



# King County

## Urban Consortium Joint Recommendations Committee

*Meeting Materials for Thursday, January 28th 2016*

Click on a link below or use the Acrobat bookmarks to access documents

Item	Info
Agenda	Agenda for 2016 JRC Meeting
Attachment A	November 2015 Meeting Minutes
Attachment B	JRC Recommendations Calendar
Attachment C.1	Housing Repair Annual Fund Report
Attachment C.2	Area Summary of HRP Activity
Attachment C.3	Area Summary of HRP Activity Amt
Attachment D	City of Algona Letter regarding 2016 CDBG Award
Attachment D.1	CDBG Non-Housing Capital RFP Awards
Attachment E	Estimated 2017 CDBG Funds "Waterfall"
Attachment F	2016 Final Federal Legislative Outcomes
Handout 1	2017 CDBG Funding Priorities
Handout 2	Consolidated Plan Update
Handout 3	Coordinated Entry Handout

Please note: attachments may be in different page-size formats. Check your printing settings to ensure correct printing of PDFs.



**King County**

JRC Members

*Ken Hearing  
Mayor North Bend  
Sound Cities  
Association*

*Dan Grausz  
Mercer Island  
Councilmember  
Sound Cities  
Association*

*De'Sean Quinn  
Tukwila,  
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*

*Carol Ann Witschi  
Councilmember,  
City of Renton*

*Dana Hinman.  
Director of  
Administration  
City of Auburn*

*Jeff Watson  
Federal Way  
Community  
Services Manager*

*Leslie Miller  
Kirkland  
Human Services  
Coordinator*

*Steve Walker  
Seattle, Director of  
Office of Housing*

# Agenda

## JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING

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Thursday, January 28, 2016

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. November 19, 2015 Meeting Minutes** 5 Min  
Attachment A – Action Item All
- III. Elect 2016 JRC Chair and Vice Chair** 10 Min  
Action Item All
- IV. Review JRC Consortium Procedures, Meeting Location and 2016 JRC Work Plan** 30 Min  
Attachment B - Action Item - All
- V. Housing Repair Program, 2015 Update** 10 Min  
Attachment C – Info Item
- VI. City of Algona, South Sub-Region 2016 Allocation** 10 Min  
Attachment D – Info Item
- VII. CDBG Consortium-wide Meeting: Priorities for 2017 Capital Funding Round** 10 Min  
 Attachment E - Action Item – Consortium Cities Only
- VIII. Round Table Discussion / Other Items** 45 Min
  - Coordinated Entry / HMIS and Long Term Funding
  - Legislative Agenda Results – Attachment F
  - Consolidated Plan Edits Update; HUD Requested Changes
  - Housing Finance Program Update
- IX. Announcements**

### ADJOURN

Next Meeting:

Date February 25, 9:30 AM - 11:30 AM

Location: South Renton Treatment Plant, Renton WA

## JOINT RECOMMENDATIONS COMMITTEE MEETING

Thursday, November 19, 2015

9:30 am – 11:30 am

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)  
Rob Beem, Community Services Division Manager, City of Shoreline  
Pam Fernald, Councilmember, City of SeaTac (Sound Cities Association)  
Merina Hanson, Housing and Human Services Manager, City of Kent  
Colleen Kelly, Assistant Director, Planning & Community Development, City of Redmond  
John Starbard, Director, King County Department of Permitting and Environmental Review  
Terry Mark, Deputy Director, King County Department of Community and Human Services  
Gary Prince, Transit Oriented Development Program Manager, King County Department of Transportation  
Dan Stroh, Planning Director, City of Bellevue  
Tom Mack for Steve Walker, Director of Housing, City of Seattle  
Paul Winterstein, Councilmember, City of Issaquah (Sound Cities Association)

### Members Not Present:

Leslie Miller (Alternate), Human Services Coordinator, City of Kirkland Parks and Community Services  
Rob Odle, Director, Planning and Community Development, City of Redmond

### King County Staff:

Kathy Tremper, Coordinator, Housing and Community Development, HCD  
David Mecklenburg, Project Manager, Housing and Community Development  
John DeChadenes, HFP Coordinator, Housing and Community Development  
Mark Ellerbrook, Regional Housing and Community Development Manager, HCD  
Elaine Goddard, Administrative Staff Assistant, Community Services Division, CSD

### Guests:

Lori Fleming, Management Analyst, City of Burien  
Jeff Watson, Community Services Manager, City of Federal Way  
Colleen Brandt-Schluter, Human Services Manager, City of Seatac  
Karen Bergsvik, Human Resources Manager, City of Renton  
Ellie Wilson-Jones, SCA Policy Analyst, Sound Cities Association

## **I. Welcome and Introductions**

Ken Hearing opened the meeting at 9:37. He welcomed guests and asked for introductions.

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

Colleen Kelly commented that on page 5, it said that homeless shelters are not allowed because of zoning codes on the Eastside. She wanted the minutes clarified that the sites that were being looked at could be allowed, but may require zoning code changes.

MOTION: Pam Fernald made a Motion to accept the minutes as amended. Colleen Kelly seconded. The Motion was approved unanimously.

