public forums inviting input, comments and sharing of ideas for the jurisdiction's need for public facilities and public improvements, community members and representatives of jurisdictions and stakeholders provided comments and suggestions on community maps. A survey was available at the forums as well as an online survey that was posted from September 3, 2014 to October 20, 2014 .Results were tabulated and informed priorities identified in the Strategic Plan.

King County Community Development staff coordinates with CDBG Consortium city members through its annual consortium-wide meeting and sub-region monthly meetings. Topics focus on the ongoing programs that the cities and nonprofit agencies administer through funding sources sponsored by the County, Cities, and State. Coordinated contracting and shared information brought before various city councils, help to identify emerging needs and success of current programs. Community Development staff attend meetings convened by nonprofit networks. One activity that helps in identifying needs in the communities is the annual preapplication process for the CDBG Capital Non-Housing allocation held before the official request for proposal is released.

King County held three regional public information and planning meetings during the early stages of development of the Consolidated Plan. All meetings were publicized in advance, held in accessible locations, and were well attended. At these meetings, citizens were able to interact directly with staff, complete a survey, and identify needs for community facilities on a sub-regional map.

Describe the jurisdiction's need for Public Services:

The most common need for Public Services has been identified by the CoC efforts to end homelessness. Services include homelessness prevention through the Housing Stability Program, Rapid Re-housing, shelters, the Landlord Liaison Program, and shelter diversion. In the planning process the Regular Consortium members (excluding the Joint Agreement Cities of Kirkland, Redmond, Renton, and Shoreline) decided to direct emergency services funds to activities serving homeless populations.

The Homeless Housing Program in Housing and Community Development plays a major part in leading the Consortium in identifying public service needs through its allocation processes and ongoing programs.

For King County Housing and Community Development, an important strategy in pursuing Equity and Social Justice is support and funding for Microenterprise programs in South King County. The Microenterprise programs have specific non-English speaking and immigrant outreach components designed to meet the entrepreneurial needs of King County's most diverse area.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Home sales have continued to recover in 2014, after a significant decline in prices during the recession. Prices are almost at pre-recession levels. The housing supply is tight, both for sale and the rental inventory, creating high demand. This high demand continues to put upward pressure on prices. Along with a surge in multi-family rental development and high absorption rates, the need for affordable rental homes far outstrips the supply of subsidized housing.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

All residential properties by number of units (not including Seattle)

Property Type	Number	%
1-unit detached structure	335,791	61%
1-unit, attached structure	23,389	4%
2-4 units	31,883	6%
5-19 units	75,799	14%
20 or more units	62,131	11%
Mobile Home, boat, RV, van, etc.	17,283	3%
Total	546,276	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	764	0%	6,379	4%
1 bedroom	7,940	2%	49,966	29%
2 bedrooms	53,415	16%	73,680	42%
3 or more bedrooms	277,081	82%	44,490	25%
Total	339,200	100%	174,515	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The King County Consortium has 10,300 units in the portfolio available to serve low income and special needs populations, as of the end of 2014. More than three quarters of these units serve households with income at or below 50% of area median income. To the extent possible projects will serve households with extremely low incomes, persons who are homeless, and persons with disabilities. Approximately 200 units will be added each year by leveraging a wide variety of public and private resources. The units added will serve populations consistent with the priorities identified in the Strategic Plan portion of this plan.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the State of Washington Housing Needs Assessment, there are approximately 2,000 subsidized units with Section 8 contracts which are scheduled to expire by 2017. Preserving existing affordable housing stock and subsidized inventory is a high priority. Preserving expiring Section 8 projects is a high priority. As redevelopment occurs more affordable units are lost.

Does the availability of housing units meet the needs of the population?

There is an adequate supply for households with incomes at or above 80% of AMI. The multifamily market has rebounded from the recession and is almost producing at 2006 levels. There is a need for additional units for households with incomes at or below 50% of AMI with the greater need at the lowest income levels, at or below 30% of AMI.

Describe the need for specific types of housing:

The need for additional units affordable to households with incomes at or below 50% AMI is in the tens of thousands, and ranges depending upon the metrics used to determine need. At the 30% AMI income level the need is for approximately 27,000 additional units and at 30% to 50 % AMI the need for additional units is approximately 30,000. The housing for homeless individuals, families and veterans, is high.

Discussion

When discussing the need for additional affordable rental units, it's important to consider the whole spectrum of community indicators, including opportunities for health, education, employment, and access to transit.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

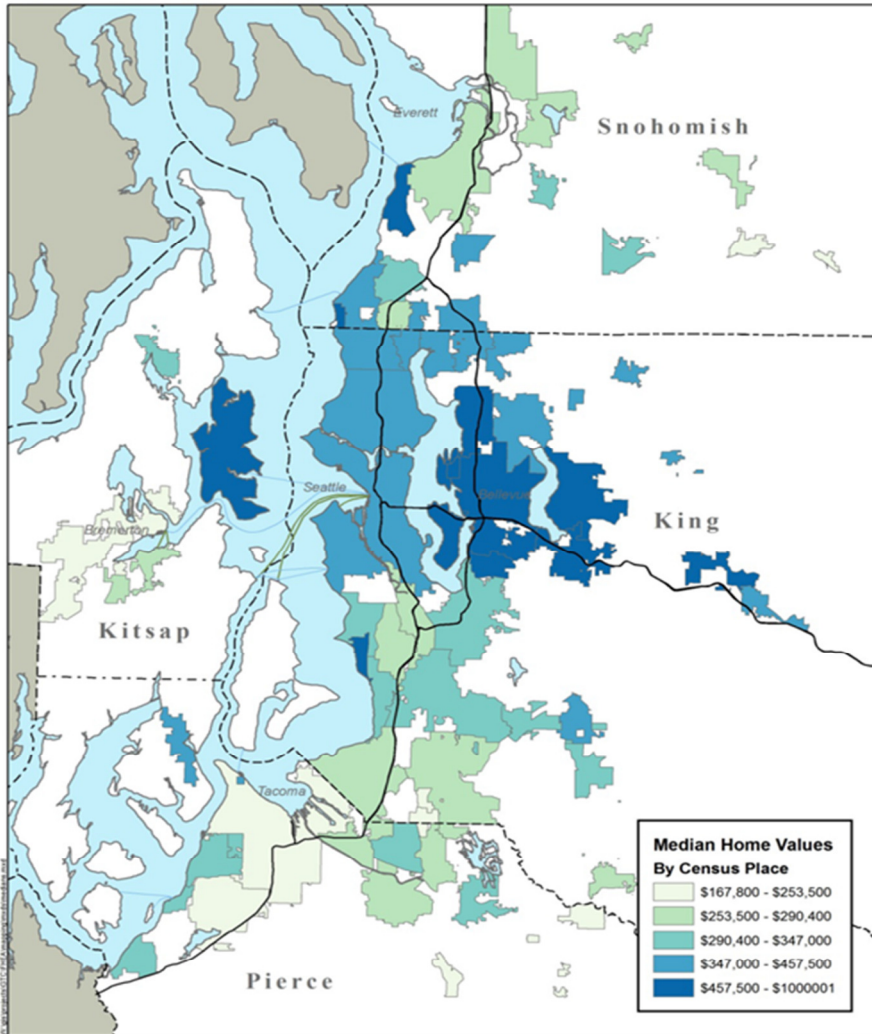
Cost of Housing

	Base Year: 2000	2014	% Change
Median Residential Home Sales Price	309,000	482,600	53.18%
Median Condo Home Sales Price	219,925	267,650,	21.70%
Residential and Condo Home Sales Price	279,950	429,900	53.56%
Average Contract Rent	819	1,304	59.22%

Table 29 – Cost of Housing

Data Source: Northwest Multiple Listing Services, Dupre & Scott Apartment Advisors

Median Home Values

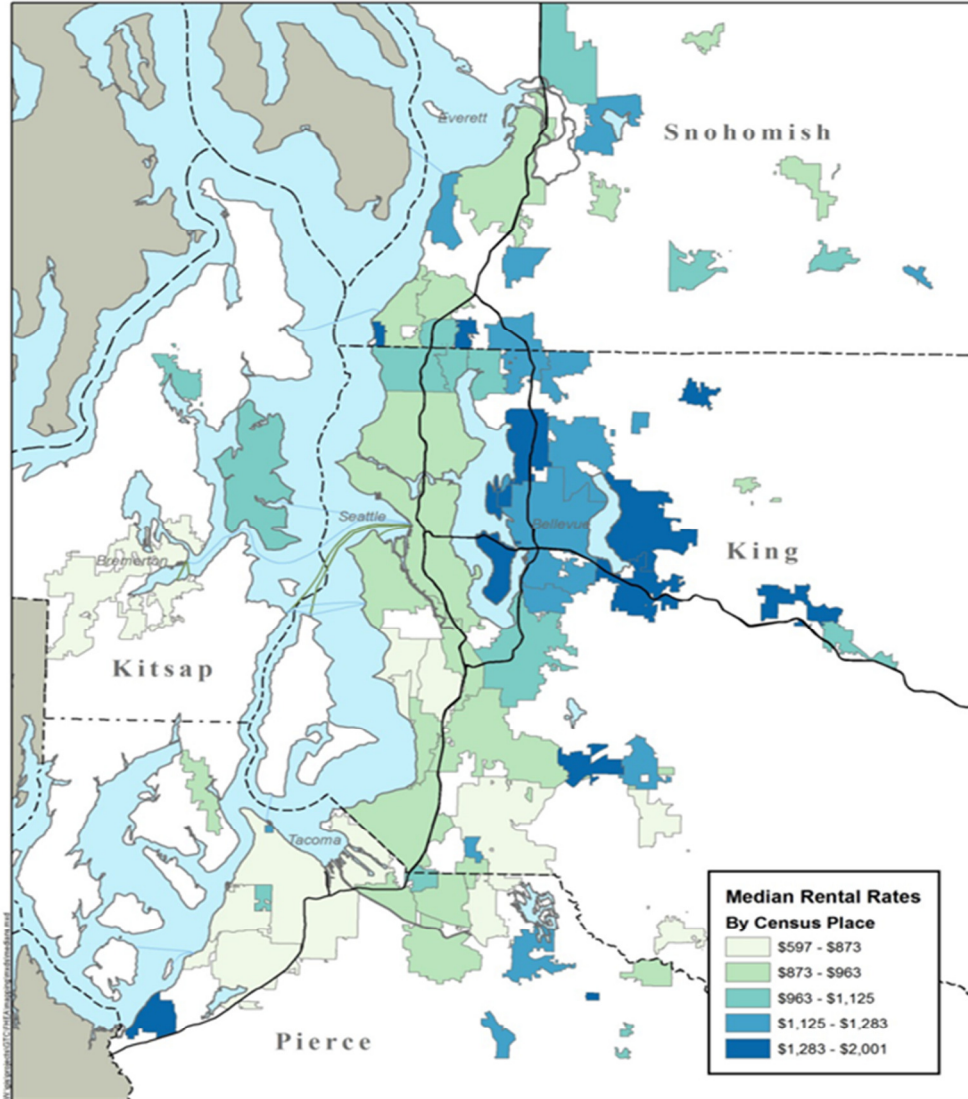


Rent Paid	Number	%
Less than \$500	16,718	9.6%
\$500-999	79,992	45.8%
\$1,000-1,499	52,953	30.3%
\$1,500-1,999	17,390	10.0%
\$2,000 or more	7,462	4.3%
Total	174,515	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Median Rental Rates



Affordable rent for households earning at or below 50 percent of AMI ranges from \$463 to \$990 per month.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	14,219	No Data
50% HAMFI	39,720	17,752
80% HAMFI	76,308	17,964
100% HAMFI	44,554	37,588
More than 100% HAMFI		247,042

% Units affordable to Households earning	Renter	Owner
	174,801	320,346

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	771	913	1,123	1,655	1,989
High HOME Rent	791	923	1,128	1,457	1,606
Low HOME Rent	772	827	992	1,146	1,280

Table 32 – Monthly Rent

Data Source: 2014 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a shortage of housing affordable to households with incomes at or below 50% AMI. Over half of the households in this income band are rent burdened.

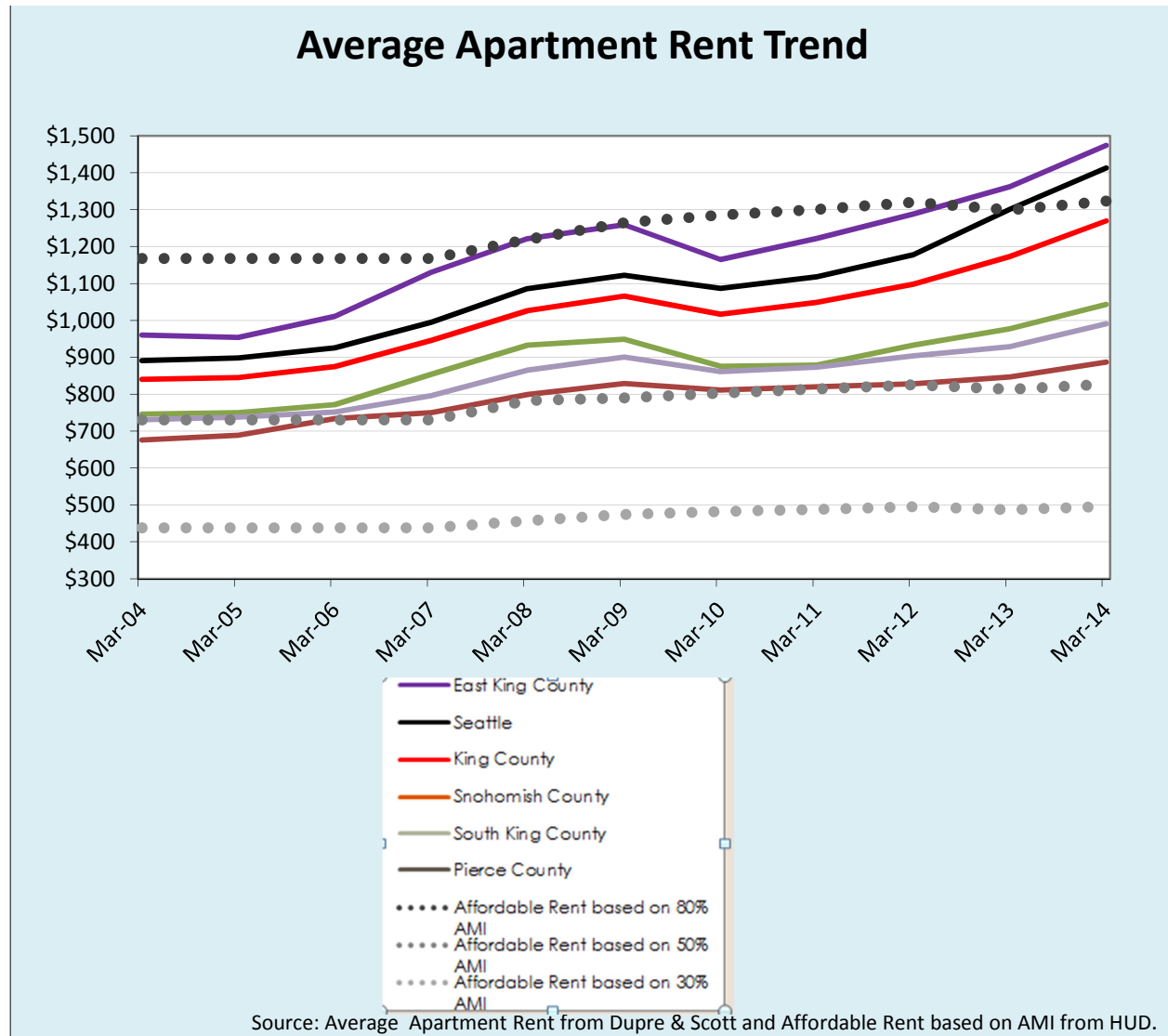
How is affordability of housing likely to change considering changes to home values and/or rents?