## **III. Housing Capital Funding Round Recommendations John DeChadenedes, HFP Coordinator Attachments and Handouts – Voting Item**

John gave a quick overview of the process which began with the pre-applications in June and noted that the recommendations are a culmination of this funding round. In September the RFP was issued with priorities coming from the 2015 combined NOFA. John reviewed the priorities noting that all are equally important. There are a huge range of needs to be met with a relatively small amount of money. The County is trying to address as many of these priorities as possible. He explained that the NOFA establishes long term priorities in order to give developers time to develop good projects. Gary Prince asked how priorities are determined and how the JRC could contribute. Priorities are crafted by All Home, previously the Committee to End Homelessness. Priorities include capital needs, services, Section 8, etc. Priorities are kept broad and try to include needs throughout the entire region. For example, the south county region has identified a need to serve more homeless youth. Knowing this need, we can be more directive in requesting proposals. Gary asked how this group (JRC) could participate in the conversation. Feedback from the JRC would be useful. As representatives of the community members know particular needs which can be brought to the attention of All Home. Mark Ellerbrook suggested that the next draft NOFA could be brought before the JRC for feedback before finalizing.

John provided some additional background information on the Housing Finance Program. HFP currently monitors 288 active contracts, with 10,300 housing units in the portfolio. Contracts are active up to 50 years, and HFP pays close attention to ensure maximum utilization. A question was raised regarding what happens when projects come to the end of their contract. John responded that several things can happen. If a building is in good shape the contract might be extended, or upgrades may be needed. A building could also be sold and the money re-invested in another project. No pattern has been established yet. The goal is to preserve as many units as possible.

The 12 applications received for this capital funding round are scattered around the county. There is \$7,883,000 available, while requests total over \$14.2 million. The County is recommending seven to receive funding. These recommendations will add 243 units to the portfolio, and will address a variety of priorities. Leverage is a big consideration. LIHTC (low income housing tax credits) were taken into account when making these recommendations, as well as coordination with other funders. County funding is only a portion of total funding for these projects.

All of the projects are important, but there is not enough money, so tough choices had to be made. There was no point system in the review. Reviewers started from both ends to determine the weaker and strongest applications, and then worked toward the middle to determine the best fit noting some funds have restrictions that must be accommodated.

The recommendations are as follows:

#### RENTAL UNITS:

**Red Vines: Totem Lake Senior Housing - \$2,775,000.** This is the second phase of the Francis Village project, and will be built on agency owned property. It will provide 91 units of senior housing. There was a question regarding the requested vs. recommended amount. John explained that part of the calculation is based on lining up low income tax credits. We are coordinating the LITC with the City of Seattle, and balancing these correctly will make it easier to get more projects through the gate. Colleen asked if this will impact ARCH and their choices. The County works with ARCH and other housing funders and tries very hard not to create negative consequences for them.

**Renton Housing Authority: Sunset Terrace - \$1,800,000.** This is another tax credit project. It will provide 50 units, including 10 units for homeless households and 10 for people with disabilities. This is part of a long term, multi-phase project. This one is recommended for more funding than was asked. Providing additional capital will help reduce debt and allow them to serve lower income people. Paul asked whether this was the project discussed at the JRC 3-6 months ago regarding an earmark. Mark responded that, yes, RHA made an application for a Choice Neighborhood Grant and we pledged \$1.5 million to support their application. Unfortunately, they did not receive that grant, so our commitment is voided. Now they are going back for tax credits and coming to us for funding.

**Auburn Youth Resources: Arcadia Project - \$999,500.** This project provides housing and shelter for youth and young adults. It includes 15 units of mini-apartments, and 12 units of overnight shelter. The project also includes a drop-in day center for homeless youth and young adults, which cannot be funded with Capital Housing dollars. There is a very high need in the south county for this type of project. Colleen asked about the different age ranges. The housing is only for the young adults over age 18. The day center may double as a shelter, and will be available for youth 12-18. Because our dollars can only be used for housing we cannot pay for the youth service component. The building may be multi-use, but we are only supporting the housing and shelter.

**Parkview Services: Parkview XII - \$401,000.** We are working with ARCH on this project. This housing is for adults with severe developmental disabilities. The County is hoping to support two houses, but depending on what ARCH does we may only get one house. Gary asked how the location will be determined. Metro is trying to get people away from the use of Access and over to fixed transit routes. John replied that Parkview is usually guided by where the State DD office says clients need housing.

**Bellwether Housing: University District Housing - \$400,000.** This project will provide 53 units, and combines moderately affordable and deeply affordable housing in one location. We are asking Seattle to use its share of document recording fees toward this project.

#### HOMEOWNERSHIP:

**Habitat for Humanity: Sammamish - \$350,000.** This project was in last year's funding applications, but did not receive funding. The city donated the site, but an additional road was needed which prevented it from being recommended. This year's proposal was improved. Easements have been obtained. The project will build 10 cottages which will be the only affordable housing in the City of Sammamish. Gary noticed that no public transportation is available. Priorities are moving toward directing development closer to public transportation, but because this is a small number of single-family homes transit is not as high of a priority. Karen Bergsvik commented that she lives near this site and believes there is transit service on 228<sup>th</sup>, and that the site is close to a transit center. Perhaps the scores need to be updated. The County has funded many Habitat projects. The lending model they utilize is extraordinary. It provides long term affordable housing, and allows lower income households the ability to build equity.

**HomeSight: Greenbridge Phase 3 - \$210,000.** This organization is proposing to build 8 more houses. The County has no reservations regarding this organization. When the Housing Authority developed the Greenbridge site the overall goal was to bring in private development to provide affordable home ownership opportunities to make this a more mixed-income neighborhood. This project has been a very positive influence in the neighborhood bringing in households at 60-80% of median income.

Five applications were not recommended for funding at this time:

**LIHI: Renton.** It was not possible to fund three tax credit projects at this time, and there were two project applications in Renton and Sunset Terrace is the city's priority. In addition, the site condition and infrastructure needs contribute to the decision not to recommend. Colleen thanked John for sharing and asked that the rationale be added to the write-up.

**Congregations for Homeless: Eastside Shelter.** This is a strong organization, but they have not determined a site, have no hard budget or design, and there are zoning issues. Expect to see this project in future funding rounds when more specific information is available.

**DASH: Summerwood Apartments.** The County has not determined a policy on how to handle major capital needs within their portfolio. Dan Stroh commented that a lot of other sources are lined up to fund this, but there is a shortfall, and they are requesting a modest amount. John responded that earlier phases were funded in order to address the most critical improvements. They also have restructured loans and have helped in other ways. Cash flow for this project is improved so some repairs are happening, though at a slower pace.

**DESC: Estelle Apartments.** Since the County ran out of money, Seattle is going to support this project. Tom Mack confirmed that Seattle is funding this project.

**Parkview: Homeownership Program.** This is a good application, but the County chose not to recommend two projects for the same organization in order to spread resources.

Ken asked if there were any additional questions. Rob Beem asked about the money that is left in reserve. What is the history of consuming reserves? John replied that they do not like to allocate 100% of the money because sometimes things happen during development, which can be addressed with reserves. Also, most of reserve money is Veteran levy money, but no appropriate application was received for this funding. Mark added that it is not uncommon to leave some money in reserve. If not used, the money would roll to the next funding round. In addition, projects are still being considered at the State level, and there may be opportunities to invest veteran dollars to support a project in King County. If something develops, we will come back to the JRC with additional recommendations. The Veterans Levy money is earmarked for veterans only, which makes the general reserve much smaller. Mark said there was also potential to invest some veteran funds into the Estelle Apartments. The project is fully funded, but it may be possible to juggle funding for other projects. There may also be a shortfall at the State level for a Housing Authority project that is being considered. The State is on a different schedule and their recommendations will not be ready until December so there may be further recommendations in January. This money is in no danger of being lost.

Ken Hearing asked for two actions to allow the different voting bodies the chance to vote. Jerry Robison disclosed that he has done legal work for Homesight, but he is here to represent Sound Cities. It could be an issue if he were the deciding vote. The committee thanked him for his disclosure.

**MOTION:** Paul Winterstein made a motion to approve the HOME funding recommendations as proposed. Pam Fernald seconded the Motion.

HOME Funds:

Imagine Housing – Totem Lake II – Red Vines, Kirkland	\$1,700,000
Renton Housing Authority- Sunset Area Apartments	\$1,490,000
Habitat for Humanity – Sammamish Cottages – Homeownership	\$ 350,000
HomeSight – Greenbridge Homeownership Phase III	\$ 210,000
Total: \$3,750,000 with \$144,309 in Reserve Account	

The motion was approved unanimously by the eligible HOME voting members.

MOTION: Paul Winterstein made a motion to approve the RAHP, LEVY Funds and 2331 funding recommendations as proposed. (*See Attached Recommendation Summary*). Pam Fernald seconded the Motion.

Imagine Housing – Totem Lake II – Red Vines, Kirkland

RAHP \$385,000

Levy Funds:

Vets - \$200,000

Human Services \$490,000

Renton Housing Authority- Sunset Area Apartments

Levy Funds – Human Services \$310,000

Auburn Youth Resources

Levy Funds – Human Services \$199,500

2331 Funds \$800,000

Parkview Services – Parkview Home XII

RAHP \$401,000

Bellwether Housing – UCC Project

RAHP \$400,000

Total RAHP: \$1,186,000 with \$141,020 in Reserve Account

Total LEVY- Vets Funds: \$200,000 Reserve Account \$660,000

Total LEVY-Human Service Funds: \$999,500; Reserve Account \$500

Total 2331 Funds: \$800,000; Reserve Account: \$2,000

The motion was approved unanimously by all JRC voting members.

#### IV. Round Table and Announcements:

Jerry Robison did not seek re-election and so is stepping down from the JRC. This will be his last meeting. He appreciates the work of the JRC, and thanked members for their partnership.

Paul Winterstein was re-elected, but has requested to serve on a different committee. He has enjoyed his service on the JRC.

Mark Ellerbrook spoke regarding the Coordinated Entry and the HMIS system in King County. A coordinated entry system was created under the leadership of All Home for households experiencing homelessness in King County. Recently, the state selected a new



vendor for its HMIS and the County will be taking over management of this system from the City of Seattle. As we move forward, there will be a need for funds to make these systems work. Because services are regional, it seems reasonable that other jurisdictions assist. Mark hopes the JRC will support some proposals to help fund these systems. He will come back in January with more information regarding what the system will look like and what funding is needed. Pam Fernald asked if this meant the County would be taking CDBG money from the cities to fund systems? Mark responded that part of the waterfall may be appropriate to fund this system which everyone takes advantage of. Colleen would like time to make a decision. Mark agreed and added that discussions will happen over several meetings. This is not just an administrative issue, this system is very important to prioritize and reduce homelessness. Colleen remarked that it is currently not working very well on the eastside. Mark concurred that the current system is flawed. This is a new, more comprehensive system that is more regionally sensitive and will provide a broad entry system. It is still in the design phase, and ultimately whether it is appropriate and what level of JRC support may be needed is not determined. Ken Hearing said that as a representative of Sound Cities he would like to get input from PIC. Mark added that funding decisions are not expected until at least January. He is bringing it up now because it is an important piece of work and all players need to be part of the discussion. Rob commented that while he shares concern of how this might affect direct services, having infrastructure to deliver the service is part of it. It is incumbent upon us to address the whole.