Housing costs and rents are rising in King County. This puts on lower income individuals and families as demand increases for affordable housing.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Consortium will charge the lesser of HOME rents or fair market rents. Contracts with HOME Program funds, executed in the last ten years, set HOME rents at the low HOME rent level, and this avoids conflicts with rent levels and fair market rents. For all jurisdictions in King County the fair market rent is above a 50% AMI rent level. The King County Housing Authority has a flexible payment standard to make housing choice an option households with a tenant held Section 8 voucher.

The following graph demonstrates the rent trends over the past ten years, from 2004 to 2014, in King County for a one bedroom apartment. This demonstrates the range of average rents for the region and sub-regions within King County. Also illustrated is the fall in rents hitting bottom in 2010 and a recovery to pre-recession rent levels.



MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Standard condition: The unit(s) meets HUD Housing Quality Standards and state and local codes.

Substandard condition but suitable for rehabilitation: The unit(s) is in poor condition and it is both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	113,096	34%	43,308	43%
With two selected Conditions	2,162	1%	6,880	4%
With three selected Conditions	93	0%	558	0%
With four selected Conditions	31	0%	23	0%
No selected Conditions	219,725	66%	91,714	53%
Total	335,107	100%	172,483	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	46,334	15%	22,271	13%
1980-1999	109,207	35%	67,676	40%
1950-1979	106,209	34%	57,319	34%
1940-1959	26,605	13%	16,977	10%
1939 and earlier	12,195	4%	5,267	3%
Total	339,200	100%	174,515	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of

Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	160,248	67%	79,566	33%
Housing Units build before 1980 with children age six or younger present	20,585	56%	15,948	44%

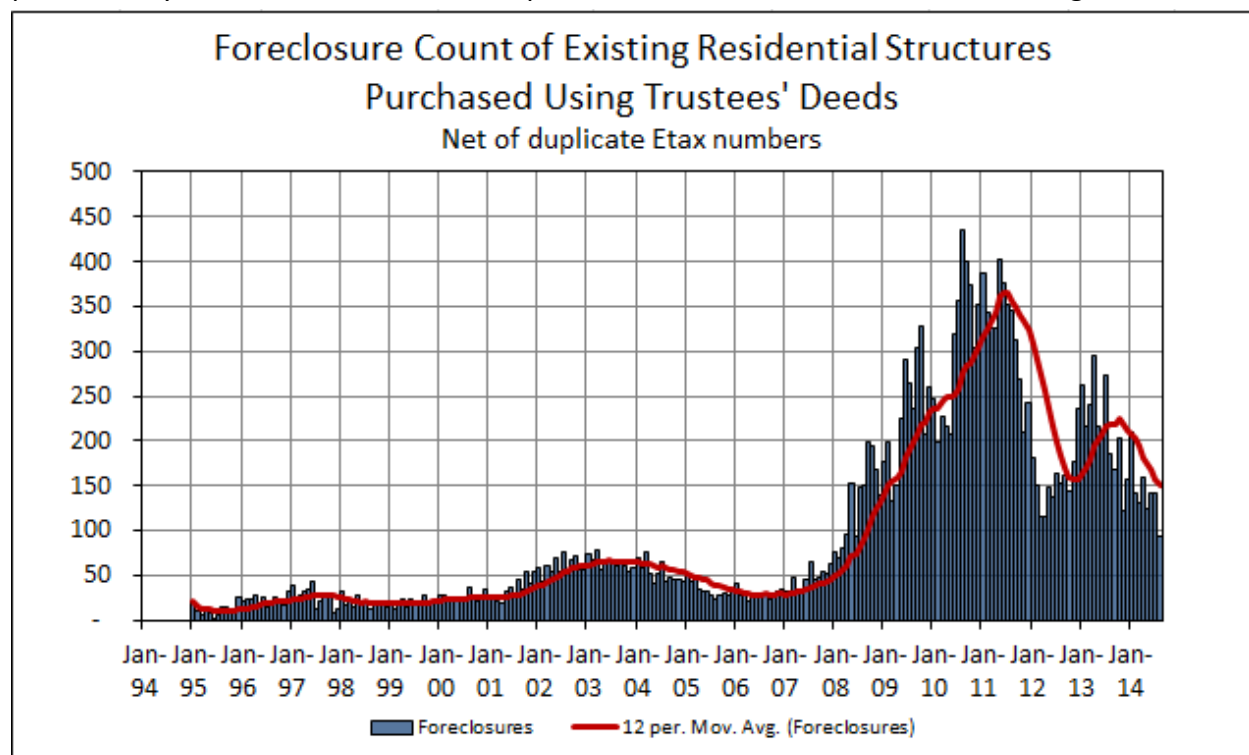
Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

The Consortium does not have an extreme problem with abandoned or vacant units. The market for owner and rental units is strong with vacancy rates for single and multi-family rentals at about 5%. This accounts for normal activities to re-rent units when tenants move out and translates to an almost net zero vacancy rate. The owner market has record low inventories of homes available for sale, and at this time, sellers report receiving multiple offers and buyers make tough decisions regarding engaging in bidding competitions with other buyers

The following chart, prepared by the King County Office of Economic and Financial Analysis details activity from 2006 to 2014 for Foreclosures in the County. The Foreclosure chart shows peak activity in mid – 2011, with a mini peak in 2013, and sustained decline through 2014.



Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

There is a high need for homeowner rehabilitation through the Consortium. King County and partner jurisdictions have a Housing Repair Program for low income homeowners. Many of the participants in this program are seniors, aging in place in their homes. Most of the repairs made by the Housing Repair Program are of an urgent nature, such as roof replacements, furnace replacements, and plumbing repairs. The Housing Repair Program is helping to keep this housing stock safe and sanitary. The King County Housing Finance Program has a rental

rehabilitation program for properties in the affordable portfolio, but there is not a rental rehabilitation program for other housing. The exception to this is the Housing Repair Housing Access Modification Program for people with mobility challenges.

The affordable rental housing portfolio is reaching a point of maturity where housing projects placed in service in the 1990's and early 2000's are in need of lifecycle capital improvements, and this is addressed in the Strategic Plan.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Approximately half of the housing units in King County were constructed before 1978 with potential lead paint hazard. Children are present in approximately 36,000 housing units in King County constructed prior to 1980 with potential lead paint hazards. We estimate that 20,500 housing units with potential lead based paint hazards are occupied by low or moderate income families. In 2012 there were 6,183 children in King County under the age of 15 were screened for lead poisoning, with the vast majority of children screened under the age of five. Of the children screened, 142 had blood lead levels over 5mcg/dl. In 2013 there were 137 children under the age of 15 with elevated blood lead levels.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	3,204	7,974	883	6,776	1,127	0	5,100
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The King County and Renton Housing Authorities have a combined total of 137 Public Housing projects and 8,078 units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Consortium Consolidated Plan addresses two housing authorities, the King County Housing Authority (KCHA) and the Renton Housing Authority (RHA). Both housing authorities have proactive and successful maintenance staff and programs to protect the housing stock. The King County Housing Authority is one of 39 housing authorities nationwide selected to be a Moving To Work demonstration program.

Public Housing Condition

Public Housing Development	Average Inspection Score
King County Housing Authority	94%
Renton Housing Authority	93%

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Renton Housing Authority and the City of Renton Sunset Area Community Revitalization and Sunset Terrace Redevelopment

The vision of the Sunset Area Transformation Plan starts with the redevelopment of 100 units of distressed public housing units at Sunset Terrace and their replacement with higher density and quality, sustainable housing that will be a catalyst for new private housing and business investment in the 269-acre Sunset Area neighborhood. The plan seeks to leverage public investment to catalyze private property development and create opportunities for market-rate and affordable housing, plus retail investment. The following Sunset Area Community Revitalization improvements will benefit the entire community:

- “Complete Streets” upgrades
- Improvements to storm water drainage systems
- New and rehabilitated parks and recreational facilities
- New public library
- New childhood early learning center
- Better connection to support services for public housing residents
- Sustainable infrastructure
- Bike and walking paths
- Mixed income and higher density housing.

The King County Housing Authority joined with the Renton Housing Authority and the City of Renton to submit a Choice Neighborhoods Initiative Application to HUD in 2015 for the Sunset Area Transformation Plan.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

KCHA has a number of programs designed to improve the living environment of residents. Place-based initiatives in partnership with local school districts in neighborhoods with significant KCHA housing inventory; housing choice and mobility counseling, new housing and classroom stability counseling.. 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.

A second educational pilot program made possible through MTW utilizes a rapid rehousing initiative for homeless students. Working with the Highline School District which reported 917 homeless children during the 2012-2013 school year, they developed an initiative to identify and rapidly rehouse the families of homeless students. A partner agency, Neighborhood House,

helps connect families to counseling, employment and other services that will assist him to be successful in retaining their housing.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

The local CoC, The Committee to End Homelessness (CEH) was formed in 2005 is a growing, strong, and compassionate coalition of stakeholders committed to making homelessness rare, brief, and one time in King County. CEH believes that collectively government, philanthropic organizations, faith-based groups, nonprofits and individual community advocates can make an immediate and lasting impact.

Facilities Targeted to Homeless Persons in 2014

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	563	0	1,147	56	0
Households with Only Adults	1,796	150	821	2,683	262
Chronically Homeless Households	0	0	0	1,522	153
Veterans	65	0	178	386	48
Unaccompanied Youth	102	0	123	0	0

Table 38 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Apple Health, also known as Medicaid, is a King County program launched to reach out to people who are now eligible for health insurance coverage and enroll them. With the expansion of Medicaid through the Affordable Health Care Act, the Consortium is working with Washington State leadership to provide a Medicaid housing benefit. This will expand capacity to house homeless persons.

The Health Care for the Homeless Network (HCHN) provides quality, comprehensive health care for people experiencing homelessness in King County and provides leadership to help change the conditions that deprive our neighbors of home and health. The Health Care for the Homeless Network collaborates with twelve community-based partner agencies. These agencies send care providers to work with homeless people in over 60 locations throughout King County. Examples of sites served include shelters, day centers, transitional housing programs, and clinics and outreach programs. Interdisciplinary, interagency HCHN teams provide a broad range of medical, mental health, substance abuse, case management, and health access services for homeless adults, families, and youth.

King County has day centers, clinics, medical respite for residential care, health centers, and dental care. The Housing Health Outreach Team includes chemical dependency counselors, mental health specialists, nurses and physicians and serves residents of homeless and low income housing programs. The nurses provide direct care and health education and connect clients with primary and specialty care.

Career Connections is a workforce development program designed to complement the Rapid Re-housing efforts of the City of Seattle and King County, and to support Veterans and their family members. In addition, services are offered to paroled offenders, and to some households identified as being in high need of human services. Clients are accepted only by referral from established partner housing agencies who provide affordable housing. The goal of the Career Connections program is to promote self-sufficiency for its participants by providing job training and job search assistance in an effort to raise client incomes sufficiently to support their household in the same residence after their subsidy expires.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The tables on the following pages list the facilities for homeless and special needs populations.

The following table is a list of emergency shelters in King County.

Proj. Type	Organization Name	Project Name	Target Pop. A	DV / HIV	Veteran Beds	Youth Beds	Youth Age Group
ES	Catholic Community Services (CCS)	Emergency Shelter Vouchers	HC				
ES	Hopelink	Avondale Park	HC				
ES	Hopelink	Kenmore Family Shelter	HC				
ES	Mamma's Hands	House of Hope I and II	HC	X			
ES	Multiservice Center (MSC)	MSC Family Shelter (Kent)	HC				
ES	Seattle's Union Gospel Mission	Emergency Family Shelter	HC				
ES	Solid Ground	Broadview Shelter	HC	X			
ES	Solid Ground	Family Shelter	HC				
ES	Solid Ground	Voucher Program	HC				
ES	Wellspring Family Services	Housing Services Intervention - Interim Housing	HC				
ES	YWCA Seattle - King - Snohomish	East Cherry	HC				
ES	YWCA Seattle - King - Snohomish	Holly Court Shelter Program	HC				
ES	YWCA Seattle - King - Snohomish	SIS Late Night Shelter	HC				
ES	YWCA Seattle - King - Snohomish	SIS Late Night Shelter	HC				
ES	YWCA Seattle - King - Snohomish	South King County Family Shelter	HC				
ES	Abused Deaf Women Advocacy Services (ADWAS)	A Place of Our Own - ES	SFHC	X			
ES	Catholic Community Services (CCS)	Sacred Heart	SFHC				
ES	DAWN	Confidential Shelter	SFHC	X			
ES	Lifewire	My Sister's Home	SFHC	X			
ES	Lifewire	Vouchers	SFHC	X			
ES	New Beginnings	Emergency Shelter	SFHC	X			
ES	Salvation Army	Catherine Booth House	SFHC	X			
ES	Seattle's Union Gospel Mission	Hope Place	SFHC				
ES	Seattle's Union Gospel Mission	Hope Place	SFHC				
ES	The Sophia Way	Eastside Winter Response Shelter - Women & Children	SFHC				
ES	YWCA Seattle - King - Snohomish	Women's Resource Center	SFHC				
ES	Archdiocesan Housing Authority (AHA)	Noel House	SF				
ES	Archdiocesan Housing Authority (AHA)	St. Mark's	SF				

ES	Catholic Community Services (CCS)	HOME for Women (Kent)	SF				
ES	Compass Housing Alliance	Hammond House	SF				
ES	Downtown Emergency Service Center (DESC)	Kerner Scott Women's Shelter	SF				
ES	Hospitality House	Hospitality House (Burien)	SF				
ES	Salvation Army	Pike Street	SF				
ES	SHARE	Lakeview Methodist	SF				
ES	SHARE	University Lutheran	SF				
ES	The Sophia Way	The Sophia Way	SF				
ES	WHEEL	Frye Hotel - Winter Response	SF				
ES	WHEEL	Frye Hotel - Winter Response	SF				
ES	YWCA Seattle - King - Snohomish	Angelines	SF				
ES	Compass Housing Alliance	EH - Pioneer Square Men's Program	SM		X		
ES	Salvation Army	William Booth (lower level)	SM		X		
ES	Bread of Life Mission	Shelter	SM				
ES	Catholic Community Services (CCS)	ARISE (Renton)	SM				
ES	Catholic Community Services (CCS)	HOME Program (Kent)	SM				
ES	Catholic Community Services (CCS)	Reach Out (Federal Way)	SM				
ES	Catholic Community Services (CCS)	St. Martin de Porres	SM				
ES	Compass Housing Alliance	FASC / Operation NightWatch	SM				
ES	Compass Housing Alliance	First United Methodist Church	SM				
ES	Congregations for the Homeless	Congregations for the Homeless Shelter	SM				
ES	Congregations for the Homeless	Eastside Winter Response Shelter - Men	SM				
ES	Downtown Emergency Service Center (DESC)	Auxiliary Shelter	SM				
ES	Salvation Army	King County Admin Building - Winter Response	SM				
ES	Seattle's Union Gospel Mission	Extended Care	SM				
ES	Seattle's Union Gospel Mission	Guest Services	SM				
ES	Seattle's Union Gospel Mission	Phinney Ridge Winter Shelter	SM				
ES	Seattle's Union Gospel Mission	Phinney Ridge Winter Shelter	SM				
ES	SHARE	Bethany Lutheran	SM				
ES	SHARE	OFB / Downtowner	SM				
ES	SHARE	University Friends	SM				
ES	SHARE	Woodland Park UMC	SM				
ES	Auburn Youth Resources	Arcadia Shelter	SMF			X	18-24
ES	Friends of Youth	The Landing	SMF			X	18-24
ES	Shalom Zone Nonprofit Association	ROOTS Young Adult Shelter	SMF			X	18-24