Calendar – Kathy gave a quick review of the calendar. The JRC did a lot of work in 2015. She asked for input as she begins planning the 2016 calendar. A question was raised whether the JRC will have any input to the Best Starts for Kids allocation. Mark replied that although there will be some money to address homelessness which could come before the JRC there will be a separate advisory committee for BSK.

Announcement: Paul announced that there will be an Eastside Human Services Forum event on December 9 at 2:00 PM. For additional information visit the website: [eastsideforum.org](http://eastsideforum.org).

On behalf of King County, Terry Mark thanked Jerry and Paul for their service to the JRC. It has been a pleasure serving with them and she appreciates the work and contributions they have made to this body and to the community. Ken Hearing and the rest of the JRC added their appreciation as well.

Adjourn 11:10.

**To Be Revisited  
February 25, 2016**

## **Joint Recommendations Committee 2016 Meeting Calendar**

### **January 28**

- Action Item: Elect 2016 JRC Chair and Vice-Chair
- Action Item: Review JRC/Consortium Procedures, Meeting Location and 2016 JRC Work Plan
- Action Item: Priorities for Community Development Block Grant (CDBG) 2017 capital funding round
- Info Item: Housing Repair Program – 2015 Update

### **February 25**

- Info Item: ARCH Competitive Process Affordable Housing Award Recommendations for North/East Sub-region CDBG
- Info Item: Housing Finance Program's proposed schedule for 2016 capital funding round for 2017 funds, Capital NOFA: publish NOFA in March

### **March 24**

- Public Input: Public Meeting Regarding Community Development Needs
- Action Item: Adopt ARCH Competitive Process Affordable Housing Award Recommendations for North/East Sub-region CDBG
- Info Item: 2015 CAPER Report
- Legislative Update

### **April 28**

- Action Item: Review prior year CDBG and/or HOME projects that are failing their timely expenditure requirement; review recommendations to extend or cancel projects
- Info Item: Housing Repair Program – 1<sup>st</sup> Qtr 2016 Update
- Info Item: List of Housing Finance Program Pre-applications
- Info Item: List of Community Development Capital Non-Housing Pre-applications

### **May 26**

- Info Item: 2017 Program Planning: CDBG/HOME budget review
- Interlocal Cooperation Agreement (ICA) Discussion

### **June 23 - No Meeting**

**July 8** (Optional and encouraged) - Forum for presentation of CDBG non-housing capital applications  
(*Location to be determined*)

### **July 28 - No Meeting**

### **August 16 (Optional)**

- Info/Briefing Item: Review of all CDBG capital non-housing applications

### **September 22**

- Info/Briefing Item: JRC Federal and State Legislative Agenda
- Public Hearing to obtain Community Development and Housing needs
- Action Item: 2017 Program Year Funds Planning - Decide on Community Development Block Grant Non-housing Capital Awards of 2016 Funding Round (2017 program year funds)

**October 27**

- Action Item: JRC Federal and State Legislative Priorities for 2017
- Info/Briefing: Review and discussion of all affordable housing capital applications received in the 2015 funding round for 2016 funds.
- Info Item: Housing Repair Program – 3rd Qtr 2016 Update

**November 17**

- Action Item: –JRC votes to approve and adopt final Affordable Housing Capital Recommendations of 2016 Funding Round (2017 program year funds)



King County

King County Housing Repair Program 2015  
1/28/2016

**Current funding available for home repair projects with remaining 2015 budget**

- CDBG \$157,500
  - HOME \$157,000
- \$314,500

**Projects to be approved in 1<sup>st</sup> quarter 2016**

- Deferred Payment Loans (DPL) (18 units) \$274,300.00
  - Mobile Home Grants (MHG) (12 units) \$34,050.00
- (30 Units) \$277,750.00

**Remainder left for emergencies \$36,750.00**

**Remaining Pipeline**

Deferred Payment Loans (DPL) (44 units)	Avg. Loan	\$11,388.00 =	\$501,072.00
Mobile Home Grants (MHG) (15 Units)	Avg. Grant	\$4,551.00 =	\$68,115.00
Home Access Modification (HAM) (1 unit)	Avg. Grant	\$5,352.00 =	<u>\$5,352.00</u>
Funding Shortfall 2015			\$574,539.00

**2015**

Deferred Payment Loans	(43)	\$489,685.00	Avg. Loan	\$11,388.00
Mobile Home Grants	(31)	\$140,770.00	Average Grant	\$4,541.00
Home Access Modification	(1)	\$5,352.00	Average Grant	\$5,352.00
Emergency Grants	(5)	\$6,321.00	Average Grant	\$1,264.00