Consolidated Plan
2015-2019

KING COUNTY CONSORTIUM

65

ES	YouthCare	Orion Shelter	SMF			X	18-24
ES	Catholic Community Services (CCS)	HEN Emergency Shelter	SMF				
ES	Community Psychiatric Clinic (CPC)	Ballard Ecumenical Ministry	SMF				
ES	Compass Housing Alliance	Roy Street	SMF				
ES	Downtown Emergency Service Center (DESC)	Crisis Respite	SMF				
ES	Downtown Emergency Service Center (DESC)	Main Shelter	SMF				
ES	Harborview Mental Health Services	Respite Beds	SMF				
ES	Salvation Army	City of Seattle Winter Response Shelter	SMF				
ES	Seattle King County Public Health	Edward Thomas House	SMF				
ES	Seattle King County Public Health	Tuberculosis Control Program	SMF				
ES	Seattle's Union Gospel Mission	Lake City Rotating Winter Shelter	SMF				
ES	Seattle's Union Gospel Mission	Lake City Rotating Winter Shelter	SMF				
ES	SHARE	Bunkhouse (day)	SMF				
ES	SHARE	Bunkhouse (night)	SMF				
ES	SHARE	Christ Episcopal	SMF				
ES	SHARE	Gift of Grace	SMF				
ES	SHARE	Maple Leaf	SMF				
ES	SHARE	Safe Haven	SMF				
ES	SHARE	St. John's	SMF				
ES	SHARE	St. Luke's Episcopal	SMF				
ES	SHARE	Vets at Trinity UMC	SMF				
ES	Congregations for the Homeless	Snoqualmie Valley Winter Shelter	SMF+HC				
ES	Congregations for the Homeless	Snoqualmie Valley Winter Shelter	SMF+HC				
ES	DAWN	Vouchers	SMF+HC	X			
ES	El Centro de la Raza	Motel Voucher Program	SMF+HC				
ES	Lifelong AIDS Alliance	Emergency Shelter Vouchers	SMF+HC				
ES	Friends of Youth	Youth Haven (Bellevue)	YF			X	<18
ES	Friends of Youth	Youth Haven (Kenmore)	YM			X	<18
ES	Auburn Youth Resources	South County Youth Shelter	YMF			X	<18
ES	YouthCare	The Shelter	YMF			X	<18
SH	Community Psychiatric Clinic (CPC)	Harbor House	SMF				
SH	Downtown Emergency Service Center (DESC)	Kerner Scott Safe Haven	SMF				

The following table lists the permanent supportive housing projects in King County.

Proj. Type	Organization Name	Project Name	Target Pop. A	DV	CH Beds	Veteran Beds	Youth Beds	Youth Age Group
PSH	Sound Mental Health	Homestead Family Housing	HC		X			
PSH	Valley Cities Counseling and Consultation	Families First	HC		X			
PSH	KITH	Petter Court PSH	HC					
PSH	Sound Mental Health	Homestead Family Housing	HC					
PSH	Valley Cities Counseling and Consultation	Families First	HC					
PSH	Valley Cities Counseling and Consultation	Pathways First	HC					
PSH	Wellspring Family Services	Hope through Housing	HC					
PSH	Seattle Housing Authority	VASH	SMF+HC		X	X		
PSH	King County / Plymouth Housing Group (PHG)	Continuum of Care	SMF+HC		X			
PSH	Compass Housing Alliance	VASH - Renton Regional Veterans Program	SMF+HC			X		
PSH	King County Housing Authority	VASH	SMF+HC			X		
PSH	King County Housing Authority	VASH	SMF+HC			X		
PSH	King County Housing Authority	VASH	SMF+HC			X		
PSH	King County Housing Authority	VASH - Francis Village	SMF+HC			X		
PSH	Seattle Housing Authority	VASH	SMF+HC			X		
PSH	Seattle Housing Authority	VASH	SMF+HC			X		
PSH	Valley Cities Counseling and Consultation	Coming Up	SMF+HC					
PSH	Valley Cities Counseling and Consultation	Homeless Services Enhancement Program	SMF+HC					
PSH	Archdiocesan Housing Authority (AHA)	Bakhita Gardens	SF		X			
PSH	Archdiocesan Housing Authority (AHA)	Dorothy Day	SF		X			
PSH	Archdiocesan Housing Authority (AHA)	Parke Studios (at the Josephinum)	SF		X			
PSH	Low Income Housing Institute (LIHI)	Broadway House	SF		X			
PSH	The Sophia Way	Sophia's Home	SF		X			
PSH	YWCA Seattle - King - Snohomish	Opportunity Place	SF		X			
PSH	Archdiocesan Housing Authority (AHA)	Frederic Ozanam House (Westlake 2)	SM		X			
PSH	Archdiocesan Housing Authority (AHA)	Westlake	SM		X			
PSH	Asian Counseling and Referral Services (ACRS)	The Beacon	SM					

Consolidated Plan
2015-2019

KING COUNTY CONSORTIUM

67

PSH	Compass Housing Alliance	Nyer Urness House	SMF		X	X		
PSH	Downtown Emergency Service Center (DESC)	Canaday House	SMF		X	X		
PSH	Downtown Emergency Service Center (DESC)	Rainier Supportive Housing	SMF		X	X		
PSH	LIHI / Sound Mental Health	McDermott Place	SMF		X	X		
PSH	Plymouth Housing Group (PHG)	Simons Building (3rd and Blanchard)	SMF		X	X		
PSH	Sound Mental Health	Kasota	SMF		X	X		
PSH	Valley Cities Counseling and Consultation	Valley Cities Landing	SMF		X	X		
PSH	Archdiocesan Housing Authority (AHA)	Wintonia	SMF		X			
PSH	Avalon Way Mutual Housing	Avalon Way (Transitional Resources)	SMF		X			
PSH	Catholic Community Services (CCS)	Patrick Place	SMF		X			
PSH	Compass Housing Alliance	The Karlstrom	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	1811 Eastlake	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Aurora Supportive Housing	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Aurora Supportive Housing	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Cottage Grove Apartments	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Cottage Grove Apartments	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Evans (415 10th)	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Interbay Supportive Housing	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Kerner Scott - PSH	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Lyon Building	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Morrison Hotel	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Scattered Site for MI Adults	SMF		X			
PSH	Downtown Emergency Service Center (DESC)	Union Hotel	SMF		X			
PSH	Evergreen Treatment Services	REACH Respite Case Management	SMF		X			
PSH	King County / Plymouth Housing Group (PHG)	Continuum of Care - HIV	SMF		X			
PSH	LIHI / Sound Mental Health	Gossett Place	SMF		X			
PSH	Low Income Housing Institute (LIHI)	Frye Hotel	SMF		X			
PSH	Plymouth Housing Group (PHG)	Cal Anderson House	SMF		X			
PSH	Plymouth Housing Group (PHG)	David Colwell Building	SMF		X			
PSH	Plymouth Housing Group (PHG)	Gatewood	SMF		X			

PSH	Plymouth Housing Group (PHG)	Humphrey	SMF		X			
PSH	Plymouth Housing Group (PHG)	Pacific Hotel	SMF		X			
PSH	Plymouth Housing Group (PHG)	Plymouth on Stewart	SMF		X			
PSH	Plymouth Housing Group (PHG)	Plymouth Place	SMF		X			
PSH	Plymouth Housing Group (PHG)	Plymouth Place - HIV	SMF		X			
PSH	Plymouth Housing Group (PHG)	Scargo	SMF		X			
PSH	Plymouth Housing Group (PHG)	St. Charles	SMF		X			
PSH	Plymouth Housing Group (PHG)	Williams Apartments	SMF		X			
PSH	Solid Ground	P.G. Kenney Place	SMF		X			
PSH	Sound Mental Health	Housing Voucher Program (Co-Star)	SMF		X			
PSH	Sound Mental Health	Pacific Court	SMF		X			
PSH	Sound Mental Health	South County Pilot	SMF		X			
PSH	Transitional Resources	Avalon Place	SMF		X			
PSH	LIHI / Sound Mental Health	VASH - McDermott Place	SMF			X		
PSH	Archdiocesan Housing Authority (AHA)	Traugott Terrace	SMF					
PSH	Asian Counseling and Referral Services (ACRS)	HOPEs	SMF					
PSH	CHHIP / Lifelong AIDS Alliance (LLAA)	Permanant Supportive Housing at CHHIP	SMF					
PSH	Community Housing Mental Health	Leighton Apartments	SMF					
PSH	Consejo Counseling and Referral	Las Brisas del Mar	SMF					
PSH	Low Income Housing Institute (LIHI)	Ernestine Anderson Place	SMF					
PSH	Low Income Housing Institute (LIHI)	Tyree Scott - PSH	SMF					
PSH	Low Income Housing Institute (LIHI)	White River Gardens	SMF					
PSH	Plymouth Housing Group (PHG)	Pacific Hotel - HIV	SMF					
PSH	Sound Mental Health	Jordan House	SMF					
PSH	Sound Mental Health	Kenyon Housing	SMF					
RRH	Catholic Community Services (CCS)	CCS RRH Pilot	HC					
RRH	Catholic Community Services (CCS)	CCS RRH Pilot	HC					
RRH	DAWN	DAWN RRH Pilot	HC	X				
RRH	DAWN	DAWN RRH Pilot	HC	X				
RRH	El Centro de la Raza	Rapid ReHousing	HC					
RRH	Solid Ground	Rapid ReHousing Rental Assistance	HC					
RRH	Solid Ground	Rapid ReHousing Rental Assistance	HC					
RRH	YWCA Seattle - King - Snohomish	Rapid ReHousing	HC					
RRH	YWCA Seattle - King - Snohomish	Rapid ReHousing	HC					
RRH	Multiservice Center (MSC)	Rapid ReHousing for Households without Children	SMF					
RRH	King County	King County RRH	SMF+HC					

RRH	Wellspring Family Services	Wellspring RRH Pilot	SMF+HC					
RRH	Wellspring Family Services	Wellspring RRH Pilot	SMF+HC					

The following is a list of transitional housing projects in King County.

Proj. Type	Organization Name	Project Name	Target Pop. A	DV	CH Beds	Veteran Beds	Youth Beds	Youth Age Group
TH	Development Association of Goodwill Baptist church	Aridell Mitchell	HC				X	<18
TH	Friends of Youth	New Ground - SandPoint (Harmony House)	HC				X	18-24
TH	Friends of Youth	New Ground Bothell	HC				X	<=24
TH	Kent Youth and Family Services	Watson Manor (Kent)	HC				X	<=24
TH	Abused Deaf Women Advocacy Services (ADWAS)	A Place of Our Own - TH	HC	X				
TH	Archdiocesan Housing Authority (AHA)	Spruce Park Apartments	HC					
TH	Catholic Community Services (CCS)	Alder Crest	HC					
TH	Catholic Community Services (CCS)	FUSION	HC					
TH	Catholic Community Services (CCS)	FUSION	HC					
TH	Catholic Community Services (CCS)	Harrington House (Bellevue)	HC					
TH	Community Psychiatric Clinic (CPC)	The Willows	HC					
TH	Compass Housing Alliance	HomeStep	HC					
TH	Compass Housing Alliance	Transitional Units	HC					
TH	Compass Housing Alliance	Transitions	HC					
TH	Compass Housing Alliance	Transitions 2	HC					
TH	Consejo Counseling and Referral	Mi Casa	HC	X				
TH	Consejo Counseling and Referral	Villa Esperanza	HC	X				
TH	El Centro de la Raza	Rental Assistance	HC					
TH	El Centro de la Raza	Transitional Housing Program Ferdinand/Shelton Houses	HC					
TH	Exodus Housing	Transitional Housing	HC	X				
TH	First Place School	Housing Stabilization Program	HC					

TH	Friends of Youth	New Ground Avondale Park	HC					
TH	Hopelink	Avondale Park II (Redmond)	HC					
TH	Hopelink	Heritage Park/ Alpine Ridge (Bothell)	HC					
TH	Hopelink	Hopelink Place	HC					
TH	International District Housing Alliance	Solace Transitional at Samaki Commons	HC	X				
TH	KITH	Housing at the Crossroads	HC					
TH	KITH	Petter Court Transitional	HC					
TH	Lifewire	My Friend's Place	HC	X				
TH	Lifewire	Transitional Housing Rental Assistance	HC	X				
TH	Low Income Housing Institute (LIHI)	Cate Apartments	HC					
TH	Low Income Housing Institute (LIHI)	Columbia Court	HC					
TH	Low Income Housing Institute (LIHI)	Denny Park	HC					
TH	Low Income Housing Institute (LIHI)	Meadowbrook View	HC					
TH	Low Income Housing Institute (LIHI)	Tyree Scott - TH	HC					
TH	Multiservice Center (MSC)	Family Transitional Program - S. King county	HC					
TH	Muslim Housing Services	Transitional Housing	HC					
TH	Salvation Army	Hickman House	HC	X				
TH	Solid Ground	Bethlehem House	HC					
TH	Solid Ground	Broadview	HC	X				
TH	Solid Ground	Rent Assistance at Journey H0me	HC					
TH	Solid Ground	Rent Assistance at Journey H0me	HC					
TH	Solid Ground	SandPoint Family Program	HC					
TH	St Stephen Housing Association	City Park Townhouses Transitional Housing (Auburn)	HC					
TH	St Stephen Housing Association	Nike Manor Transitional Housing	HC					
TH	Valley Cities Counseling and Consultation	Valley Cities Transitional Housing	HC					
TH	Vine Maple Place	Vine Maple Place (Maple Valley)	HC					
TH	Vision House	Family Program (Renton)	HC					
TH	Vision House	Jacob's Well	HC					