**Program Income Generated 2015 \$639,412.00 CDBG/HOME**



# Area Summary of HRP Activity

# 2015

Location	New Apps					Pending Apps					Approved Apps					Completed Apps					Cancelled Apps				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD
ALGONA	3	1	2		6							2		2				2	2				2		2
AUBURN	1	1	2		4			1		1			1		1			1		1			2		2
BLACK DIAMOND		2			2						1	1	1	1	4	1				1	2				2
BOTHELL	4		1	3	8						2			1	3	2	1			3	1	1		2	4
BURIEN	3	3	4	3	13						2	1	1	1	5	4	2		1	7			2	6	8
COVINGTON		2	1	1	4			1		1		1	1	1	3	1			1	2	1	1			2
DES MOINES	3	5	3	2	13			1		1		1	1	2	4		1		1	2	2			2	4
DUVALL		2		1	3																		1		1
ENUMCLAW	1	4	3	2	10			1	1	2	2		1	4	7	1	1		3	5	1				1
FEDERAL WAY																1				1					
ISSAQUAH			1		1																				
KENMORE	1	3	1	1	6	1		2		3	3		1	4	2					2				1	1
KENT	1			1	2						1			2	3		1		1	2		2		1	3
KIRKLAND	3		2	6	11	2		1	1	4	2		1	1	4		4		1	5	1	1		2	4
LK FOREST PARK				1	1									1	1										
MAPLE VALLEY	2	1			3						1	1		1	3	1		1		2	1		1		2
MERCER ISLAND	1			1	2	1				1															
NEWCASTLE			1	1	2																				
NORTH BEND		1	1	2	4		1	1		2						1				1					
PACIFIC			2		2																				
REDMOND	3	3	2	2	10	1			1	2			1	2	3				1	1	2	5	4	2	13
RENTON	13	3	5	11	32		1	1	1	3	3	2	3	10	18	3	2	2	4	11	4	3	1	3	11
SAMMAMISH		2			2									1	1									1	1

Location	New Apps					Pending Apps					Approved Apps					Completed Apps					Cancelled Apps				
	Ist Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	Ist Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	Ist Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	Ist Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	Ist Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD
SEATAC	2	5	2	4	13						1	1	3	5	2	1	2	2	7	2	1	2	5	10	
SHORELINE	7	2	5	2	16	3		1		4	1			1	2	1			3	2	2		1	5	
SNOQUALMIE				1	1																1			1	
TUKWILA		4	4	7	15							1		1				1	1	1	1		1	3	
UNINCORPORATED	15	22	22	22	81		2	3	3	8	2	4	4	14	24	3	4	3	11	21	5	11	6	5	27
WOODINVILLE			1		1																				
<b>Consortium Total</b>	<b>63</b>	<b>66</b>	<b>65</b>	<b>74</b>	<b>268</b>	<b>8</b>	<b>4</b>	<b>13</b>	<b>7</b>	<b>32</b>	<b>22</b>	<b>10</b>	<b>19</b>	<b>46</b>	<b>97</b>	<b>24</b>	<b>18</b>	<b>9</b>	<b>29</b>	<b>80</b>	<b>25</b>	<b>29</b>	<b>21</b>	<b>32</b>	<b>107</b>

# Area Summary of HRP Activity - Amt

# 2015

Location	Funded				Total for Year	Spent				Total for Year
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
ALGONA			\$10,366		\$10,366			\$2,346	\$8,020	\$10,366
AUBURN			\$25,000		\$25,000	\$1,498			\$20,056	\$21,554
BLACK DIAMOND	\$1,054	\$11,000	\$9,250	\$2,000	\$23,304	\$1,054		\$10,396		\$11,450
BOTHELL	\$10,659			\$10,250	\$20,909	\$12,321	\$5,397			\$17,718
BURIEN	\$11,002	\$23,365	\$17,634	\$6,300	\$58,302	\$37,773	\$23,365	\$17,634	\$174	\$78,946
COVINGTON	\$10,775		\$10,530	\$8,356	\$29,660	\$10,775		\$220	\$15,905	\$26,901
DES MOINES	\$4,857		\$11,787	\$43,000	\$59,644	\$8	\$4,857	\$184	\$12,963	\$18,011
DUVALL										
ENUMCLAW	\$7,407		\$1,181	\$15,016	\$23,605	\$7,212	\$194		\$5,197	\$12,604
FEDERAL WAY						\$590				\$590
ISSAQUAH										
KENMORE	\$12,710			\$18,500	\$31,210	\$6,710	\$4,065			\$10,774
KENT	\$11,631			\$10,173	\$21,804	\$11,631			\$9,467	\$21,098
KIRKLAND	\$31,060	\$14	\$5,412	\$18,200	\$54,686	\$47,840	\$478	\$156	\$5,413	\$53,888
LK FOREST PARK				\$16,239	\$16,239					
MAPLE VALLEY	\$317	\$7,769		\$6,000	\$14,085	\$317	\$14	\$7,755		\$8,085
MERCER ISLAND	\$35				\$35	\$22		\$14		\$35
NEWCASTLE										
NORTH BEND						\$6,135				\$6,135
PACIFIC										
REDMOND			\$493	\$51,850	\$52,343				\$493	\$493
RENTON	\$8,859	\$9,070	\$43,161	\$48,655	\$109,746	\$19,563	\$4,349	\$26,080	\$28,059	\$78,051
SAMMAMISH				\$21,923	\$21,923	\$298	\$267		\$6,612	\$7,176

<i>Location</i>	<i>Funded</i>					<i>Spent</i>				
	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	<i>Total for Year</i>	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	<i>Total for Year</i>
SEATAC		\$10,887	\$10,139	\$13,943	\$34,970	\$11,724	\$954	\$20,871	\$8,600	\$42,150
SHORELINE	\$4,734				\$4,734	\$42,142				\$42,142
SNOQUALMIE										
TUKWILA			\$8,478		\$8,478			\$155	\$8,323	\$8,478
UNINCORPORATED	\$22,180	\$50,767	\$39,620	\$124,014	\$236,582	\$54,602	\$38,106	\$53,947	\$93,274	\$239,928
WOODINVILLE										
<b><i>Consortium Total</i></b>	<i>\$137,281</i>	<i>\$112,873</i>	<i>\$193,052</i>	<i>\$414,418</i>	<i>\$857,625</i>	<i>\$272,215</i>	<i>\$82,045</i>	<i>\$139,758</i>	<i>\$222,554</i>	<i>\$716,573</i>





**CITY OF ALGONA**  
402 Warde Street  
Algona, Washington 98001

Administration (253) 833-2897  
Public Works (253) 833-2741  
Police (253) 833-2743  
Fax (253) 939-3366

January 26, 2016

Kathy Tremper  
Community Development Coordinator  
Housing and Community Development  
401 Fifth Avenue, Suite 510  
Seattle, WA 98104

RE: 2016 CDBG Non-Housing Capital Fund Award

Dear Ms. Tremper,

The City of Algona would like to express its appreciation for the 2016 funding of our grant application intended for tenant improvements at our new Algona Community Center.

Due to overlapping complexities and schedule implications related to project bonding, environmental documentation, engineering design and public noticing, coupled with the August 1, 2016 contract award deadline and review timelines, we feel we must graciously decline the grant at this time.

We are very excited about our project and look forward to applying for CDBG funding in the next funding period.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Diana Quinn". The signature is fluid and cursive, written over a white background.

Diana Quinn, MMC  
City Administrator/Clerk Treasurer

Attachment D.1  
**RFP: King County Community Development Block Grant Capital Non-Housing RFP**  
**RFP Number: 1016-15 VLN**

**North/East Sub-Region Advisory Group Recommendations  
2015 CDBG Capital Applications for 2016 Funds**

Applicant	Request	Recommended			
Proposal Title	Request	Minimum Request	NE Sub-Region Recommended Award	Ranking	JRC Approved
<b>North/East Sub-Region - Estimated Funds Available \$443,927</b>					
ARCH Housing Set-Aside (40% of \$443,927)			\$177,571		\$177,571
Duvall ADA Ramp Replacement	\$50,000	\$50,000	\$0		Withdrawn
North Bend Way ADA Improvements*	\$341,120	\$308,000	\$266,356		\$266,356
<b>Sub-Region Total</b>			<b>\$443,927</b>		<b>\$443,927</b>
* If available funds are higher than projected this project will receive additional funding.					
** If available funds are lower than projected, this project will be reduced.					

**South Sub-Region Advisory Group Recommendations  
2015 CDBG Capital Applications for 2016 Funds**

Proposal Title	Request	Minimum Request	Ranking	South Sub-Region Recommended Award	JRC Approved
<b>South Sub-Region - Estimated Funds Available \$956,475</b>					
Burien Hilltop Elementary School Crosswalk Improvements	145,000	120,000	1	145,000	\$145,000
DAWN Shelter Renovation	131,300	118,000	2	60,000	\$ 60,000
Tukwila Minor Home Repair*	135,000	100,000	3	100,000	\$100,000
Diocese of Olympia – New Roots	60,000	32,000	4	60,000	\$ 60,000
Highline StartZone Microenterprise	90,000	71,000	5	90,000	\$ 90,000
SeaTac Riverton Heights Park	332,000	310,000	6	332,000	\$332,000
Algona Community Center Tenant Improvements**	500,000	258,472	7	119,475	\$119,475
Contingency				50,000	\$50,000
Black Diamond ADA Improvements	210,000	185,000	8	0	0
Algona Celery Avenue Sidewalks	387,000	250,000	9	0	0
<b>Sub-Region Total</b>				<b>\$956,475</b>	<b>\$956,475</b>
* If available funds are higher than projected this project will receive additional funding to maximum request.					
** If available funds are lower than projected, this project will be reduced.					

A) CDBG Waterfall  
CDBG - 2017 Program Year Estimates

Estimate Date: 1/28/16

**Resources**

	Entitlement	2016 Projected Program Income	Total Available	*Recaptured Funds	Total Available with Recapture	Verification Column
Reg. Consortium	3,472,085	250,611	3,722,696	125,164	3,847,860	
Kirkland	186,400	12,272	198,672	0	198,672	
Redmond	242,519	0	242,519	0	242,519	
Renton	586,722	12,960	599,682	965	600,647	
Shoreline	259,298	24,157	283,455	0	283,455	
<b>2016 Funds Available</b>	<b>4,747,024</b>	<b>300,000</b>	<b>5,047,024</b>	<b>126,129</b>	<b>5,173,153</b>	5,047,024
<b>Total PI and Entitlement</b>		<b>5,047,024</b>				
Admin 20% Ceiling =	1,009,405				5,173,153	
Human Service 15% Ceiling = PI+ENT	757,054					