TH	Vision House	Jacob's Well	HC					
TH	Way Back Inn	Transitional - scattered Site	HC					
TH	Wellspring Family Services	Transitional Housing	HC					
TH	YWCA Seattle - King - Snohomish	Anita Vista confidential	HC	X				
TH	YWCA Seattle - King - Snohomish	Auburn Transitional Housing	HC					
TH	YWCA Seattle - King - Snohomish	Central Area Transitional Housing	HC					
TH	YWCA Seattle - King - Snohomish	Family Village - Case Managed Units	HC					
TH	YWCA Seattle - King - Snohomish	Family Village (Redmond)	HC					
TH	YWCA Seattle - King - Snohomish	Villa Capri	HC					
TH	Acres of Diamonds	Transitional Housing (Duvall)	SFHC					
TH	New Beginnings	Transitional Housing	SFHC	X				
TH	Seattle's Union Gospel Mission	Son Rise House	SFHC					
TH	Compass Housing Alliance	GPD - Renton Regional Veteran's Program	SMF+HC			X		
TH	Low Income Housing Institute (LIHI)	GPD - Cate Apartments	SMF+HC			X		
TH	Low Income Housing Institute (LIHI)	Martin Court	SMF+HC					
TH	Salvation Army	Bridges to Housing	SMF+HC					
TH	Catholic Community Services (CCS)	Katherine's House	SF					
TH	Catholic Community Services (CCS)	Rita's House (Auburn)	SF					
TH	Compass Housing Alliance	Cascade Women's Transitional	SF					
TH	Compass Housing Alliance	Mary Witt House	SF					
TH	Compass Housing Alliance	Rosa Parks House	SF					
TH	Elizabeth Gregory Home	Elizabeth Gregory Home at Maple Leaf House	SF					
TH	Jubilee Women's Center	Jubilee House	SF					
TH	Multiservice Center (MSC)	Titusville Station	SF					
TH	Sojourner Place	Transitional Housing	SF					
TH	The Sophia Way	The Sophia Way Transitional Housing	SF					
TH	Catholic Community Services (CCS)	GPD Michael's Place	SM			X		

TH	Compass Housing Alliance	Pioneer Square Men's Program	SM			X		
TH	Salvation Army	GPD - Veterans Transitional Program	SM			X		
TH	Vietnam Veterans Leadership Program (VVLP) / Compass Housing Alliance	Bennett House	SM			X		
TH	Vietnam Veterans Leadership Program (VVLP) / Compass Housing Alliance	Burien	SM			X		
TH	Auburn Youth Resources	Severson House	SM				X	18-24
TH	Archdiocesan Housing Authority (AHA)	Traugott Terrace	SM					
TH	Bread of Life Mission	LifeChange	SM					
TH	Catholic Community Services (CCS)	Native American House	SM					
TH	Compass Housing Alliance	Cedar House	SM					
TH	Compass Housing Alliance	Cesar Chavez House	SM					
TH	Compass Housing Alliance	Magnolia House	SM					
TH	Compass Housing Alliance	Miracle Manor	SM					
TH	Compass Housing Alliance	Phinney House	SM					
TH	Multiservice Center (MSC)	Men's Transitional Housing (Federal Way)	SM					
TH	Salvation Army	William Booth Center (upper floor)	SM					
TH	Seattle's Union Gospel Mission	Men't Ministry Recovery Program	SM					
TH	Seattle's Union Gospel Mission	Riverton Place	SM					
TH	Seattle's Union Gospel Mission	Riverton Place	SM					
TH	United States Mission	Transitional Housing	SM					
TH	Vision House	Men's Program (Boulevard Park)	SM					
TH	Vision House	Men's Program (Carr Road House - Renton)	SM					
TH	Compass Housing Alliance	GPD - Veterans Program (Shoreline)	SMF			X		
TH	Low Income Housing Institute (LIHI)	GPD - Arion Court	SMF			X		
TH	Pioneer Human Services	GPD - Mark Cooper House	SMF			X		
TH	Solid Ground	Santos Place	SMF			X		
TH	Community Psychiatric Clinic (CPC)	Cedar House	SMF				X	18-24
TH	Compass Housing Alliance	Bryant House (YAIL)	SMF				X	18-24

TH	Friends of Youth	New Ground Kirkland	SMF				X	18-24
TH	United Indians of all Tribes	United Indians Youth Home	SMF				X	18-24
TH	Urban League of Seattle	MJ Harder House	SMF				X	18-24
TH	YMCA	Step-Up	SMF				X	18-24
TH	YMCA	YMCA Shared Homes	SMF				X	18-24
TH	YMCA	YMCA Shared Homes	SMF				X	18-24
TH	YMCA	Young Adults in Transition	SMF				X	18-24
TH	YouthCare	Home of Hope	SMF				X	18-24
TH	YouthCare	Passages (Sand Point)	SMF				X	18-24
TH	YouthCare	Ravenna House	SMF				X	18-24
TH	YouthCare	Straley House	SMF				X	18-24
TH	Catholic Community Services (CCS)	Aloha Inn	SMF					
TH	Catholic Community Services (CCS)	First Nations Transitional Housing	SMF					
TH	Community Psychiatric Clinic (CPC)	El Rey	SMF					
TH	Compass Housing Alliance	Evanston House	SMF					
TH	Compass Housing Alliance	Othello House	SMF					
TH	Interaction Transition	Transitional Housing	SMF					
TH	Lifelong AIDS Alliance	Lifelong AIDS Alliance at the Josephinum	SMF					
TH	Lifelong AIDS Alliance	Lifelong AIDS Alliance at the Josephinum	SMF					
TH	Plymouth Healing Communities	Plymouth House of Healing	SMF					
TH	Youth and Outreach Services	DOVE House	YF				X	<18
TH	YouthCare	Pathways (SandPoint)	YMF				X	<18

MA-35 Special Needs Facilities and Services – 91.410, 91.210(d)

Introduction

The Consortium works closely with the Committee to End Homelessness (CEH) and others such as Public Health of Seattle & King County, the faith community, private foundations, the Seattle, King County, and Renton Housing Authorities, United Way, a robust community of nonprofit agencies that have worked with special needs populations for decades, King County Mental Health Chemical Abuse and Dependency Services Division, Washington State Department of Social and Health Services, and the Veteran's Administration to provide facilities and services for special needs persons.

The Consortium increased the number of persons receiving Medicaid benefits after the implementation of the Affordable Health Care Act and expanded coverage through efforts to assist individuals with registration. Another area of potential benefit is the possible expansion of a housing benefit for Medicaid eligible clients.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

Special needs populations share a common need for affordable housing with universal design features, that is located near transit and health services being prominent. In addition to an annual minimum goal of 50 housing units a year targeted to persons with special needs, many multi-family tax credit projects include a 20% set aside for persons who have a disability. With baby boomers aging, the Consortium is making senior housing with enhanced management for providing connections to mainstream services a priority. In the public input process seniors stressed the importance of housing within their own communities, particularly in East King County.

The King County Housing Finance Program consults with the King County Disabilities Division, within the Department of Community and Human Services, and works to develop units specifically for families with a member who has a developmental disability. This will be an ongoing priority.

The King County Mental Health and Chemical Abuse and Dependency Services Division serves persons with mental health diagnoses and substance use disorders.

Seattle is the local Housing Opportunities for Persons with AIDS (HOPWA) entitlement. The federal HOPWA program funds efforts to prevent homelessness among people diagnosed with HIV/AIDS and their families. The Seattle Human Services Department is the regional coordinator of these funds for programs in King and Snohomish counties. Housing and service providers serve up to 500 people a year through a variety of programs.

The King County Housing Authority is working with residents to increase self-sufficiency. These include: place-based initiatives in partnership with local school districts, housing choice and mobility, and rapid rehousing for homeless students. Place-based education initiatives involve parents,

children, schools and partner agencies and share a common goal: Starting early to help children succeed in school. This revolves around three elements: engage families in early learning; that children enter kindergarten ready to learn; and that students read at standard by the end of third grade.

The Consortium works closely with the other special needs populations, particularly survivors of domestic violence and contracts directly with agencies with a full range of services for parents and children, including emergency shelter and permanent housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

King County contracts with a number of housing and service providers who have staff at hospitals and jails helping to coordinate discharge into the community. These providers help develop a discharge plan and help individuals access Medicaid, behavioral health services and services through the Washington State Department of Social and Health Services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215© with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315©.

Each year the King County Housing Finance Program sets a goal of developing 200 new units of which 50 will be set aside for people with disabilities. These units are a contractual requirement for the 50 year term of the contract. King County works with housing funders, mainstream service systems (such as the developmental disabilities system, the drug/alcohol system, and the mental health system), and housing referral information and advocacy organizations to plan for community-based housing options for persons with special needs. The King County Housing Repair Program conducts a Housing Access Modification program for homeowners and renters, to make it possible for people to remain safely in their homes.

MA-40 Barriers to Affordable Housing – 91.410, 91.210©

Describe any negative effects of public policies on affordable housing and residential investment.

King County and the Consortium member jurisdictions engage in ongoing efforts to advance public policy for the purpose of increasing the supply of affordable housing. This includes the following activities: 1. evaluation regulatory barriers to housing production and affordability, 2. coordinated planning activities among the jurisdictions, 3. streamlining permitting, and 4. incentive zoning features, such as allowing accessory dwelling units.

MA-45 Non-Housing Community Development Assets – 91.410, 91.210(f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,206	1,505	1	0	0
Arts, Entertainment, Accommodations	38,533	37,470	10	10	0
Construction	17,200	17,114	4	5	0
Education and Health Care Services	50,201	38,082	13	10	-3
Finance, Insurance, and Real Estate	23,644	16,930	6	5	-2
Information	40,169	56,130	10	15	5
Manufacturing	43,210	47,397	11	13	2
Other Services	21,395	15,640	6	4	-1
Professional, Scientific, Management Services	43,278	32,122	11	9	-2
Public Administration	0	0	0	0	0
Retail Trade	43,124	40,078	11	11	0
Transportation and Warehousing	14,643	20,398	4	6	2
Wholesale Trade	22,586	20,734	6	6	0
Total	360,189	343,600	--	--	--

Table 39 – Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	713,509
Civilian Employed Population 16 years and over	663,107
Unemployment Rate	7.05%
Unemployment Rate for Ages 16-24	24.87%
Unemployment Rate for Ages 25-65	5.66%

Table 40 – Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	166,901
Farming, fisheries and forestry occupations	17,383
Service	39,896
Sales and office	112,544
Construction, extraction, maintenance and repair	34,741
Production, transportation and material moving	22,942

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

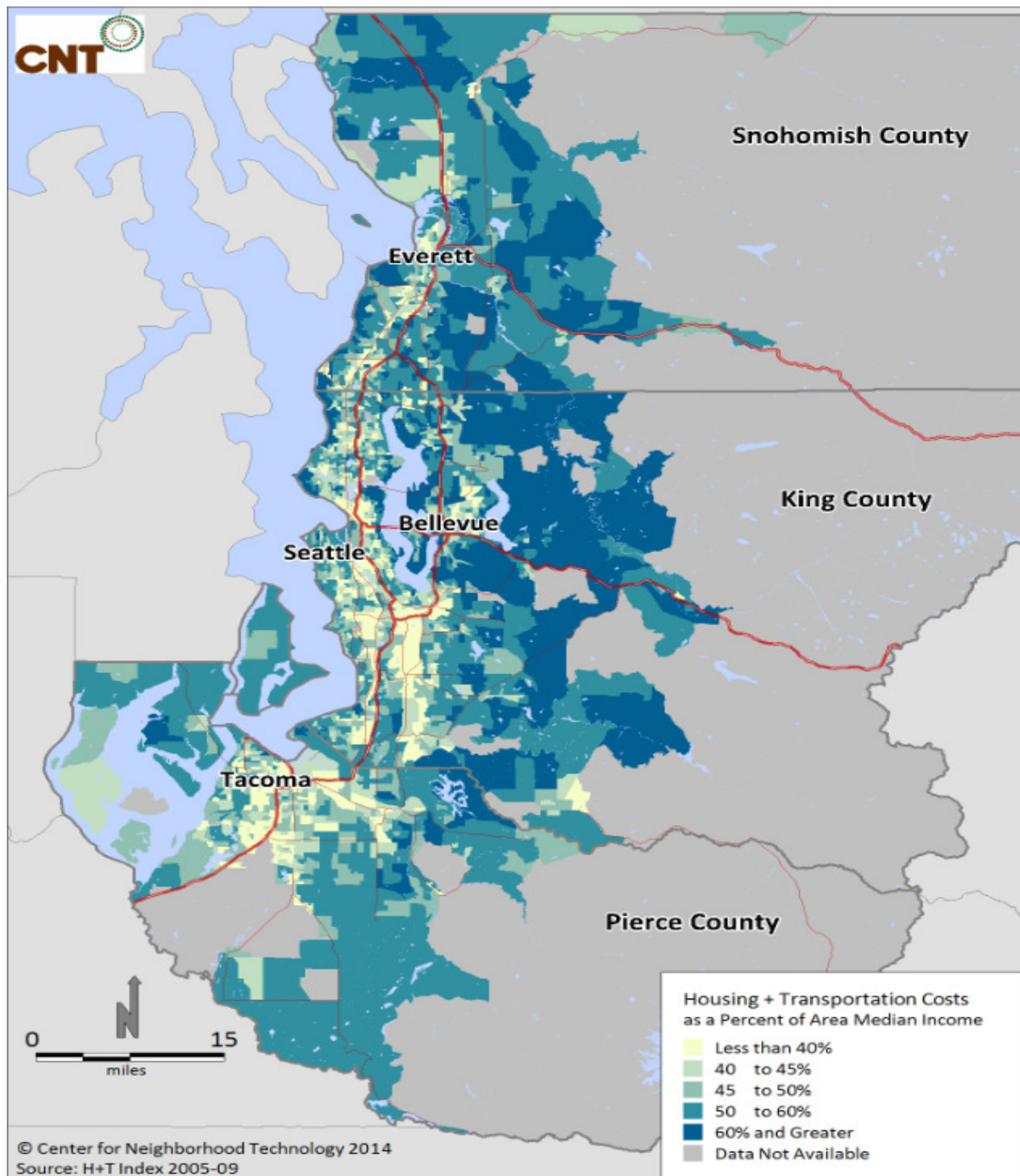
Travel Time

Travel Time	Number	Percentage
< 30 Minutes	349,936	57%
30-59 Minutes	214,306	35%
60 or More Minutes	50,302	8%
Total	614,546	100%

Table 42 – Travel Time

Data Source: 2007-2011 ACS

The below map, developed by the Center for Neighborhood Technology, demonstrates that moving away from urban centers for affordable housing does not reduce combined housing and transportation costs.



Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	35,136	4,486	17,999
High school graduate (includes equivalency)	99,817	8,591	30,460
Some college or Associate's degree	180,062	11,152	42,215
Bachelor's degree or higher	256,072	10,668	46,874

Table 43 – Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9 th grade	2,238	6,360	6,916	9,784	8,331
9 th to 12 th grade, no diploma	15,567	11,729	9,811	13,021	8,366
High school graduate, GED, or alternative	31,037	36,241	36,066	66,720	37,201
Some college, no degree	34,549	39,135	39,115	87,941	32,571
Associate's degree	7,346	15,722	17,982	34,557	7,394
Bachelor's degree	12,659	53,075	59,237	94,069	28,987
Graduate or professional degree	925	23,117	30,872	53,655	16,661

Table 44 – Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,312
High school graduate (includes equivalency)	31,798
Some college or Associate's degree	39,605
Bachelor's degree	57,086
Graduate or professional degree	72,621

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors are in management and business. The Puget Sound Area has a thriving technology sector with established companies such as Microsoft and burgeoning

startups. Boeing is Washington State's largest employer and has a manufacturing plant operating in King County.

Major industry sectors in King County with more than 100,000 estimated jobs include professional and business services, education and health services, government, leisure and hospitality, retail trade and manufacturing.