\* Added to Waterfall at 5b and 5c below

**Distribution**

1. Planning and Admin		20% of (CDBG Entitlement + 2015 PI):		\$1,009,405	Total	
Reg. Consortium Cities	744,539				744,539	
	Consortium Share JAC = 10%	Joint Agmt Only = 10%				
Kirkland = 20%	19,867	19,867			39,734	
Redmond = 20%	24,252	24,252			48,504	
Renton = 20%	59,968	59,968			119,936	
Shoreline = 20%	28,346	28,346			56,691	
	132,433	+	132,433		264,866	
Total Administration:					1,009,405	1,009,405
2. Human Services		15% of (CDBG Entitlement + 2015 PI):		\$757,054		4,037,619 Remaining
a) Joint Agreement City contribution to HSP						
Kirkland = 5%		9,934				
Redmond = 5%		12,126				
Renton = 5%		29,984				
Shoreline = 5%		14,173				
		66,216			66,216	
b) Joint Agreement Cities Human Services						
Kirkland = 10%		19,867				
Redmond = 10%		24,252				
Renton = 10%		59,968				
Shoreline = 10%		28,346				
		132,433			132,433	
SubTotal					198,649	
			Total Remaining		558,404	
c) Reg. Consortium Cities Shelter Allocation (Frozen)						
		180,000			378,404	
d) Remaining Consortium Human Services Funds:						
50% Reg Consortium's contribution to HSP		189,202				
50% remaining for Diversion		189,202				
2015 Food Banks			115,566		115,566	
2015 KC Bar & Diversion			71,000		71,000	
			Total Human Services		757,054	757,054
3. Housing Repair						
		20% of (CDBG Entitlement + 2015 PI):		\$1,009,405		
Reg. Consortium Cities of KC PI=Ent.	744,539				744,539	
Kirkland = 20%		39,734			39,734	
Redmond = 20%		48,504			48,504	
Renton = 20%		119,936			119,936	
Shoreline = 20%		56,691			56,691	
			Total HRP		1,009,405	1,009,405
4. Section 108 Greenbridge Repayment						
Reg. Consortium Cities	174,369		Total		174,369	174,369
5. Capital Distribution (Balance of Funds):						
a.) Capital Implementation (C14241)						
Capital Activity Delivery					250,947	
Kirkland = 2%		3,973				
Redmond = 2%		4,850				
Renton = 2%		11,994				
Shoreline = 2%		5,669				
		26,487			26,487	
Balance to Reg. Consortium Cities =					224,460	
					250,947	250,947
b.) Joint Agreement City Capital Func						
	Recapture	Entitlement + PI	Total			
Kirkland	0	85,610	85,610			0
Redmond	0	104,283	104,283			0 Recapture
Renton	965	257,864	258,829			0
Shoreline	0	121,885	121,885			0
		569,642	570,607	570,607		1,275,238 Remaining
c.) Consortium Capital Funds						
	Recapture	Entitlement + PI	Total			
	125,164	1,275,238	1,400,402	1,400,402		125,164 Recapture
Total N/E Sub Region .317%	443,927					
N/E Housing Capital - 40%	177,571					
N/E Other Capital - 60%	266,356					
South Sub Region .683%	956,475		Total	1,400,402	1,400,402	0 Remaining Contingency
<b>Total - Distribution</b>				<b>5,172,188</b>	<b>5,172,188</b>	

## **King County CDBG/HOME Consortia – Joint Recommendations Committee**

### **2016 Federal Legislative Outcomes**

The FY16 omnibus spending bill was signed by President Obama on Friday, December 18, 2015 ending months of uncertainty and improving the funding levels for HUD programs over earlier House and Senate budget bills. In general, our Agenda fared well with all programs maintained and a few, most notably the HOME Program increased over FY15.

#### **1. Restore Community Development Block Grant (CDBG) to \$3.3 Billion**

The CDBG Program was maintained at the FY15 level of \$3 billion.

#### **2. Restore HOME Program to at Least \$1.06 Billion**

After being threatened with near elimination in the Senate Committee's THUD bill and with a \$133 million cut in the House bill, HOME was funded at \$950 million in the omnibus, a \$50 million increase from FY15.

#### **3. Increase McKinney-Vento Homeless Assistance Grants**

The omnibus bill funds HUD's Homeless Assistance Grant program at \$2.25 billion, \$115 million more than in FY15 and according to the National Alliance to End Homelessness, a level sufficient to maintain existing capacity.

#### **4. Support Full Funding for Section 8 Vouchers**

The omnibus provides \$10.62 billion for the renewal of Project-Based Rental Assistance contracts, compared to the \$9.73 billion in the FY15 appropriation. HUD believes that this level of funding is sufficient to renew all contracts for calendar year 2016.

#### **5. Support funding for VA Supportive Housing Vouchers (VASH)**

The omnibus bill provides \$60 million for new Veterans Affairs Supportive Housing (VASH) vouchers. It is estimated that this could result in approximately 8,000 new vouchers.