The unemployment rate in King County has been steadily and consistently declining since reaching a peak level of 9.6 percent in early 2010. Throughout the recession and recovery, King County's unemployment rate has been lower than that of Washington State. As of July 2014, the not seasonally adjusted unemployment rate in King County was 4.9 percent.

Describe the workforce and infrastructure needs of the business community:

With the explosive growth of the tech sector, there is a high demand for skilled workers to fill jobs in the ever expanding field of technology. The Boeing Company is the largest employer in King County followed by Microsoft. Transportation infrastructure is a high need. Long commute times effect employers as well as employees.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Sound Transit is part way through the development of a regional mass transit light rail system. Washington State is replacing aging infrastructure including major bridges. The local economy is strong, with projected job growth and in-migration expected to continue at a brisk pace. The improvement to the local transportation system is seen as vital to the future growth of the region.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

King County has a skilled and well educated workforce. There are several universities in the County, as well as local colleges and vocational education institutions. There is a need for more technology workers than the local workforce provides and many local companies recruit and hire from all over the world

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are several universities in the County, as well as local colleges and vocational education institutions. King County leads the King County Veteran's Program, Career Connections and the King County Job Initiative.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

King County has a number of economic development strategies including the Countywide Planning Policies. Another is the King County Health and Human Services Transformation Vision. This is addressed in the SP-80 Anti-Poverty Strategy.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

King County may make an application for a Neighborhood Revitalization Strategy Area as part of the work of the King County Health & Human Services Transformation Vision. This vision sets a goal that by 2020, the people of King County will experience significant 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. See the section SP-80 Anti-Poverty Strategy for more information on the Vision.

MA-50 Needs and Market Analysis Discussion

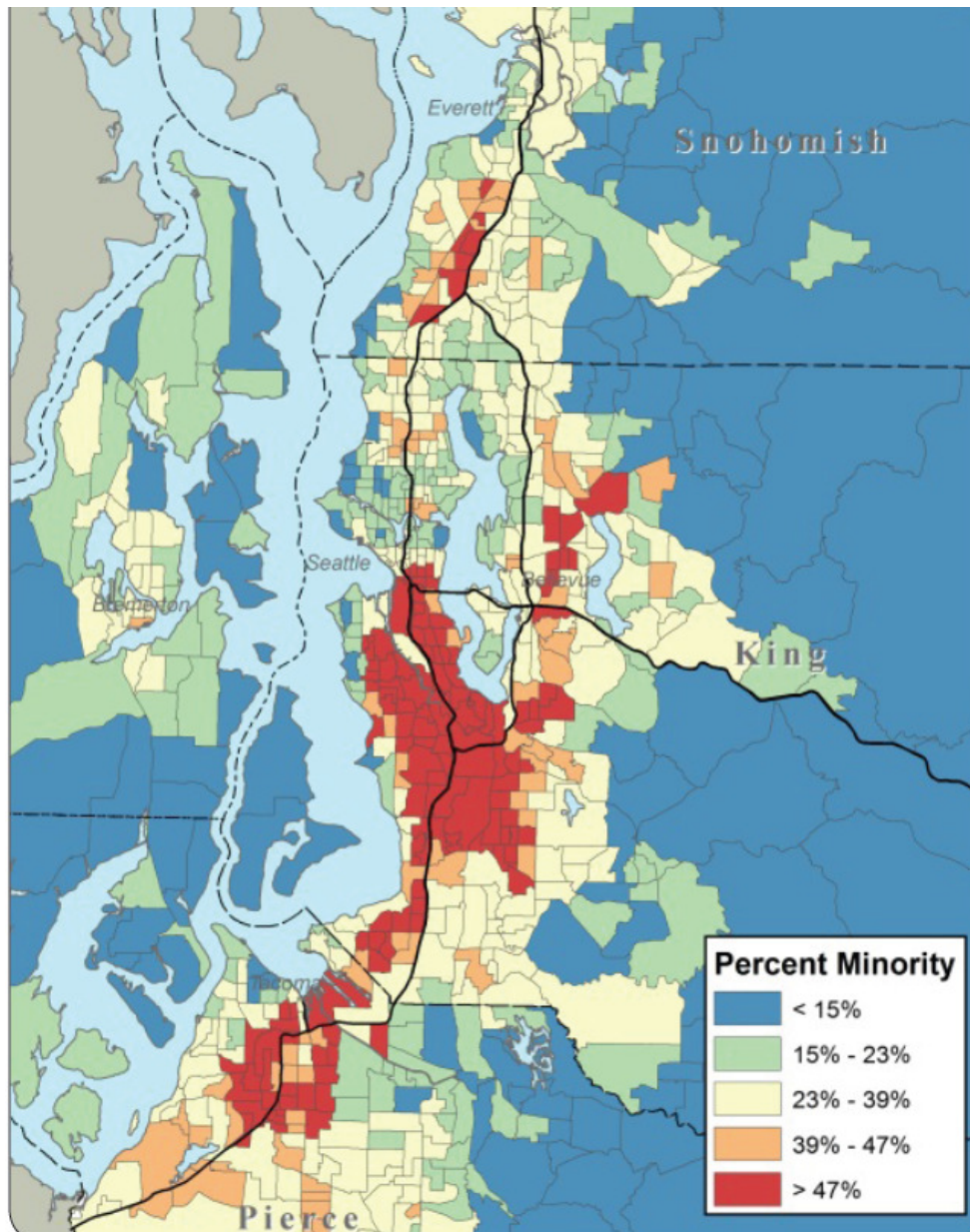
**Are there areas where households with multiple housing problems are concentrated?
(Include a definition of “concentration”)**

***Concentration:** is defined as a number 10% above the overall proportion or distribution in the County.*

There are areas in South King County where there are a concentration of households who are low income, severely cost burdened, and have another housing problem, such as crowding. As housing costs increase in the City of Seattle, more households are moving south or north into more affordable communities.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of “concentration”)

Yes, these same neighborhoods in South King County have a concentration of low income families of color. The following map from the Puget Sound Regional Council demonstrates concentrations of people of color.



What are the characteristics of the market in these areas/neighborhoods?

Housing is more affordable in this part of the County. The housing stock is older and there are more housing units with housing problems in need of rehabilitation.

Are there any community assets in these areas/neighborhoods?

Yes, these communities have great cultural assets and a cultural richness. There is potential for improved transportation with Rapid Ride bus routes and a new light rail corridor that will be built and an existing conventional train, and transit centers.

Are there other strategic opportunities in any of these areas?

King County, working with local jurisdictions, will be identifying Communities of Opportunity and with the Seattle Foundation will be working to create greater health, social, economic, and racial equality in these communities. See SP-70 Anti-Poverty Strategy for more information.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the heart of the Consolidated Housing and Community Development Plan (“Consolidated Plan”) and where the Consortium’s goals, objectives and specific strategies designed to make progress towards those goals and objectives are expressed. Most of the strategies have output goals which are based on the funding we project to be available for the five-year period of the Consolidated Plan as expressed in Section III. If funding changes during the five-year period of the Consolidated Plan, the Consortium may amend the output goals through its Joint Recommendations Committee (JRC).

Values: We invest in projects that predominantly serve households at or below 50% AMI; mixed-income projects that serve a portion of households at or below 30% AMI; projects that are inclusive of homeless households and people with special needs; projects that reduce their screening barriers and consider mitigating information in order to reflect values of equity and social justice; projects that embrace evidence-based best practices; projects that are located and designed thoughtfully, considering connectivity, health and access to transit; affordable housing in transit-oriented developments.

Values for the South Sub-region emphasize acquisition and rehabilitation of substandard housing stock, preservation of affordable housing, and mixed-income housing development; and for the North/East Sub-region emphasize high density new affordable housing units, and a broad range of affordable housing project types.

SP-10 Geographic Priorities – 91.415, 91.215(a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

The Consortium's general allocation priorities follow that of the three overarching goals of the Consolidated Plan:

- Affordable Housing
- End Homelessness
- Community Development.

Investments are distributed throughout the County. The King County Countywide Planning Policies require that each jurisdiction is responsible for affordable housing goals.

King County envisions and directly works on global and local concerns such as climate change, equity and social justice, income inequality, access to local foods, Health & Human Services Transformation, place based planning, and proactive assistance for vulnerable populations. This vision affects the housing and community development priorities in a direct and evolving manner. Examples of this follow below.

Housing and Community Development near Transit Nodules

The Consortium will prioritize investments near high capacity transit. King County Sound Transit provides the Central Link light rail service between Westlake Station in downtown Seattle and Sea-Tac Airport making 11 stops along the way. Future light rail lines will be completed by 2023 serving East King County, North King County, and South King County. The Consortium will also prioritize funding housing near transit stops throughout the County to secure equitable access to housing for low-and moderate-income households to reduce commute burden.

Communities of Opportunity

Communities of Opportunity is a place-based initiative that aims to improve race, health and socio-economic equity in King County. The initiative is working in the 20% of census tracts (highlighted in the two darkest shades of green) that rank lowest on an index of the ten measures in the table below. There are almost 400 census tracts in King County, each with an approximate population size of 5,000. The map following the table

KING COUNTY HEALTH, HOUSING AND ECONOMIC OPPORTUNITY MEASURES

Legend

City Boundaries

Ranking

- Lowest Decile
- Decile 2
- Decile 3
- Decile 4
- Decile 5
- Decile 6
- Decile 7
- Decile 8
- Decile 9
- Highest Decile

Population Measures

Life expectancy

Lowest ranked

Highest ranked

74 years

87 years

Health, broadly defined:

Adverse childhood experiences

20%

9%

Frequent mental distress

14%

4%

Smoking

20%

5%

Obesity

33%

14%

Diabetes

13%

5%

Preventable hospitalizations

1.0%

0.4%

Housing:

Poor housing condition

8%

0%

Economic opportunity:

Income below 200% poverty

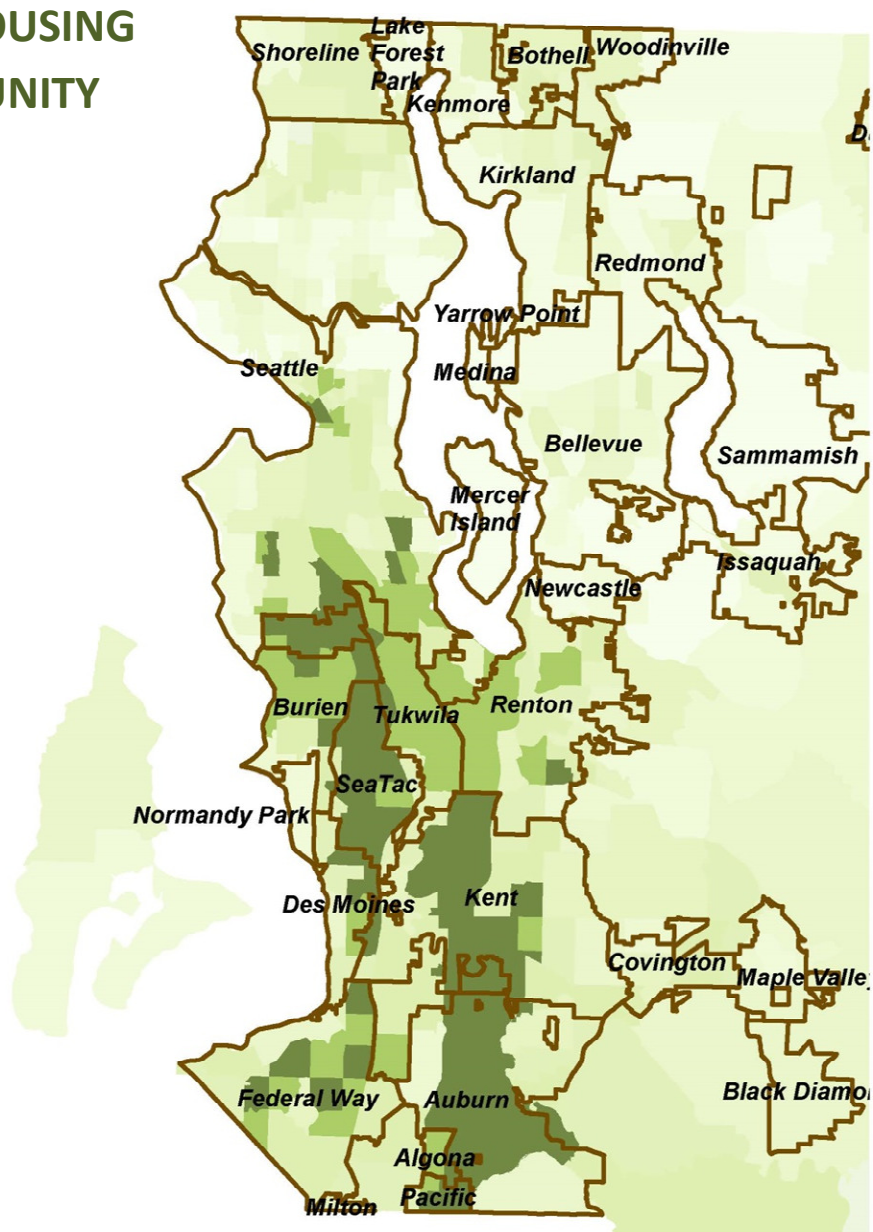
54%

6%

Unemployment

13%

3%



Priority Needs: In the following Priority Needs table, the Sort Order column is an identifying system for Priority Needs to reference specific activities listed in *Table 52 Goals Summary*. The Sort Order does not indicate a priority tier.

Sort Order (Not in priority order)	Priority Need Name	Ensure Decent, Affordable Housing
1	Priority Level	High
	Description	Our region has an adequate supply of affordable housing so that each sub-region of the County can meet the housing needs of our region's low to moderate-income population.
	Population	<ul style="list-style-type: none"> • People who have very low, low, and moderate-income, and middle income • Large families • Families with children • People who have a disability • Elderly • Veterans, including disabled veterans • People who have a developmental disability • People who are homeless and formerly homeless
	Target Areas Affected	<ul style="list-style-type: none"> • Countywide, with an emphasis on sites with access to high capacity transit. • Values for the North/East Sub-region emphasize high density housing and a broad range of affordable housing types. • Values for the South Sub-region emphasize acquisition and rehabilitation of substandard housing, preservation of affordable housing

		and mixed-income housing development.
	Associated Goals	Increase supply of affordable housing so that fewer low-and moderate- income households pay more than they can afford for housing.
	Basis for Relative Priority	Values: Invest in projects that serve low-income households; projects that are inclusive of homeless households and people with special needs; projects reflect values of equity and social justice; projects that are designed thoughtfully, considering connectivity and access to transit. Values for the South Sub-region emphasize acquisition and rehabilitation of substandard housing, preservation of affordable housing and mixed-income housing development; for the North/East Sub-region emphasize high density affordable housing and a broad range of affordable housing types.
Sort Order	Priority Need Name	End Homelessness
2	Priority Level	High
	Description	Values: We value working together for a coordinated homeless system; we invest in projects that ensure that homeless families, youth/young adults and adults without children are treated with dignity and receive services that emphasize recovery.
	Population	<ul style="list-style-type: none"> • People who have very low income • Families with children • Youth and Young Adults • People who are chronically homeless • People who are mentally ill • People who are substance abusers • Survivors of domestic violence • People who have a disability • Veterans, including disabled veterans

		<ul style="list-style-type: none"> Elderly
	Target Area Affected	Countywide, including the City of Seattle
	Associated Goals	Our region ensures that homelessness is rare, brief and is a one-time occurrence.
	Basis for Relative Priority	Homelessness can affect anyone in our community: families, youth, seniors, immigrants, single adults, veterans, and survivors of domestic violence. Homelessness disproportionately impacts people of color. On a single night in January more than 3,123 individuals were living outside and another 6,171 were in shelters or transitional housing.
Sort Order	Priority Need Name	Community Development
3	Priority Level	High
	Description	Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities for low-and moderate-income people.
	Population	Low- to moderate-income people
	Target Area Affected	Within sub-regions to benefit to low and moderate income people or households
	Associated Goals	<ul style="list-style-type: none"> Improve health and human services Living Environment Expand economic opportunities
	Basis for Relative Priority	<p>We invest in projects that ensure there are equitable opportunities in communities for people to be healthy, happy, self-reliant and connected to opportunities.</p> <p>Values: We invest in projects that improve the livability of eligible communities, and emphasize environmental stewardship and the well-being of the persons that will use the project.</p>

Table 46 – Priority Needs Summary

Narrative (Optional)

The Consortium’s desired outcomes for each goal are impacted by many factors, especially the larger economy, the health of other federal programs, such as the Section 8 program, and other funding streams that we don’t control, and are far beyond the capability of the Consortium’s strategies to accomplish single-handedly. For that reason it is particularly important that we work across sectors towards shared outcomes that will help us all make progress towards our goals. While our goals and outcome statements may exceed our reach, it is only by making the reach that we can hope to influence them. Annual output goals for each of the strategies in this plan are dependent upon the continuation of the applicable fund sources.

SP-30 Influence of Market Conditions – 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Thinning of the middle income and more persons at the lower and higher income levels.
TBRA for Non-Homeless Special Needs	More persons priced out of market rate housing and in need of affordable housing.
New Unit Production	Increasing cost of land and construction.
Rehabilitation	Aging portfolio and housing stock.
Acquisition, including preservation	Competition with market rate developers.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources – 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Consortium receives three federal entitlement grants on an annual basis. These federal funds: 1) CDBG in the approximate annual amount of \$4,500,000; 2) HOME in the approximate annual amount of \$2,700,000; and 3) ESG in the approximate annual amount of \$300,000, are the first three resources listed on *Table 49 Anticipated Resources* below. Other federal, state, and local funds are listed as well. Like the federal formula grants, the other resources come with restrictions and regulatory requirements regarding allowed uses. Additionally some, such as Low Income Housing Tax Credits (LIHTC) and Continuum of Care funds, are secured through competitive applications and are not a guaranteed source. Nevertheless, we have included these other resources to demonstrate the full resource picture. Some of these funds, such as the Regional Affordable Housing Program (RAHP) provide leverage for federal dollars.

Anticipated Resources

Program	Source of Funds (including leverage funds)	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remaining Four Years of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total for Year One: \$		
CDBG	Federal-HUD	<ul style="list-style-type: none"> Community Facilities Public Improvements Public Services Economic Development Housing Administration Planning 	4,474,024	522,068	237,124	5,233,216	19,096,096 (4,474,024+300,000)	Resources anticipated based upon past entitlements and the President's budget.
HOME	Federal-HUD	<ul style="list-style-type: none"> Permanent housing for rental and homeownership Administration 	2,748,083	340,724	0	3,088,807	12,355,228	Resources anticipated based upon 2014 entitlement.
ESG	Federal-HUD	<ul style="list-style-type: none"> Homeless Prevention Emergency Housing Administration 	307,168	0	0	307,168	1,228,675	Resources anticipated based upon 2014 entitlement.

Continuum of Care Homeless Funds	Federal	<ul style="list-style-type: none"> Supportive Housing Programs 	23,000,000			23,000,000	92,000,000	Joint application with the City of Seattle for the King County Continuum of Care.
Low-Income Housing Tax Credits	Federal	Permanent rental housing	20,000,000			20,000,000	80,000,000	Estimated value of anticipated LIHTC awarded per year to King County projects
Section 8	Federal	Rent subsidy	1,500,000			1,500,000	6,000,000	Estimated value of Section 8 rental supports.
VASH	Federal	Rent subsidy	500,000			500,000	2,000,000	Estimated value of VASH supports.
Consolidated Homeless Grant (CHG)	State	<ul style="list-style-type: none"> Rental assistance Shelters Transitional housing Rapid Re-housing Emergency assistance 	4,000,000			4,000,000	16,000,000	Resources anticipated based upon past funding.

Housing and Essential Needs (HEN)	State DSHS	Rent and utility assistance and basic needs	11,000,000			11,000,000	44,000,000	Resources anticipated based upon past collections.
WA State Housing Trust Fund	State Department of Commerce	Permanent housing	3,500,000			3,500,000	14,000,000	Resources anticipated based upon past collections.
RAHP	State Levy	<ul style="list-style-type: none"> • Permanent housing • Shelters • Transitional Housing • Administration 	1,755,000	0	0	1,755,000	7,020,000	Resources anticipated based upon past collection. Funds collected vary based upon property transactions.
MIDD	King County	Housing supportive services for MIDD eligible clients	2,000,000			2,000,000	8,000,000	Resources anticipated based upon past amounts.

King County Vet's Levy	King County	<ul style="list-style-type: none"> • Permanent housing • Homeless housing • Supportive services • Employment services • Homelessness prevention • Administrative 	1,175,000	0	0	1,750,000	7,000,000	Resources anticipated based upon past collections.
King County Human Services Levy	King County`	<ul style="list-style-type: none"> • Permanent housing • Homeless housing • Homeless prevention • Administration 	1,680,000	0	0	1,680,000	6,720,000	Resources anticipated based upon past collections.
King County Document Recording Fee	King County	<ul style="list-style-type: none"> • Permanent homeless housing • Services, Operating, and Rental assistance in permanent housing • Administration 	6,407,287			6,407,287	25,629,148	Resources anticipated based upon past collections.
Suburban Cities	Jurisdiction partner cities	<ul style="list-style-type: none"> • Permanent housing • HOME Match • ESG Match 	1,900,000			1,900,000	7,600,000	Resources anticipated based upon past collections.

Other leveraged funds	Private fundraising	<ul style="list-style-type: none"> • Permanent housing • HOME Match • ESG Match • Services in permanent supportive housing 	1,000,000			1,000,000	4,000,000	Estimate of fund raising resources invested in capital, shelters, and services in permanent supportive housing.
Total Resources			87,021,562	862,792	237,124	88,121,478	350,649,144	

Table 48 Anticipated Resources

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

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

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

On July 22, 1996, the Metropolitan King County Council unanimously passed an ordinance that provides that if a parcel of property is surplus to the needs of King County, and is suitable for housing, then it should be sold or leased for the purpose of affordable housing. The Facilities Management Division shall determine whether any of the County departments has a need for surplus property that is related to the provision of essential government services. If the property is not needed for the provision of essential government services, the Facilities Management Division shall determine if the property is suitable for affordable housing. Each

year, by September 30th, the Property Services Division of King County issues a list of properties that are surplus to the needs of King County which are suitable for housing.

Discussion

In addition to King County surplus land a number of partner jurisdictions in the Consortium have similar legislation and have made land available for affordable housing either through donation or a long term lease at favorable terms.

SP-40 Institutional Delivery Structure – 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
King County Department of Community and Human Services – Housing and Community Development	Government	Lead for King County Consortium. Staffs the Regional Joint Recommendations Committee	King County
Regional Joint Recommendations Committee (JRC)	Governmental inter-jurisdictional body	Provides funding recommendations and advice on guidelines and procedures for King County and its consortia city partners	King County CDBG, HOME, and RAHP Consortium
Veterans Citizen Oversight Board	Government	Provides oversight on the implementation of the Veterans and Human Services Levy Service Improvement Plan	King County
Regional Human Services Citizen Oversight Board	Government	Provides oversight on the implementation of the Veterans and Human Services Levy Service Improvement Plan	King County
City of Auburn	Government	Administrates CDBG entitlement for City of Auburn	City of Auburn
City of Bellevue	Government	Administrates CDBG entitlement for City of Bellevue	City of Bellevue
City of Federal Way	Government	Administrates CDBG entitlement for City of Federal Way	City of Federal Way
City of Kent	Government	Administered CDBG entitlement for City of Kent	City of Kent

Table 48 – Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

Strengths

Consolidated Plan
2015-2019

KING COUNTY CONSORTIUM

103

The Consortium works closely with public and private funders to maximize program delivery and to leverage other funds, such as low income housing tax credits, the King County and Renton Housing Authorities by providing Section 8 and VASH vouchers, private foundation funds, and local jurisdiction resources.

The Joint Recommendations Committee (JRC) is an inter-jurisdictional body that provides specific funding recommendations and advice on guidelines and procedures for King County and its consortia city partners on a wide range of housing and community development issues. The JRC was created through the interlocal cooperation agreements that formed the King County Community Development Block Grant (CDBG) Consortium, the King County HOME Investment Partnerships (HOME) Consortium and the King County Regional Affordable Housing Program (RAHP) Consortium, and is now codified in the King County Code in Title 24, Chapter 24.13.

The JRC is made up of three King County representatives appointed by the King County Executive, and eight representatives of cities outside the City of Seattle that participate in the King County Consortia. The City of Seattle participates on the JRC for some meetings regarding regional fund sources that include the City of Seattle. JRC meetings are open to the public. Some meetings are designated meetings for the gathering of public testimony and are specially advertised as such.

The King County Housing and Community Development Program staffs the JRC and prepares and presents reports and recommendations for funding awards and procedures that guide the housing and community development programs. In fulfilling its duties, the JRC considers the advice of interjurisdictional sub-regional advisory committees, made up of one representative from each participating jurisdiction in a sub-region. The advisory committees are convened to assist HCD staff in the review and recommendation of projects and programs undertaken in the sub-region.

The Community Development Coordinator is the CDBG lead who works closely with the jurisdiction cities. The Housing Finance Coordinator is the HOME lead who works closely with the HOME Consortium. King County has a strong CoC with leadership from the public and private sectors, the King County and Renton Housing Authorities, nonprofits, foundations, and faith based communities.

Identified gaps

- Decreasing public funds for programs
- Loss or temporary closing of human service agencies due to loss of funding
- Increases in administrative cost burdens
- Need for more proactive early childhood programs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Within the CDBG Consortium there are Regular Consortium members and Joint Agreement Consortium members. Regular Consortium members (28 of the 32 CDBG partners) through the Interlocal Agreement process determined to direct all human service funding to services for homeless populations or for the prevention of homelessness. The Joint Agreement Consortium members make independent funding decisions regarding the use of CDBG human service funding. Persons with HIV are assisted but the Consortium does not have services targeted to people with HIV. The City of Seattle is the designated HOPWA entitlement recipient and they have reported on services targeted to persons with HIV in the City of Seattle Consolidated Plan.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	The City of Seattle is the regional HOPWA grantee.
Legal Assistance	X	X	The City of Seattle is the regional HOPWA grantee.
Mortgage Assistance	X		The City of Seattle is the regional HOPWA grantee.
Rental Assistance	X	X	The City of Seattle is the regional HOPWA grantee.
Utilities Assistance	X	X	The City of Seattle is the regional HOPWA grantee.

Street Outreach Services			
Law Enforcement	X	X	The City of Seattle is the regional HOPWA grantee.
Mobile Clinics	X	X	The City of Seattle is the regional HOPWA grantee.
Other Street Outreach Services	X	X	The City of Seattle is the regional HOPWA grantee.

Supportive Services			
Alcohol & Drug Abuse	X	X	The City of Seattle is the regional HOPWA grantee.
Child Care	X	X	The City of Seattle is the regional HOPWA grantee.
Education	X	X	The City of Seattle is the regional HOPWA grantee.
Employment and Employment Training	X	X	The City of Seattle is the regional HOPWA grantee.
Healthcare	X	X	The City of Seattle is the regional HOPWA grantee.
HIV/AIDS	X	The City of Seattle is the regional HOPWA grantee.	The City of Seattle is the regional HOPWA grantee.
Life Skills	X	X	The City of Seattle is the regional HOPWA grantee.
Mental Health Counseling	X	X	The City of Seattle is the regional HOPWA grantee.
Transportation	X	X	The City of Seattle is the regional HOPWA grantee.
Other			
Cultural Navigation	X		The City of Seattle is the regional HOPWA grantee.

Table 49 – Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

CEH, the local CoC released their draft Strategic Plan for 2015-2018. It is framed around Rare (Prevention, Availability of Affordable Housing, End Criminalization); Brief + One Time (Address crisis as quickly as possible, Match and place to appropriate housing, Right-size our homeless system); and Governance (Create a community to end homelessness; provide effective and accountable leadership). The local system implemented coordinated entry for families and youth and young adults in the past two years and continues to refine those systems. The CoC is working on a coordinated entry system for homeless single adults. Refer to *PR 10-Consultation* for efforts to coordinate on service delivery for families, families with children, veterans and their families and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Strengths of the service delivery system:

- Leaders that take a regional approach to homelessness
- The Affordable Care Act
- A long standing, dedicated, and sophisticated CoC
- Staff in government, foundations and nonprofits that are forward thinking and provide regional leadership active at the National level
- Coordination with the Veteran's Administration
- Strong ties to private foundations such as United Way, the Gates Foundation, the Seattle Foundation, and the Raikes Foundation
- A robust nonprofit environment
- Three strong public housing authorities working in collaboration with the public funders and the CEH. The King County Housing Authority is a Moving to Work housing authority.

Gaps of the service delivery system:

- Shrinking federal funds
- Increasing numbers of low income households, due to the shrinking of the middle class
- Some inefficiencies in the health care delivery and services systems, which are being addressed
- Persons with serious mental illness and a shortage of mental health beds
- Persons involved with the justice system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Rather than reduce expectations and goal outcomes for service delivery, in light of shrinking federal grant amounts, the Consortium is undertaking an ambitious King County Health & Human Services Transformation Vision. Under the Transformation Vision, King County staff across departments, including Public Health of Seattle & King County, Community and Human Services, the Department of Natural Resource and Parks and the Department of Transportation is working with a large variety of partners on a number of initiatives to move close to realization of the Transformation goals.

Furthermore, the Consortium along with partners in the CEH are working in support of a housing benefit for persons receiving Medicaid to further stretch scarce resources and provide more housing and care.

SP-45 Goals – 91.415, 91.215(a)(4)

Goals Summary Information

The following table outlines activities and specific goal outcome indicators. The numbers on the left side demonstrate which of the three overarching goals the activity supports. The other columns identify the specific activity, program beneficiaries, sources of funding supporting the activity and outcomes. The annual goal outcomes are a one year goal. The three goals are:

Goal One: Affordable Housing - Ensure that there is decent, safe, and healthy affordable housing available to income-eligible households throughout the Consortium.

Goal Two: End Homelessness - Collaborate with the Committee to End Homeless in King County (CEH) to plan and to align Consortium funds with CEH initiatives and objectives, to ensure that in the future homelessness is rare, short in duration, and a one-time occurrence.