#### **6. Support a Permanent Credit Floor for the Low Income Housing Tax Credit (LIHTC) Program**

On December 18, 2015 President Obama signed into law a broad tax extenders bill, the "Protecting Americans from Tax Hikes Act of 2015," which makes permanent certain tax provisions, including setting minimum tax credit rates for housing projects that receive Low Income Housing Tax Credits (LIHTCs). While the bill does not establish a minimum fixed 4 percent tax credit rate for acquisition projects, it does meet our request to permanently extend the minimum LIHTC rate at a fixed 9 percent for new construction and substantial rehabilitation projects retroactive to January 1, 2015.

#### **7. Support funding For the National Housing Trust Fund (NHTF)**

The threats to NHTF funding found in the House and Senate budget bills have been removed from the omnibus bill and the path is cleared for HUD to implement the NHTF in 2016 with resources collected from a modest assessment on the annual volume of business of Fannie Mae and Freddie Mac. The NHTF will allocate the first funds to states in 2016 for the production, preservation, and operation of rental housing affordable for extremely low income households.

**Community Development Block Grant (CDBG) Program Planning  
Adoption of Priorities for 2017 CDBG Capital Funds**

**Issue:** HCD staff and the Sub-regional Interjurisdictional Advisory Groups have met to recommend Sub-regional funding priorities for the 2017 Community Development Block Grant (CDBG) Consortium capital funds for the consideration of the JRC.

**Background:** In January/February of each year, HCD staff meets with the CDBG Consortium city staff representatives to review the CDBG capital funding program and to propose CDBG funding round priorities for the coming year for each consortium sub-region: South and North/East. The funding round priorities must be approved prior to the release of the CDBG non-housing capital application by the Housing and Community Development (HCD) program on April 22nd.

On January 19, 2016, HCD Staff facilitated a joint meeting of the North/East and South Sub-region city representatives as well as members of the Joint Agreement cities. The following priorities are proposed to the JRC for consideration and adoption. The priorities lists below do not represent any order of priority.

- 1) North/East Sub-Region Priorities – approximately \$443,927 in CDBG capital funds available
  - a) Affordable Housing Set-Aside – 40% of total available to sub-region (approximately \$177,571).  
Balance - \$266,356 for the following categories:
    - b) Public Improvements
    - c) Community Facilities
    - d) Micro-enterprise Business Development
  
- 2) South Sub-Region Priorities - approximately \$956,475 in CDBG capital funds available; no targeted set-asides
  - a) Community Facilities
  - b) Public Improvements
  - c) Minor Home Repair
  - d) Micro-enterprise Business Development

**Action Requested:** Review, discuss and approve or modify funding priorities recommended by HCD and CDBG Consortium city staff for the 2016 funding round, in which 2017 CDBG funds will be allocated.

**Staff Contact:** Kathy Tremper, Community Development Coordinator  
E-mail: [kathy.tremper@metrokc.gov](mailto:kathy.tremper@metrokc.gov) Phone: (206) 263-9097

## 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 six components. Each of the components contains sections with numbered sub-topics. The six 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.

# Coordinated Entry for All

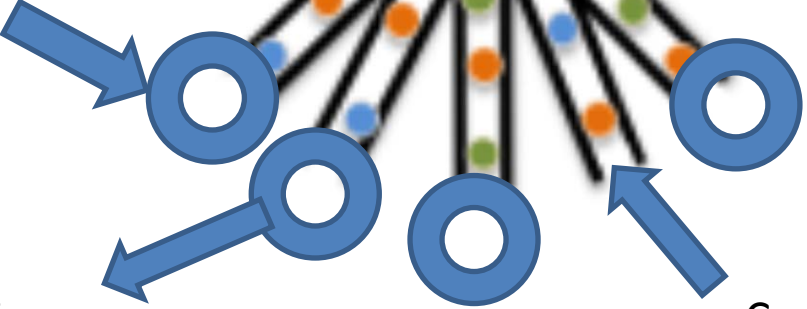


Connect with  
Housing and  
Services



Prioritization,  
Triage, and Referral

Housing Assessors at  
Regional Access Points



Access and  
Regionally-Based  
Assessment

Mobile Housing  
Assessors

Community Based Housing  
Assessors (i.e. Reach, HOST)

# Qualities of Effective Coordinated Entry

Quality Standards	Definition
<b>Standardized access, assessment, and referral processes</b>	All CE locations offer the equal access and the same assessment approach.
<b>Prioritization</b>	People with the greatest needs receive priority for any type of housing and homeless assistance. People are housed quickly without preconditions.
<b>Low Barrier Housing and Housing First Orientation</b>	CE process houses people quickly and does not screen people out for assistance because of a perceived barrier to housing or services.
<b>Referral Protocols</b>	Housing program have the capacity to accept all eligible referrals and a documented protocol exists for rejecting referrals
<b>Ongoing planning and stakeholder consultation</b>	Evaluating and updating the CE process using IS. Transparency of data and community ownership and problem solving strategies.
<b>Aligned with HMIS</b>	Align CE database with HMIS to collect and manage data associated with assessment, referral, and service delivery.
<b>Work to increase homeless housing stock.</b>	Reduce long waiting times and improve system functioning by increasing the housing stock.
<b>Person Centered process and immediate service connections</b>	<ul style="list-style-type: none"> <li>The coordinated entry process incorporates participant choice, which may be facilitated by questions in the assessment tool or through other methods. Choice can include location and type of housing, level of services, and other options about which households can participate in decisions.</li> </ul>