Goal Three: Community Development - Provide assistance to jurisdictions, community agencies, and communities to establish and maintain a suitable living environment with economic opportunities for low-income members of the community, including communities with disparities in health, income, and quality of life where efforts can be targeted to improve the well-being of residents and the vibrancy of the community.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Annual Goal Outcome Indicator
1	Affordable Housing Production of new rental units through construction, acquisition and rehabilitation; preservation of existing rental units serving income eligible households	2015	2019	<ul style="list-style-type: none"> • Low and Mod income • Large families • Families with children • Disabled • Seniors • Special needs • Veterans • Homeless and formerly homeless 	King County Consortium	Ensure Decent, Affordable Housing	HOME CDBG RAHP Veteran's Levy Human Service's Levy LIHTC 2331 Document Recording Fees Section 8 Suburban Cities Private fundraising	<ul style="list-style-type: none"> • 250 housing units • 50 of 200 will serve special needs and homeless households
1	Rehabilitation of ownership housing for low- to moderate-income homeowners	2015	2019	Low-to Moderate-Income homeowners	North/East sub-region and South sub-region	Ensure Decent Affordable Housing	HOME CDBG	125 households
1	Homebuyer assistance	2015	2019	Low-to moderate-income households	North/East sub-region and South sub-region	Ensure Decent Affordable Housing	HOME RAHP	5 households assisted
1	Acquisition or development of new homeownership units	2015	2019	Low-to moderate-income households	North/East sub-region and South sub-region	Ensure Decent Affordable Housing	HOME RAHP	2 housing units
2	Rental assistance in permanent supportive housing for homeless households with disabilities	2015	2019	Homeless households with disabilities	North/East sub-region and South sub-region	End Homelessness	Continuum of Care	Average of 700 units of permanent supportive rental housing.

2	Operating support, rental assistance, and supportive services	2015	2019	Homeless individuals, veterans, and families, including chronic homeless	North/East sub-region, South sub-region, Seattle	End Homelessness	Document Recording Fees Veteran's and Human Services Levy MIDD	2,000 households assisted
2	Rapid Re-Housing	2015	2019	Homeless households	North/East sub-region, South sub-region, Seattle	End Homelessness	Document Recording Fees Veteran's and Human Services Levy ESG Other resources for ESG Match	250 households assisted
2	Landlord Liaison Project	2015	2019	<ul style="list-style-type: none"> • Homeless households • At risk of homelessness 	North/East sub-region, South sub-region, Seattle	End Homelessness	Veteran's Levy Human Services' Levy United Way	300 households
2	Housing and Essential Needs (HEN)	2015	2019	<ul style="list-style-type: none"> • Homeless households • At risk of homelessness 	North/East sub-region, South sub-region, Seattle	End Homelessness	State DSHS	9,600 households assisted
2	Emergency Shelters	2015	2019	Homeless individuals and families	North/East sub-region, South sub-region, Seattle	End Homelessness	<ul style="list-style-type: none"> • ESG • RAHP • CDBG • Other resources for ESG Match 	400,000 unit nights
2	Transitional Housing	2015	2019	Homeless individuals and families	North/East sub-region, South sub-region, Seattle	End Homelessness	<ul style="list-style-type: none"> • RAHP • CDBG • Section 8 • Other resources 	135,000 unit nights

2	Housing Stability Program	2015	2019	Homelessness Prevention	North/East sub-region, South sub-region	End Homelessness	<ul style="list-style-type: none"> • CDBG • Veteran's and Human Services Levy • CHG 	500 households assisted
2	Shelter diversion	2015	2019	Homelessness Prevention	North/East sub-region, South sub-region	End Homelessness	<ul style="list-style-type: none"> • CDBG • CHG • Other resources 	100 households assisted
3	Community Facilities	2015	2019	Low – to Moderate –Income communities	King County Consortium	Community Development	CDBG	2 community facilities completed
3	Human Services	2015	2019	Low – to Moderate –Income communities	King County Consortium	Community Development	CDBG	700 households;
3	Human Services	2015	2019	Low – to Moderate –Income communities	King County Consortium	Community Development	CDBG	50,000 people
3	Public infrastructure/parks/open space	2015	2019	Low – to Moderate –Income communities	King County Consortium	Community Development	CDBG	4 projects completed
3	Microenterprise	2015	2019	Low – to Moderate –Income communities	King County Consortium	Community Development	CDBG	140 persons assisted
3	Façade treatment/business building rehabilitation	2015	2019	Low – to Moderate Income communities	King County Consortium	Community Development	<ul style="list-style-type: none"> • CDBG • Suburban Cities • Other leveraged funds 	10 businesses assisted

3	Community revitalization and improvement including forthcoming NRSA.	2015	2019	Low – to Moderate - Income communities	King County Consortium	Community Development	<ul style="list-style-type: none"> • CDBG • Suburban Cities • Other leveraged funds 	3 improvements associated with revitalization goals
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Table 50 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

These goal numbers represent the number of new units that are HOME-Assisted households assisted in a program year.

HOME-Assisted Households

Housing Type	Units
Permanent Housing	25
Homeownership	20
Total	45
Income Level	Units
Affordable to 0%-30% of Area Median Income	15
Affordable to 31%-50% of Area Median Income	10
Affordable to 51%-80% of Area Median Income	20
Total	45

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Both housing authorities addressed in this plan have met their Section 504 requirements.

Activities to Increase Resident Involvements

Both KCHA and RHA have numerous activities to increase resident involvement including extensive school programs, the Family Self-Sufficiency program to help residents reach financial independence, and work toward long-term goals such as training for a job, education, starting a business and buying a home.

Is the public housing agency designated as troubled under 24 CFR part 902?

No, neither the King County Housing Authority nor the Renton Housing Authority is designated as troubled public housing agencies.

Plan to remove the 'troubled' designation

This is not applicable to KCHA or RHA.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The King County Growth Management Planning Council, member jurisdictions and the Consortium conduct regular efforts to identify and address barriers to people accessing affordable housing. Among these efforts was the 2014 Buildable Lands Analysis which informs the member jurisdictions with appropriate information to support development of the Housing Elements portion of their Comprehensive Plans.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Although not funded through the ESG grant, there are numerous programs that focus on street outreach to homeless persons in King County. Longstanding programs focus on mentally ill persons and chronic substance abusers. A mobile medical outreach team operates in south King County, and Healthcare for the Homeless Network nurse/mental health outreach teams operate in six cities. Outreach to homeless/LGBTQ/at-risk youth is provided by coordinated ProYouth outreach workers. Kids Plus works with families on the streets or in tent cities or car camps countywide. This is an example of collaboration and coordination with other providers and systems. The CoC has implemented a coordinated entry system for homeless families and youth and young adult. Coordinated entry for single adults is the next goal.

Addressing the emergency and transitional housing needs of homeless persons

The Strategic Plan sets goals for shelter and transitional housing, as well as discussing innovation programs such as Rapid Re-housing and Shelter Diversion. The Strategic Plan is aligned with the CEH Strategic Plan for 2015-2018 which is framed around making homelessness rare and brief, and on governance through a community to end homelessness and providing.

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

The King County Consortium is in alignment with the local CoC and through a strong network of housing and mental health providers to ensure that homelessness is rare, brief and one-time. The community is working to address the causes of homelessness, to shift funding and programming to meet the needs of people experiencing homelessness, and to follow best practices.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

King County has established policies, system guidelines, and processes regarding discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, other youth facilities, or correction programs and institutions) in order to help prevent such discharge from resulting in homelessness.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

- King County has participated on a statewide lead task force that was responsible for developing Washington State Lead-Based Paint Legislation. The legislation was signed by the governor and effective as of June 10, 2004. The legislation created Washington State eligibility for federal lead hazard reduction funds.
- King County participates in a Western Washington networking group that discusses home repair issues, including lead hazards and lead legislation.
- The King County Housing Repair Program, which coordinates the consortium's home repair programs for existing ownership housing of low to moderate-income households conducts lead hazard reduction work in-house. Three staff persons are currently EPA certified and soon to be Washington State certified risk assessors; they conduct paint inspections and risk assessments of each home that is eligible for the program. If lead hazard reduction is required for a given home repair project, the hazard reduction work is incorporated into the scope of the rehabilitation work to be done on the home. Housing Repair Program staff members monitor the lead hazard reduction work and perform clearance inspections when required.
- The King County Housing Finance Program, which administers the capital contracts for affordable rental and ownership housing projects for the consortium, requires all projects to comply with lead paint requirements.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions of the King County Consortium Housing Repair Program and the King County Housing Finance Program ensure a consistent and systematic approach to work on homes and apartment buildings with lead-based paint present.

How are the actions listed above integrated into housing policies and procedures?

The King County Housing Repair Program is an E.P.A. certified firm with qualifications issued by Washington State. They follow HUD protocols for repairs to housing, and for houses built before 1978 they conduct lead based paint testing or they presume lead is present. The Housing Finance Program has contracting process protocols with a due diligence item requiring a Phase I Environmental Site Assessment and if suspect materials are noted a follow up Phase II Environmental Review.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

King County Health & Human Services Transformation Vision has 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, DNRP and Transportation is working with a large variety of partners on a number of initiatives to move closer to realization of the Transformation goals. Initiatives include:

- Familiar Faces Design Team – This cross sector staff team is looking at the approximately 400 people who frequently cycle through the King county jail system and also have behavioral health, chemical dependency and/or other health issues.
- Best Starts for Kids Prevention Levy – King County hopes to place an initiative on the ballot in 2015 for a voter-approved levy to fund upstream prevention program in three areas: 1.) Birth to Early School Aged, 2.) Youth and Young Adults, 3.) Communities of Opportunity – funding for communities that are working in collective impact in a community-driven, pro-active model to bring about positive change.
- Communities of Opportunity – King County is partnering with the Seattle Foundation for the Communities of Opportunities initiative with the ambitious goal of creating greater health, social, economic and racial equity in King County so that all people thrive and prosper.
- Accountable Communities of Health – King County Public Health staff are coordinating across departments to move forward changes in our approach to health and well-being, moving us to an approach that better integrates services and supports, values the social determinants of health and focuses on the determinants of equity.

SP-80 Monitoring - 91.230

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

The King County Community Services Division (CSD) Contract Monitoring Handbook expands the procedures called out in the Department of Community and Human Services (DCHS) Procedures for Contract Compliance Monitoring. It establishes appropriate and effective mechanisms for ensuring compliance with federal and non-federal requirements to assure that contract goals are achieved. The procedures integrate financial and programmatic monitoring.

Federal and state funds have strict monitoring requirements. Monitoring of County funded contracts is a good business practice and stewardship of public funds. Contractors who receive funding in the amount of \$100,000 or more are required to submit a financial audit and contractors who expend over \$750,000 of federal funds are required to submit a Single Audit (formerly referred to as an A-133 Audit). Fiscal staff reviews all audits. A contract monitoring team reviews each submitted quarterly report and monitors program progress.

The Housing and Community Development Section implements CDBG, HOME, ESG, and HUD Continuum of Care funded activities. Contracts with subrecipients include project goals and requirements. This ensures that subrecipients are complying with applicable federal regulations, Office of Management and Budget circulars and King County ordinances (regulatory requirements) relating to financial management systems, procurement and contracting, property management and disposition, labor standards, record keeping and reporting requirements.

Procedures include site visits to monitor program performance, compliance with federal requirements, fiscal monitoring, and desk monitoring. All invoices are reviewed for accuracy. Activities are reviewed for federal cross-cutting requirements such as environmental review, relocation, and labor standards.

The Consortium supports activities under Goal Three: Establish and Maintain a Suitable Living Environment and Economic Opportunities for low-and moderate-income persons in order to assist small business owners, including minority owned businesses, with technical assistance, access to business opportunities and loans.

An important strategy in pursuing Equity and Social Justice goals is support and funding for Microenterprise programs in South King County. Microenterprise programs have specific non-English speaking and immigrant outreach components designed to meet the entrepreneurial needs of King County's most diverse area.

CDBG

Community Development staff document compliance with requirements for conducting subrecipient monitoring as set forth in CDBG program regulations. Project and program accomplishments are submitted each quarter at the time of reimbursement request. These reports are reviewed to determine whether they are meeting the performance requirements specified in the subrecipient agreement and target populations served. Labor standards compliance is monitored on all active construction projects.

HOME

Housing Finance staff conducts on site monitoring visits according to a preplanned schedule based upon project size. The onsite visits include tenant file verification for income eligibility. A joint inspection tool for the physical condition of the project was developed in Washington State. Public funders coordinate site monitoring for projects and share results. All HOME funded projects submit annual reports to the combined funders Web-based Annual Reporting System (WBARS). Owners of publically funded affordable housing are required to enter annual data on real time basis or via an upload from their property management software. Each project's data is validated against the most restrictive contract. WBARS collects demographic information and contract compliance information on project affordability and rents charged to residents. The system collects year-end operating and reserve information to assist property owners and funders to identify potential issues.

ESG

Homeless Housing staff, in addition to regular desk monitoring of all contracts, complete annual site visits to ensure compliance with funding requirements.

CDBG Consortium Action Item
North/East Sub-Region Recommended CDBG Housing Awards

Issue:

A Regional Coalition for Housing (ARCH) recommends the annual award of North/East Sub-Region CDBG capital funds for affordable housing, through an annual competitive funding process administered by ARCH. The North/East Sub-Region establishes a portion of CDBG funds for housing capital, and a portion of CDBG funds for non-housing capital. Each of these portions of CDBG funds are allocated through competitive funding processes.

Background:

ARCH conducted its competitive process for affordable housing funding during the latter part of 2013, and in early-2014, when an out-of-cycle application for the preservation of two expiring use projects was received. ARCH recommends that the following two projects receive CDBG funding awards:

1) Providence/SRI Redmond Senior Housing, 74 units of rental housing for seniors on city-donated land. \$189,302 of 2015 NE Sub-Region CDBG would be used towards developing offsite infrastructure and/or predevelopment soft costs.

2) King County Housing Authority (KCHA) preservation and rehabilitation of 105 affordable senior and disabled units in two properties located in Redmond and Bellevue. \$259,749 of 2014 NE Sub-Region CDBG would be used for construction at one of the properties: Patricia Harris Manor in Redmond comprising 40 affordable units.

NE Sub-Region funding amounts are finalized based on HUD's published entitlement amount.

KCHA will perform compliance functions including Wage Rate monitoring per an existing interagency agreement with King County.

The Regular CDBG members of the JRC are asked to review the proposed awards for approval.

Providence/SRI Redmond Senior Apartments:

Providence Health and Services - Washington – a non-profit health care provider has been in the affordable housing business since 1985 and now owns 14 properties with 713 units of low-income housing in Washington. They were selected by the City of Redmond through an extensive RFP process, and are proposing a 75 unit new construction project for seniors. It is located across the street from the Redmond Library, municipal campus and Redmond Senior Center in Redmond on City-donated land (the city will hold a long-term nominal cost lease on the property). The site is also on the Rapid Ride transit line, and benefits from having medical, shopping and recreational facilities very nearby.

The proposed building is four levels of wood construction over structured below grade parking and ground floor community, amenity and commercial space. The commercial space, an 8,000 square foot Program for All-inclusive Care for the Elderly (PACE) Center, will be separate in ownership and operationally from the housing, but managed by Providence. The PACE center will serve Medicare/Medicaid qualified, nursing home eligible seniors in the community at large.

The residential project is designed to serve seniors living independently, aged 62 or over, at 30%, 40% and 60% of Area Median Income (AMI). There shall be a 20% set aside for disabled elderly. Providence wants to set aside eight (8) of those units to serve frail elderly in concert with having the PACE center in the building.

The ground floor will have manager's unit, management offices, lobby/sitting area, coffee bar, community meeting rooms and dog wash area. These community spaces will be oriented towards the southern part of the site, where they connect with the existing downtown pedestrian trail system. The city adopted a reduced parking ratio for this project given its transit oriented/urban location and senior population. The facility will be designed according to Universal Design principles, allowing residents to age in place.

ARCH and HCD staff has determined that the project meets the national benefit criteria for an award of CDBG funds. The project will serve low income residents, and the proposed CDBG funds will be used for providing design and related soft costs to allow development of site for affordable housing.

Redmond Senior Financial Summary:

Capital budget (proposed): \$19,667,688

		2014/2015
Source	Secured	Pending
ARCH – N/E Sub-Region CDBG		\$200,549
Redmond CDBG (admin thru KC)*	\$72,489	
King County HFP	\$1,500,000	
ARCH – City Funds	\$526,962	
City Donated Land/Fee Waivers	\$1,439,060	
LIHTC Equity		\$13,797,238
Loan		\$1,802,169
Deferred Developer Fee	\$329,221	
Total	\$3,867,732	\$15,799,956

* \$20,757 of Redmond 2014 CDBG funds and \$51,732 is 2015 funds.

King County Housing Authority – Preservation of Bellevue Manor and Patricia Harris:

KCHA is proposing renovations of two recently acquired three story wood-framed preservation projects totaling 105 affordable senior units located in downtown Bellevue and downtown Redmond. Both properties are within walking distance of shopping, public transportation, employment and services.

The properties were built by a private developer between 1977 and 1980 and were supported by Federal rental assistance, the contracts which have or are soon to expire.

The residential projects are designed to serve seniors living independently, aged 55 or over and 10 percent of the units may be available to disabled persons without age restriction. Residents pay 30% of their monthly gross income as rent. Federal rental assistance makes up the difference between what the

residents can afford and what is fair market rent for the units. Each property also has a two bedroom non-restricted unit for a live-in manager.

Funding will support selective replacement of building components at the end of their useful life including site repairs, windows, flooring, water heaters, plumbing fixtures, cabinets, fire alarm systems, etc.

ARCH and HCD staff has determined that the project meets the national objective criteria of serving low-income residents, and is eligible for an award of CDBG funds. Funds would be used for construction costs, an approved use of CDBG in rehabilitation projects. The NE Sub-Region CDBG funds would be used in the Redmond property only.

KCHA Preservation Financial Summary:

Capital budget (proposed): \$17,400,662

		2014
Source	Secured	Pending
ARCH – N/E Sub-Region CDBG		\$259,749
Redmond CDBG (admin thru KC)	\$75,000	
Bellevue CDBG (admin thru Bellevue)	\$157,902	
King County HFP (Patricia Harris Manor only)	\$65,913	
ARCH – City Funds	\$842,098	
Owner financing	\$16,000,000	
Total	\$17,140,913	\$259,749

Kirkland and Redmond CDBG:

In addition to the funding described above, King County administers Redmond and Kirkland CDBG funding. \$80,152 of 105,259 of available 2015 Kirkland CDBG and \$47,232 of the remaining available \$64,792 2015 Redmond CDBG is being applied to a supportive living home for Parkview Services to be acquired and renovated in East King County.

JRC Action Requested:

The JRC is requested to review, discuss and approve the ARCH Executive Board's recommendation of an award of up to \$200,549 in N/E Sub-Region CDBG funds for the Providence/SRI Redmond Senior Apartments project and up to \$259,749 in N/E Sub-Region CDBG funds for the Patricia Harris Manor Redmond KCHA Preservation project (1 of 2 senior properties).

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CDBG ALLOCATIONS: FALL 2013 / 2014 OUT OF CYCLE / 2014 APPLICATIONS

Project	Subregional		Redmond		Kirkland	Bellevue		CDBG TOTAL	CITY GENERAL FUND CONTRIBUTIONS	TOTAL ARCH AWARD
	2014	2015	2014	2015	2015	thru 2014	2015			
Redmond Senior		\$200,549	\$20,757	\$51,732				\$273,038	\$526,962	\$800,000
Bellevue Manor						\$157,902		\$157,902	\$842,098	\$1,334,749
Patricia Harris	\$259,749		\$75,000					\$334,749	Incl ^	Incl ^
Parkview Homes				\$47,232	\$80,152			\$127,384	\$73,416	\$200,800
TOTAL	\$259,749	\$200,549	\$95,757	\$98,964	\$80,152	\$157,902	\$0	\$893,073	\$1,369,060	\$2,134,749

AVAILABLE	\$259,749	\$200,549	\$95,757	\$115,924	\$105,259
Remaining	\$0	\$0	\$0	\$16,960	\$25,107

King County Housing Repair Programs

Proposed Guideline Changes 2015

Activity	Historical	Guideline changes 11/15/12	Proposed Guideline changes 2015	Comments
Asset Limits	Asset limits assure that the neediest households are served by the program. Applicants for loan assistance may not have assets, other than their personal residence, personal retirement accounts and vehicles, greater than \$30,000 net value. Applicants for grant assistance may not have assets with a net value greater than \$15,000	Asset limits assure that the neediest households are served by the program. Applicants for loan assistance may not have assets, other than their personal residence, personal retirement accounts and vehicles, greater than \$40,000 net value. Applicants for grant assistance may not have assets with a net value greater than \$20,000 . Homeowners for whom the principal applicant and/or the principle applicant's spouse or domestic partner are over the age of 55 or have a long-term disability, will not be subject to asset limitations due to the substantial savings required for full-time assisted care living environments.	Asset limits assure that the neediest households are served by the program. Applicants for loan assistance may not have assets, other than their personal residence, personal retirement accounts and vehicles, greater than \$40,000 net value. Applicants for grant assistance may not have assets with a net value greater than \$20,000 . Homeowners for whom the principal applicant and/or the principle applicant's spouse or domestic partners that have a long-term disability will not be subject to a asset limitations due to the substantial savings required for full-time assisted care living environments. An applicant with a stated disability is defined as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment. "In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental disabilities that substantially limit one or more major life activities. Major life activities include walking, talking, and hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.	<ol style="list-style-type: none"> 1.Maintain existing DPL asset limit of \$40,000. 2.Maintain existing MHG asset limit \$20,000. 3.Maintain long-term disability exemption from asset requirement. 4.Remove 55 and older general asset limit exemption.
Emergency Grant (EG) Assistance	Emergency Grants are available to owner-occupant households with incomes below 50% of area median income, to address urgent health and safety repairs The lifetime limit for emergency grants per eligible household is \$3,000 .	Emergency Grants are available to owner-occupant households with incomes below 80% of area median income, to address urgent health and safety repairs. The lifetime limit for emergency grants per eligible household is \$6,000 .	Emergency Grants are available to owner-occupant households with incomes below 50% of area median income. The lifetime limit for emergency grants per eligible household is \$6,000 .	<ol style="list-style-type: none"> 1.Return maximum AMI to qualify back to 50% 2.Retain maximum lifetime grant assistance at \$6,000.

King County Housing Repair Programs

Proposed Guideline Changes 2015

Activity	Historical	Guideline changes 11/15/12	Proposed Guideline changes 2015	Comments
Manufactured Home Grant (MHG)	Mobile/Manufactured Home Grants are available to owners of mobile or manufactured housing located on leased or rented property. Mobile/Manufactured Home Grants are available to owner-occupant households with incomes below 50%. The lifetime limit for mobile/manufactured home grants per eligible household is \$5,000.	Mobile/Manufactured Home Grants are available to owners of mobile or manufactured housing located on leased or rented property. Mobile/Manufactured Home Grants are available to owner-occupant households with incomes below 80%. The lifetime limit for mobile/manufactured home grants per eligible household is \$8,000.	Mobile/Manufactured Home Grants are available to owners of mobile or manufactured housing located on leased or rented property. Mobile/Manufactured Home Grants are available to owner-occupant households with incomes below 50%. The lifetime limit for mobile/manufactured home grants per eligible household is \$8,000.	1.Return Maximum AMI to qualify back to 50%.
Home Access modifications (HAM)	Home Access Modification Grants (HAM) is available to renters with a disability in order to make accessibility modifications to their rental unit, which includes manufactured housing located on leased land. The landlord must give written approval of the proposed work HAM grants are available to renters with incomes below 80% The lifetime limit for home access modification grants per eligible household is \$5,000.	Home Access Modification Grants (HAM) are available to renters with a disability in order to make accessibility modifications to their rental unit, which includes manufactured housing located on leased land. The landlord must give written approval of the proposed work HAM grants are available to renters with incomes below 80% The lifetime limit for home access modification grants per eligible household is \$8,000.	Home Access Modification Grants (HAM) are available to renters with a disability in order to make accessibility modifications to their rental unit, which includes manufactured housing located on leased land. The landlord must give written approval of the proposed work HAM grants are available to renters with incomes below 80% The lifetime limit for home access modification grants per eligible household is \$8,000.	No changes recommended



King County Housing Repair Programs
Proposed Guideline Changes 2015

Activity	Historical	Guideline changes 11/15/12	Proposed Guideline changes 2015	Comments
Priority of the applications	Applications with the greatest repair needs will be considered for highest priority. Lower priority applications may be assisted if funding levels permit, and if funding is available.	No changes	Applicants will be screened in priority order, based on HUD’s household income guidelines, whereas the lowest of income applicant have priority. Priority of repairs will be, Emergency Repairs, Health and Safety and Major Building Preservation issues, and will be arranged and weighted with consideration to income. Even distribution of Housing Repair service between cities will continue as a priority in the overall approach and outreach. The overall prioritization will be determined by the Housing Repair staff on an individual and case by case basis. Lower priority applications may be assisted if funding levels permit and funding is available.	1. Adding a more descriptive definition of Housing Repair applicant prioritization process.



King County

Consolidated Annual Performance and Evaluation Report for the Year 2014

A summary and evaluation of how the King County Consortium used federal housing and community development funds in 2014 to carry out the goals and objectives identified in the *Consolidated Housing and Community Development Plan for 2010 – 2014*.

Available for Public Comment March 13, 2015

Submitted on March 31, 2015 to:

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
909 First Avenue, Suite 200
Seattle, WA 98104

King County Department of Community and Human Services
Community Services Division
Housing and Community Development Program
Chinook Building, 401 Fifth Avenue, Suite 510
Seattle, WA 98104-1958

On Line Version Available at:

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

Info Item: Housing and Community Development Request Approval to Switch Funds with Two CDBG Capital Projects funded in Years 2014 and 2015

Issue:

HCD would like JRC to review and discuss request to switch awarded CDBG capital dollars from an award made in 2014 to the Burien 132nd Street Pedestrian Trail/Path with a 2015 award, the Vashon Senior Center Rehabilitation for an amount of \$176,600.

Background:

Federal CDBG program regulations require grantees to expend funds in a timely manner.

HUD requires that we have no more than 1.5 times our entitlement left unspent in our letter of credit on November 1st of each year. JRC adopted guidelines state that CDBG-funded projects have from January 1st of the award year through May 31st of the following year (17 months) to be substantially complete, meaning that the project is at least under contract and that construction has begun. The past several years the delay of the HUD Grant Agreement has resulted in the County being unable to contract the funds with the awarded agencies in a timely manner and causing conflict with this policy. A Transition Policy issued by HUD now allows the County to contract a portion of its funds if the Action Plan addresses “Pre-Awards”. Expenditures cannot be reimbursed with 2015 funds until the HUD Grant Agreement is executed, but the County is able to contract amounts for design and human service activities. The County has identified its recaptured and program income dollars as funds that can ‘float’ these activities.

City of Burien would like to delay the construction implementation of its 2014 capital award and has asked HCD to delay the milestones and extend the end date to October 2016. The delay in implementation of the project is largely due to the late receipt of the 2014 HUD Grant Agreement. The city currently finds that its current work load is too heavy to be able to accomplish implementation of the project as proposed for this summer and desires to have construction occur during the summer months so as not to interfere with children walking to school via the path. There are also some extenuating circumstances with the project as it relates to a property owner using a portion of the existing trail for his driveway and time is needed to work through that aspect of the project.

HCD Staff has analyzed the matter and is proposing that the 2015 funded Vashon Senior Center Rehabilitation project, (which very close to being ready to go and waiting for the HUD 2015 Grant Agreement), be moved up the line in of assigned projects for implementation. This would alleviate the issue of not having expenditures to draw down that ultimately impact the unspent balance of the County’s letter of credit on November 1, 2015.

If this action is approved by the JRC a subsequent 14 day public comment period is required then the County will amend Burien’s the existing contract to reduce the funding to \$35,000; revise the scope to be design only, and provide updated milestones. The County will execute Amendment No. 2 after HUD provides 2015 Grant Agreement. The amendment will add Exhibit III which will increase the contract back to its full funding award of \$195,000. It will also add scope and implementation of the construction requiring a final completion date of October 2016.

JRC Action Needed:

Review and discuss. HCD Staff will bring the matter back as an Action Item at the April 2015 meeting.

Staff Contact:

Kathy Tremper, Community Development Coordinator

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Phone: (206) 263-9097

SUPPORT WORKING FAMILIES BY AUTHORIZING KING COUNTY BONDING TO FUND WORKFORCE HOUSING

SB 5208 (Miloscia) & HB 1223 (Springer)

LOCAL OPTION = STATE & LOCAL BENEFITS

- This bill will clarify King County's authority to bond against a portion of county lodging tax revenue to build affordable workforce homes near transit NOW.
- This bill is **revenue neutral**—no cost to the state.
- This bill provides a **local option**, to use local funds to fill a local need.
- The King County Council supports this legislation and will be responsible for exercising this option.
- Legislation has no impact on City Lodging Taxes

LOSING TIME = LOSING MONEY. THE COST OF WAITING IS \$64 MILLION

- \$35 Million: projected **inflation cost of land prices** over five years.
- \$29 Million: projected **increased construction costs** over five years.
- Land near transit that can connect our workforce to job centers is disappearing quickly. This **land will no longer be available at any price.**

EARLIER ACCESS = MAXIMUM RETURN

- Homes created with these funds will generate more than **1,000 new jobs** NOW.
- Will generate over **\$7 Million in local and state sales tax revenue.**
- \$45 Million anticipated bonds will **leverage \$180 Million in private investment** NOW.

HOUSING KIDS = MAXIMIZING EDUCATIONAL BENEFITS

- As the state devotes billions into our education system, ensuring stable, affordable housing will maximize student outcomes, resulting in:
 - **Better educational outcomes for children.** A recent study shows that quality affordable housing has a positive impact on cognitive achievement scores in reading and math.
 - **Lower classroom turnover.** Kids forced to relocate due to housing instability affects the entire class' ability to learn.
 - **Better performing students = Better performing schools.**

GIVE THE COUNTY THE AUTHORITY TO SUPPORT WORKFORCE HOUSING NOW





HB1223/SB5208 Supported by Businesses, Non-Profit Organizations and Local Governments, including:

