



King County

Urban Consortium Joint Recommendations Committee

Meeting Materials for Thursday, May 24th, 2018

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

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Agenda	May 2018 JRC Meeting Agenda
Attachment A	March 2018 JRC Meeting Minutes (Draft)
Attachment B	Project Review for Timely Expenditure
Attachment B.1	CDBG Project List for Timely Expenditure
Attachment B.2	HOME Project List for Timely Expenditure
Attachment C	White Center Square Section 108 Loan Update
Attachment D.1	Area Summary of Housing Repair Program Activity
Attachment D.2	Area Summary of Housing Repair Program Activity AMT
Attachment E	Introduction: KC Consortium Consolidated Strategic Plan
Attachment E.1	KC Con Plan Cycle Graphic
Attachment E.2	Introduction to KC Consortium Con Plan SP Section
Attachment E.3	Link to Strategic Plan for 2015-2019
Attachment F	Housing Finance Program Updates
Attachment G	CDBG "Waterfall" 2019 Estimates
Attachment H	Consortium City list of CDBG Applications for 2019 Funds

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King County
JRC Members

Ken Hearing
Mayor North Bend
Sound Cities
Association, Chair

De'Sean Quinn
Tukwila,
Councilmember
Sound Cities
Association,
Vice Chair

Clyde Hill
SeaTac
Councilmember
Sound Cities
Association

Chris Ross
Sammamish
Councilmember
Sound Cities
Association

Mark Ellerbrook
King County,
Regional HCD
Program Manager

TJ Cosgrove
King County,
Director,
Community Health
Services Division

Lisa Verner
King County, DPER
Director

Dianne Utecht
Renton
Human Services
Coordinator

Rob Beem
Shoreline
Community Services
Manager

Jeff Watson
Federal Way
Community
Services Manager

Joy Scott
Auburn,
Human Services.
Manager

Laurie Olson
Lending Manager,
Seattle Office of
Housing

Agenda

JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING

May 24, 2018

9:30 AM - 11:30 AM

King County Department of Elections

2nd Floor Multipurpose Conference Room, 919 Grady Way, Renton, WA 98057

Directions: <http://www.kingcounty.gov/depts/elections/about-us/contact-us/directions.aspx>

- I. Welcome and Introductions**
- II. March 22, 2018 Meeting Minutes**
Attachment A- Action Item All
- III. Review prior year CDBG and/or HOME projects**
Review recommendations to extend or cancel projects
Attachment B- Action Item All
HCD, Kathy Tremper, Community Development Program and Quinnie Tan, Housing Finance Program
- IV. White Center Square Section 108 Loan Update**
Attachment C – Action Item
HCD, Kathy Tremper, Community Development Program and Jackie Moynahan, Capital Programs
- V. Housing Repair Program Quarterly Update**
Attachment D.1 and D.2 - Info Item
Clark Fulmer, HCD, Housing Repair Program
- VI. Strategic Plan portion of Consolidated Plan and Sound Cities Briefing**
Attachments E, E.1, E.2, and E.3 - Info Item
Valerie Kendall, HCD, Affordable Housing Program
- VII. King Housing Finance Program Updates and Pre-applications & HOME Budget**
Attachment F – Info Item
Quinnie Tan, HCD, Housing Finance Program
- VIII. King Housing 2019-2020 Emergency and Time-Limited Funding Round**
Info Item – No Attachment
HCD, Homeless Housing Program
- IX. 2019 Program Planning: CDBG Budget review**
Attachment G - Info Item
Kathy Tremper, HCD, Community Development Program
- X. JRC Consortium City Only**
List of Community Development Capital Non-Housing Pre-applications
Attachment H – Info Item All
Kathy Tremper, HCD, Community Development Program

ADJOURN

Next Meeting: September 27, 9:30 AM - 11:30 AM

Location: King County Department of Elections, 2nd Floor Multipurpose Conference Room

JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING
March 22, 2018
9:30 AM - 11:30 AM
King County Department of Elections
2nd Floor Multipurpose Conference Room, 919 Grady Way, Renton, WA 98057

Members Present:

Ken Hearing, Mayor, City of North Bend, JRC Chair (Sound Cities Association)
De'Sean Quinn, Councilmember, City of Tukwila, JRC Vice-Chair (Sound Cities Association)
Chris Ross, Councilmember City of Sammamish
Clyde Hill *SeaTac Councilmember Sound Cities Association*
Diane Utecht, Community Development Block Grant Specialist, City of Renton
Rob Beem, Community Services Manager, City of Shoreline
Joy Scott, Human Services Manager, City of Auburn
Jeff Watson, Community Services Manager, City of Federal Way
Lisa Verner, for Jim Chan, Interim Director, King County Department of Permitting and Environmental Review
TJ Cosgrove, Community Health Services, King County Department of Public Health
Mark Ellerbrook, Regional Housing and Community Development Manager, King County Department of Community and Human Services (DCHS)
Laurie Olson, Lending Manager, City of Seattle Office of Housing

Members Not Present: none

King County Staff:

Kathy Tremper, Coordinator, Community Development Program, Housing and Community Development (HCD), DCHS
Jackie Moynahan, Capital Programs Manager, HCD, DCHS
Valerie Kendall, Project/Program Manager, Affordable Housing Program, HCD, DCHS
Al DAlessandro, Project/Program Manager, Housing Finance Program, HCD, DCHS
Clark Fulmer, Coordinator, Housing Repair Program, HCD, DCHS
Dave Mecklenburg, Project/Program Manager, Community Development Program, HCD, DCHS
Julia Bobadilla-Melby, Administrative Specialist, DCHS

Guest Presenter: Klaas Nijhuis, A Regional Coalition for Housing (ARCH)

Guests:

Colleen Brandt-Schluter, City of SeaTac
Merina Hanson, Human Services Manager, City of Kent
Alaric Bien, Human Services Manager, City of Redmond
Lori Fleming, Management Analyst, City of Burien
Alex Herzg, Intergovernmental Affairs, City of Woodinville
Ellie Wilson-Jones, Sound Cities
Stacey Hansen, Human Services Program Coordinator, City of Tukwila
Hodo Hussein, Human Services Specialist, City of Tukwila

- I. Welcome and Introductions** – City of North Bend Mayor Ken Hearing, Committee Chair opened the meeting at 9:38 a.m. He welcomed guests and asked for introductions.

II. Review December 7, 2017 Meeting Minutes

MOTION: City of Federal Way Community Services Manager, Jeff Watson made a motion to accept the December 7, 2017 meeting minutes as presented. City of Tukwila Councilmember De’Sean Quinn seconded the motion. The motion was approved unanimously.

III. Elect 2018 JRC Chair and Vice Chair

Community Development Coordinator, Kathy Tremper told the committee that it was time to elect the 2018 JRC Chair and Vice Chair. She directed members to look at Attachments B.1 and B.2.

MOTION: Mayor Ken Hearing made a motion to elect Councilmember De’Sean Quinn as the 2018 JRC Chair. Councilmember Chris Ross seconded the motion. The motion was approved unanimously.

MOTION: Councilmember De’Sean Quinn made a motion to elect Mayor Ken Hearing as the 2018 JRC Vice Chair. Lisa Verner for Jim Chan, Interim Director Department of Permitting and Environmental seconded the motion. The motion was approved unanimously.

Staff said that City of Seattle Lending Manager, Office of Housing Laurie Olson will not be voting on CDBG or HOME related items.

IV. Public Hearing – Housing and Community Development Needs

Kathy Tremper went over Attachment C: *Housing and Community Development Needs*. Federal regulations require that the public be provided an opportunity to comment on any community development or housing needs associated with the Consortium’s Housing and Community Development Five-year Plan.

Staff said these meetings are required to be held twice during the program year. Staff went over the background, the JRC Options, and Staff Recommendation to provide a portion of the JRC meeting to receive public comment on matters related to the King County Consortium Housing and Community Development Five Year Plan.

Public Hearing was opened. Having received no public comments, the hearing was closed.

New Members: Mayor Ken Hearing acknowledged there were two new members in attendance and went over some meeting guidelines.

V. King County Consortium Consolidated Annual and Evaluation Report (CAPER)

HCD, Affordable Housing Program staff, Valerie Kendall, gave a high level report on accomplishments this past year.

- a) For HOME program two capital projects Ronald Commons in Shoreline and Providence John Gabriel in Redmond were completed.
- b) 223 people received home repair services
- c) 1300 people received housing stability services.
- d) Five households from areas offered the program (such as SeaTac, Tukwila and Burien) received special assessment assistance for a new sewer connection to the main line.
- e) Approximately 2000 people received homeless diversion services
- f) 3,300 persons received emergency housing services.

Staff went over Grant Entitlements.

- a) CDBG was about \$4.8 million
- b) HOME investment was about \$2.7 million
- c) Emergency Solutions Grant was about \$300,000

Information has been posted on the website via the CAPER Report. Valerie reviewed the 2017 CAPER. The King County Consortium was pleased to present the 2017 CAPER. Each year, King County reports to the general public and to HUD about how it used federal funds available for housing and community development in the past year. The CAPER details the use of federal funds, as required, and other funds that were available in 2017 to help carry out the priority needs and strategies identified in the King County Consortium's *Consolidated Housing and Community Development Plan for 2015 – 2019* (Consolidated Plan), as amended.

The CAPER is designed to provide a meaningful overview of the King County Consortium's investments and activities to address affordable housing needs, work towards the end of homelessness, and to improve the living environment for low-income residents. Staff went over the geographic area covered by the CAPER as listed in Attachment D.

VI. King County Consortium Consolidated Housing and Community Development Plan and Fair Housing Plan Briefing

Valerie Kendall presented an *Introduction to the King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan) 2020-2025*. This plan guides the investment of federal housing and community development funds, and other federal, state and local funds. There are six parts to the Consolidated Plan: 1. Administration of the Consolidated Plan (AD), 2. Executive Summary (ES), 3. The Process (PR), 4. Needs Assessment (NA), 5. Market Assessment (MA) and, 6. Strategic Plan (SP).

Staff will be doing a briefing of Item 6 of the Strategic Plan, which is the main part in two months.

The hard deadline is April 1st, 2020. There is a lot of approval that needs to happen. It has to go through KC Council. Staff would like it done by next fall and will look to do an update. Staff will have some suggestions for some changes.

Member asked if jurisdictions give input on the plan. Staff said, that will be answered in the next agenda item – *the King County Consortium Citizen Participation Plan*.

Staff went over fair housing work. The current federal administration has pulled some requirements of the Fair Housing Assessment. In tandem the regional affordable task force and fair housing group, staff will be doing some mapping. This will be the second cycle using HUD's 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 requirements remain the same, with a structured approach to specific questions addressed. The order of topics, includes some built in redundancies between the sections, and imposes text limits for responses.

VII. King County Consortium Citizen Participation Plan March 13, 2018 Draft

Valerie Kendall went over an updated table that was handed out at the meeting titled *King County Consortium Citizen Participation Plan March 22nd, 2018 draft*. See Attachment A. Between March 13 until the 22nd, there have been some changes. Page seven, section VI, part B of Attachment F.1 "Modifications of the Approved Action Plan" was modified so that it would be easier to understand.

The Plan is required by U.S. Department of Housing and Urban Development (HUD). Staff went over

downfalls of the old version. Staff has read over other plans by other states, thus reorganized it. Staff tried to add clarity and went over page four of the timelines in Attachment F.1. The plan must follow certain rules. HUD sets forth the policies and procedures for citizen participation in the process to receive and administer federal funds for the Community Development Block Grant, (CDBG), HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant (ESG) programs. The Citizen Participation Plan covers the five year Consolidated Plan, each subsequent Annual Action Plan, and any Substantial Amendments to the Consolidated Plan or the Annual Action Plans. The plan is organized in a ten step structure which is listed in the handout. Links have been put into the website so people can find out how to get CDBG funds.

Staff discussed Grant Based Accounting and obtaining clarifying direction from HUD for amendments of last Annual Action Plans due to the year of funds changing, although the project and amounts remained the same. Staff want the plan to be in compliance. Review input will still happen. A change that was made was the equity picture for a better metaphor. Changes were made to page four of the Plan, III. Participation, B. Public Notice. Staff went over the process that HUD requires for notifications. Requirements were done prior to the internet and social media that includes newspaper, which slows down the process. Member suggested to use the term, "Appropriate News Media." Staff said redundancies were taken out on page nine of the plan, part VIII, section A. Member was concerned if changes in the names of staff listed on page 11 of the plan, part XIII, will require amendments be brought back to the committee. Discussion happened on suggestions to list contacts and other ways for people to find information. Staff will find another way to present the information that will suffice for HUD and the community.

Member said they want to ensure that the CPP is fulfilling the criteria for HUD and the people that the plan would impact. Staff said the CPP does fulfill the HUD requirements. King County and Consortium members conduct outreach and input above and beyond the requirements outlined in the CPP. HUD has held staff up as an example for the nation. Outreach is sprinkled through other initiatives and entities. Member asked who the target audience is for this plan. Staff said citizens who utilize these funds and HUD. It is a guiding document. Partners also spread the word.

MOTION: City of Auburn Human Services Manager, Joy Scott, made a motion to approve the *King County Consortium Citizen Participation Plan* as presented with the modifications on page seven, section VI, A. *Amendments to the Consolidated Plan, section 3. Substantial Amendments to the Consolidated Plan, part 3)* within a, also VI. A. 3. b. Mayor Ken Hearing seconded the motion. The motion was approved unanimously.

VIII. State and Federal Legislative Updates

HCD, Housing Finance Program Staff Al D'Alessandro, went over Attachment G: *JRC 2018 State Legislative Outcomes*, which included successes such as the *Increase the Document Recording Fee and Remove the Sunset House Bill (HB) 1570*. Staff also went over bills that died such as, *Make the existing 0.1% sales tax local option for housing and behavioral health facilities councilmanic*. Under page two of attachment G, *section: Successful Housing Bills Supporting our Agenda*, regarding HB 2015, staff recognized that landlords take some risks. The Legislature wanted to create a pool for those who don't have access. Also under this section staff explained the following:

1. Transfers happen from the tax credit partnership, of which the non-profit is the member to solely the non-profit. Incurred costs could be significant.
2. *Promoting the use of surplus public property for affordable homes:* HB 2382, will make it easier to transfer surplus property especially in Puget Sound region with lower than market rates.

3. *HB 2015 Modifying the lodging excise tax to remove the exemption for premises with fewer than sixty lodging units and to tax certain vacation rentals, short-term home sharing arrangements, and other compensated use or occupancy of dwellings*, got a substantial amount particularly for Airbnb.

Staff thanked members for calling legislators.

Staff circulated and went over a handout given at meeting titled *JRC 2018 Federal Legislative Outcomes*. See Attachment B.

IX. Housing Finance Program 2018 capital funding round for 2019

Jackie Moynahan, HCD, Capital Programs Manager, went over attachment H titled: *2018 Housing Capital Funding Round*. Moynahan went over the timeline explaining that staff will be preparing a Request for Proposal (RFP) to be released in July due mid- September. Staff will then do their intense review and reach out to City staff of where projects are located as part of the review process. Staff also engages a 3rd party contractor to review construction budgets. Staff will come back and brief the JRC in September on applications received and back in December to review funding recommendations. JRC member would like a better detailed update on some fund allocations from the prior round.

X. Housing Repair Program Guideline Update: Action Item – All

Clark Fulmer, HCD, Housing Repair Program Coordinator, went over *Attachment I: Proposed Amendments to Housing Repair Program Guidelines* which included the issue: The Housing Repair Program (HRP) wishes to clarify its loan servicing process and incorporate these processes into the HRP Guidelines. This covers five different areas listed in attachment I. Staff went over the background that The HRP services approximately \$12,000,000 in Deferred Payment Loans (DPL). Staff requested JRC to review, discuss and adopt updates to the Consortium’s Housing Repair Program Guidelines and adding the Loan Servicing section to the HRP guidelines.

Staff went over Attachment I.1: *King County Consortium Housing Repair Program Guidelines* and attachment I.2: *Assumption Policy Effective January 1, 2018*, known as the Loan Assumption Policy (LAP). The introduction of the document stated the primary purpose of the housing repair program (HRP) is to provide financial assistance for home repairs to eligible homeowner’s residences. This is accomplished by using public funds to provide interest-free deferred-payment loans (DPL) which requires no monthly payments. These loans are repaid upon sale of the home. King County safeguards taxpayers’ funds by securing a lien against the property.

Members asked questions. Could family members already be living in the house qualify? Staff said that a family member could apply to continue to stay in the house, staff would try to be as flexible as possible because the goal is to assist low to moderate income home owners. Member said the loan may be a burden on the new homeowner so may drive them out of their home, they may not qualify or not be able to pay off the loan. Staff said that has been addressed in the policy. Member asked how widespread the problem is. Staff responded that it is about 1 loan every 5 years. Member asked if there has been an increase in need. Staff said yes, if an assumption policy is added, it would make things go a little smoother. Member said given the relative low frequency of this occurring, this sounds as a solution instead of it being a problem. Staff gave an example. If they do not live in the house then they would have to apply and come into the title. The main change is the Assumption policy being added. Members and the HRP Coordinator would like to see the assumption policy be kept as broad as possible to assist immediate family members.

MOTION: City of Federal Way, Community Services Manager, Jeff Watson, made a motion to accept as submitted, along with staff to review the language to incorporate broader opportunity for family members and those in the house, and come back to the JRC with a revised language at a later date. Seconded by Chris Ross. Approved unanimously.

XI. Community Development Program 2018 capital funding round for 2019

Kathy Tremper, went over the Attachment J *King County Consortium CDBG Capital RFP Timeline* for the *Community Development Program 2018 capital funding round for 2019*. Applicants are notified of official conditional awards in December after a thirty day appeal period has expired.

XII. ARCH Competitive Process Affordable Housing 2017/2018 Recommendations for North/East Sub-region CDBG Action Item – CDBG Consortium Cities Only

Jackie Moynahan, gave a high overview of *Attachment K: Community Development Block Grant (CDBG) Consortium Action Item, North/East Sub-Region Recommended 2017 and 2018 CDBG Housing Awards*.

Regional Coalition for Housing (ARCH) representative, Klaas Nijhuis, went over more detail of attachment K and K.1 titled *ARCH Trust Fund Exec Board Memo*. He explained that a citizen advisory and executive board goes through the information in the document. He noted that the community at large is very much behind the project. The sponsor is Catholic Community Services (CCS). One member asked about pets that are listed. Staff said that the shelter is permanent. It has made accommodations for pets. Members asked questions regarding the 24/7/365 operation with full services that the operating budget assumes, what is the current situation. This is stated on page one of three of attachment K. Staff said full services is not offered right now. Member asked for acquisition cost of the property. Staff responded it is about \$600,000 there is also philanthropy money.

A Member asked how community engagement was done, what did the process look like. Presenter said they went door to door, which went very well, the campaign grew, City of Kirkland council members embraced this. Member asked if outreach was done through news media, cable news, magazine, informal internet services. Presenter said yes, there was a positive response. Member brought up that the document makes no mention of same sex couples and their families being housed. Presenter was not ready to answer that. Member familiar with the project said it has gotten a very good response and how beneficial the project will be. Member asked about transportation? Staff said they will be bringing such services to the shelter by working with various partner organizations. Member asked presenter to talk about the Bellevue shelter side of it. Staff explained that there is progress being made and forward movement with changes in city council, changes in land use has taken place and the period of comment just closed. The King County CDBG Consortium members of the JRC reviewed and discussed.

MOTION: Ken Hearing made a motion to approve the ARCH Executive Board's recommendation of an award of the 2017-18 N/E Sub-regional Housing CDBG allocation of \$222,147 to Catholic Community Services of Western Washington Kirkland Shelter project for the acquisition of the property for the Shelter. Clyde Hill seconded the motion. The motion was approved unanimously.

ADJOURNED: at 11:35 a.m.

Next Meeting: May 24, 9:30 AM - 11:30 AM

Location: King County Department of Elections, 2nd Floor Multipurpose Conference Room

Action Item: Project Review for Timely Expenditure

Issue: The JRC is asked to review, with HCD staff, the status of projects that are in danger of meeting their timely expenditure requirements. Projects will be reviewed and discussed for potential extension or recapture of funds, as applicable, in order to meet consortium guidelines that have been established to meet timely expenditure requirements for HUD funds.

Background: Federal HUD program regulations require grantees to expend funds in a timely manner.

For CDBG, 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. The current drawdown ratio for the total consortium is .49. Consortium-wide fund drawdown ratio is .25. Consortium City Only .23; Current Joint Agreement City drawdown ratios are as follows: Kirkland – .34; Redmond –.25; Renton – .57 and Shoreline – .27. The 2018 entitlement has not been calculated into these ratios but will be part of the timeliness test HUD performs on November 1.

For HOME, HUD has specific time limits for affordable housing projects to be under contract and for all project HOME funds to be expended. For HOME funds awarded as housing capital in ownership projects, the units must be constructed and sold within very rigid time frames.

The projects on the attached spreadsheet were funded in 2017 and prior years. The HOME-funded projects have been updated to include the two 2018 HOME-funded projects, which takes into account the budget changes presented above. Additionally, out of consideration for timely commitment of HOME funds (which have a 24-month commitment deadline), HFP will use 2016 HOME funds in the next project to be contracted, which is anticipated to be the Kent PSH project. Instead, Homestead CLT's Riverton project and HomeSight's GreenBridge III's 2016 HOME funding commitments are replaced with 2018 HOME funds, with no net change to the amount committed as a result.

For CDBG, 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.

There are a number of facts which relate to the delay of many of the capital projects brought forward for consideration of an extension: 1) The HUD grant agreements have not been received and processed until very late in the year - August of 2016; September of 2017; 2) environmental reviews may have been problematic for some projects in which archaeology considerations impacted infrastructure projects where digging is involved, and 3) construction delays due to weather and "fish window" considerations.

Each May HCD staff presents information to the JRC about projects which are either approaching the timeliness deadline, or have exceeded it, and makes recommendations for cancellation/recapture or extension of these projects. If any projects are cancelled, the unexpended funds will be recaptured and reallocated. Any funds expended on a cancelled project would need to be repaid to the program with non-CDBG funds.

JRC Action:

Review and discuss projects on the list and approve staff recommendations for extension or cancellation/recapture.

Staff Contacts:

Kathy Tremper, Community Development Coordinator
E-mail: kathy.tremper@kingcounty.gov Phone: (206) 263-9097
Quinnie Tan, Housing Finance Program Coordinator
E-mail: quinnie.tan@kingcounty.gov Phone: (206) 263-9081

Attachment B.1 - CDBG Project Timeliness Status Report May 15, 2018

Year and Type of Funds	Project Title	Funding Jurisdiction	Project Type	Budget Amount	Balance	Status	Contract End Date	Proposed New Project End Date	Main Reason For Delay
CD Section Non-Housing Capital Projects - \$990,407									
2016 CDBG	Valley View Special Assessments Program	South	Infrastructure	\$280,919	\$203,190	Construction of the main line has been completed for two of the three areas of the project. Five families have applied for and benefited from connection service fees to connect to the mainline sewer system. Additional applications will be submitted once construction of the third phase is completed in late summer.			Delay in HUD Grant Agreement
2017 CDBG	Duvall ADA Ramp Improvements	NorthEast	Sidewalks	\$200,000	\$200,000	Bid Package prepared;	31-May-18	Extend 15-Oct-2018	Same
2017 CDBG	Snoqualmie Koinonis Park Improvements	NorthEast	Parks	\$75,000	\$75,000	Bid specks under review	30-Sep-18	Extend 15-Oct-2018	Same
2017 CDBG	Burien Lakeview Park Improvements	South	Parks	\$228,000	\$228,000	Landscape architect hired	15-Nov-18	No Change	
2017	Tukwila Minor Home Repair	South	Housing Repair	\$125,000	\$106,618	Delay of HUD Grant Agreement	15-Nov-18	No Change	
2017	CCS Kirkland Family Shelter	N/E Sub-region	Acquisition	\$93,032	\$93,032	Not Yet Under Contract	Propose 30-May-19		
				\$1,001,951	\$905,840				

Joint Agreement City

Year of Funds	Project Title	Funding Jurisdiction	Project Type	Budget Amount	Balance	Status	Ratio	
Kirkland - \$156,218							33.93%	460359
2016	CCS Kirkland Family Shelter	Kirkland 2017	Acquisition	\$27,685	\$27,685	Not Yet Under Contract		
2017	CCS Kirkland Family Shelter	Kirkland 2017	Acquisition	\$128,533	\$128,533	Not Yet Under Contract		
				\$156,218	\$156,218			
Redmond - \$103,280							25.22%	409571
2017	CCS Kirkland Family Shelter	Redmond 2017	Acquisition	\$120,740	\$120,740	Not Yet Under Contract		
				\$120,740	\$103,280			
Shoreline - \$121,397							27.45%	420444
2017	Shoreline Minor Home Repair	Shoreline 2017	Housing Repair	\$170,492	\$55,093	Extension granted for a November 15 end date.		
				\$170,492	\$115,399			
Renton - \$704,311							56.81%	939806
2015	Renton Senior Ctr ADA Improvements	Renton 2015	Community Facility	\$326,591	\$96,485	Project is complete, remaining funds will be recaptured		
2016	Renton Downtown Commercial Façade	Renton 2015		\$601,497	\$362,408	Two activities are substantially completed. Applications are being accepted.		
2017	Renton Healthy Housing Activities	Renton 2016	Housing Repair	\$75,000	\$75,000	Activities are underway;		
				\$1,003,088	\$533,893			
Consortium City Only Fund	Detail noted above.			\$1,118,951	\$991,407		22.69%	4368513
Consortium Overall CDBG Timeliness Ratio				\$7,298,742	\$1,814,630			
							0.249	

Year of Funds	Project Title	Jurisdiction	Project Type	Budget Amount	Balance	Status	Contract End Date	Project End Date	Main Reason For Delay
2016	30Bellevue	Bellevue	Housing	469,812	\$0	Contracted; under construction and drawing			

Attachment B.2 HOME Timeliness Report May 14, 2018

Housing - Affordable Housing Capital Projects

Year of Funds CDBG	Project Title	Funding Jurisdiction	Project Type	Budget Amount	Balance	Status
2014 CDBG	Providence Redmond Senior Housing	N/E Subregion City of Redmond	Housing	\$20,757	\$0	Completed 2017; leased up
2014 CDBG	KCHA Patricia Harris Manor Rehabilitation a/k/a Chaussee Preservation	NE Subregion City of Redmond and Consortium Funds	Housing	\$334,749	\$0	Completed 2016 acquisition-rehab
2015	Parkview Services - Parkview XI	Kirkland/Redmond	Housing	\$127,384	\$0	Completed May 2016
2016	30Bellevue	Bellevue	Housing	\$469,812	\$0	Contracted; under construction and drawing
					\$0	

Year of Funds HOME

Pre-2014 - 2015	Compass Housing Alliance - Compass at Ronald Commons	King County	Housing	\$1,441,321	\$0	Opened; leased up
2014	Valley Cities Phoenix Rising	King County	Housing	\$1,460,000	\$0	Completed February 2016
2014 - 2016	Providence Redmond Senior Housing - John Gabriel House	King County	Housing	\$1,500,000	\$0	Completed July 2017; leased up
2014 - 2016	Red Vines Totem Lake - Athene	King County	Housing	\$1,700,000	\$0	Completed; leasing up
2015 - 2016	Renton Housing Authority - Sunset Court	King County	Housing	\$1,490,000	\$25,000	Contracted; under construction
2016	Habitat for Humanity - Sammamish	King County	Housing	\$350,000	\$25,000	Contracted; under construction
2018	HomeSight GreenBridge	King County	Housing	\$210,000	\$210,000	not yet contracted
2016 - 2017	Imagine Housing - 30Bellevue	King County	Housing	\$1,487,625	\$1,487,625	Contracted, under construction and drawing
2017	LIHI - Renton Commons	King County	Housing	\$1,298,070	\$77,000	Contracted; under construction and drawing
2018	Homestead CLT Riverton Park	King County	Housing	\$500,000	\$500,000	not yet contracted
2016-2018	Red Vines/Imagine - Esterra Park 9%	King County	Housing	\$570,241	\$570,241	not yet contracted
2016-2018	Catholic Housing Services - Kent Supportive Housing	King County	Housing	\$2,777,019	\$2,777,019	not yet contracted
					\$5,671,885	

Attachment C

White Center Square Section 108 Loan Update

Background: White Center Square is a commercial multi-tenant retail/office plaza with surface parking in White Center. In 2009 HUD and King County executed two Section 108 loan agreements in conjunction with promissory notes totaling \$6.25M to the White Center Investment Fund (WCIF) LLC for the acquisition and development of the property. The project was developed and is operated by the Vong's LLC. The project was financed under a New Markets Tax Credit (NMTC) with the National Development Council (NDC). Tax credit equity was paired with the County's Section 108 loans to complete the \$10M economic development project. Presently, due to project structuring, the County does not have direct security in the property.

Issue: The White Center Square project has been in operation for many years and is experiencing operational issues associated with delays in re-renting vacant spaces, inconsistent/timely rent payments, and changes in project oversight. Consequently, the project is struggling to make the principal and interest payments required to make the next semi-annual payment to HUD, due in August. Section 108 loans are guaranteed by CDBG entitlement funds. If a loan payment is not made in full by the underlying project, then HUD will automatically take CDBG entitlement equal to the amount due from the County's U.S. Treasury account without any notification or formal process. It is expected that the project will only be able to make interest payments at this time.

In 2016, the property reached the end of its NMTC compliance period and the original investor, U.S. Bancorp, exited. NDC and Vong's LLC are still part of the ownership structure, with NDC also planning an exit in the next few months. Upon the departure of NDC, the organizational structure changes creating a direct relationship between the County and Vong's LLC. This will result in the security in the property and all leases/rents being assigned to King County.

The HUD loan cannot be repaid or refinanced until June 2019. The loans mature in August 2028 at which time a balloon payment of approximately \$3.2M will be due. DCHS staff are exploring various options to address the long term repayment of the HUD loan.

DCHS staff have actively been working with the owners on strategies to address the short and long term issues at the property. Once NDC fully exits the ownership structure it will allow the County to take more direct action towards a resolution.

JRC Options: The JRC is asked to approve one of the options set before it regarding this matter.

- Option 1- Status Quo: Continue as is and if the WCIF is unable to make the payment, the County will need to readjust CDBG project funding in connection with the amount HUD will take from 2018 Entitlement to cover any delinquent loan payment.

- Option 2 – Proactive: Set aside CDBG Program Income (PI) sufficient to cover the projected payment delinquency on the August payment, if needed. If the PI is not needed, it would be released back to the CDBG pot to be allocated to a contingency project. WCIF LLC would still owe the County the funds as they would not be forgiven.

Staff Recommendation: Option 2, which is a proactive approach and least disruptive to the overall Consortium's funding priorities.

Staff Contact: Kathy Tremper, Community Development Program Manager
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Area Summary of HRP Activity

2018

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	1				1																1				1
Auburn	1				1						1			1											
BLACK DIAMOND	5				5						1			1							1				1
BOTHELL	3				3	2				2						2									2
BURIEN	3				3	1				1											3				3
Carnation	1				1																				
CLYDE HILL	1				1	1				1															
COVINGTON	1				1						1			1							1				1
DES MOINES	7				7										1					1	6				6
Duvall																									
ENUMCLAW	3				3	1				1	2			2											
Federal Way																									
ISSAQUAH	1				1	1				1											1				1
KENMORE	5				5	2				2											1				1
Kent	3				3																				
KIRKLAND	2				2																1				1
LK FOREST PARK																					1				1
MAPLE VALLEY	2				2	1				1	1			1											
MEDINA	1				1																				
MERCER ISLAND																									
NEWCASTLE	1				1	1				1															
NORMANDY PARK	1				1																				
NORTH BEND	2				2						1			1	1										1

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
PACIFIC	1				1	1				1															
REDMOND	2				2						1			1							1				1
RENTON	12				12	2				2				2	3					3	8				8
SAMMAMISH	1				1																				
SEATAC	7				7						3			3							2				2
SHORELINE	5				5	1				1	1			1	1					1	1				1
Snoqualmie																									
TUKWILA	2				2	1				1											2				2
UNINCORPORATED	17				17	3				3	4			4	2					2	5				5
Consortium Total	91				91	18				18	18			18	10				10	35					35

Area Summary of HRP Activity - Amt

2018

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										
Auburn	\$7,995				\$7,995	\$45				\$45
BLACK DIAMOND	\$825				\$825	\$1,102				\$1,102
BOTHELL						\$19,207				\$19,207
BURIEN										
Carnation										
CLYDE HILL										
COVINGTON	\$11,050				\$11,050	\$21,500				\$21,500
DES MOINES						\$27,476				\$27,476
Duvall						\$9,637				\$9,637
ENUMCLAW	\$36,420				\$36,420	\$5,798				\$5,798
Federal Way										
ISSAQUAH										
KENMORE										
Kent						\$23,228				\$23,228
KIRKLAND										
LK FOREST PARK										
MAPLE VALLEY	\$15,600				\$15,600	\$11,761				\$11,761
MEDINA										
MERCER ISLAND										
NEWCASTLE										
NORMANDY PARK										
NORTH BEND	\$10,579				\$10,579	\$8,613				\$8,613

<i>Location</i>	<i>Funded</i>				<i>Total for Year</i>	<i>Spent</i>				<i>Total for Year</i>
	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>		<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	
PACIFIC										
REDMOND	\$3,700				\$3,700	\$11,033				\$11,033
RENTON	\$12,588				\$12,588	\$17,343				\$17,343
SAMMAMISH						\$2,365				\$2,365
SEATAC	\$33,577				\$33,577	\$51,573				\$51,573
SHORELINE	\$32,553				\$32,553	\$15,179				\$15,179
Snoqualmie										
TUKWILA										
UNINCORPORATED	\$85,022				\$85,022	\$46,884				\$46,884
<i>Consortium Total</i>	<i>\$249,910</i>				<i>\$249,910</i>	<i>\$272,745</i>				<i>\$272,745</i>

Strategic Plan King County Consortium Consolidated Plan

Issue: Review of 2020-2024 Strategic Plan section of the update to the Consolidated Plan.

Background:

The King County Consortium is updating the Consolidated Plan for the next five year planning period. 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. The Strategic Plan covers 12 topic areas and is the core section of the Consolidated Plan which outlines resources, priorities and goals (activities).

Geographic Area Covered by the Strategic Plan section of the Consolidated Plan

King County prepares the Consolidated Plan on behalf of the King County Consortium, a special partnership between King County and most of the cities and towns in King County. King County partners with its cities and towns for the sharing of CDBG, HOME and ESG funds, as well as for a number of local funds. The CDBG Consortium is comprised of 28 regular CDBG Consortium cities and towns, plus the unincorporated areas of the County, and four CDBG Joint Agreement Consortium members for a total of 32 cities. It excludes Seattle, Bellevue, Federal Way, Kent and Auburn, which receive CDBG funds directly from the federal government. The City of Milton participates in in the Pierce County CDBG and HOME programs. For the sharing of HOME funds, the consortium includes the regular CDBG Consortium and CDBG Joint Agreement Consortium cities, plus the cities of Bellevue, Federal Way, Kent, and Auburn. For the sharing of direct ESG formula funds, the consortium includes King County, the regular CDBG Consortium jurisdictions and the Joint Cities CDBG Consortium jurisdictions.

Staff Contact:

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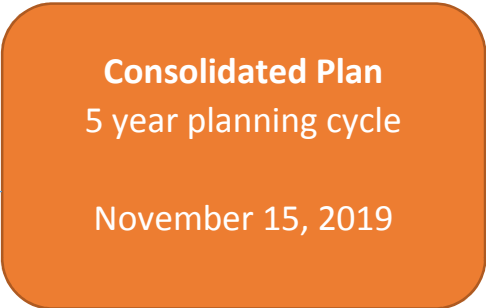
**King County Consortium
Federal Formula Grants
Plans and Reports**



**\$ Community Development Block Grant,
Emergency Solutions Grant,
Home Investment Partnerships \$**



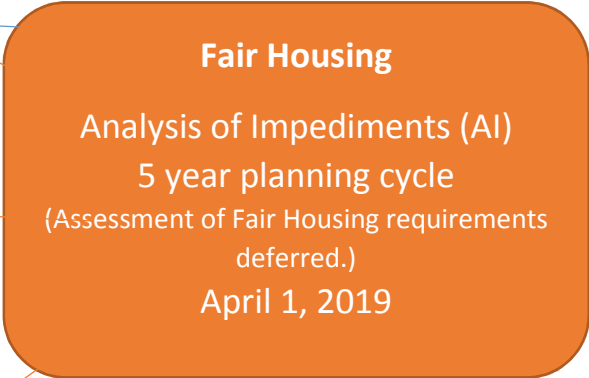
**King County Consortium
Member jurisdictions &
Unincorporated King
County**



Consolidated Plan
5 year planning cycle
November 15, 2019

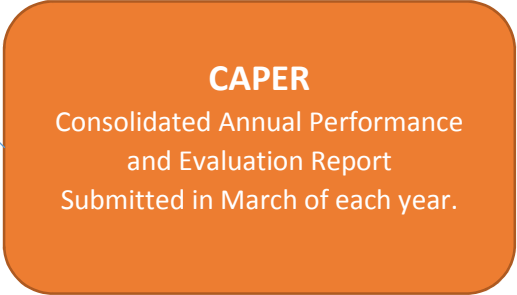


Annual Action Plan
Action Plan outlines activities for year of funds.
Submitted after Grants announced.

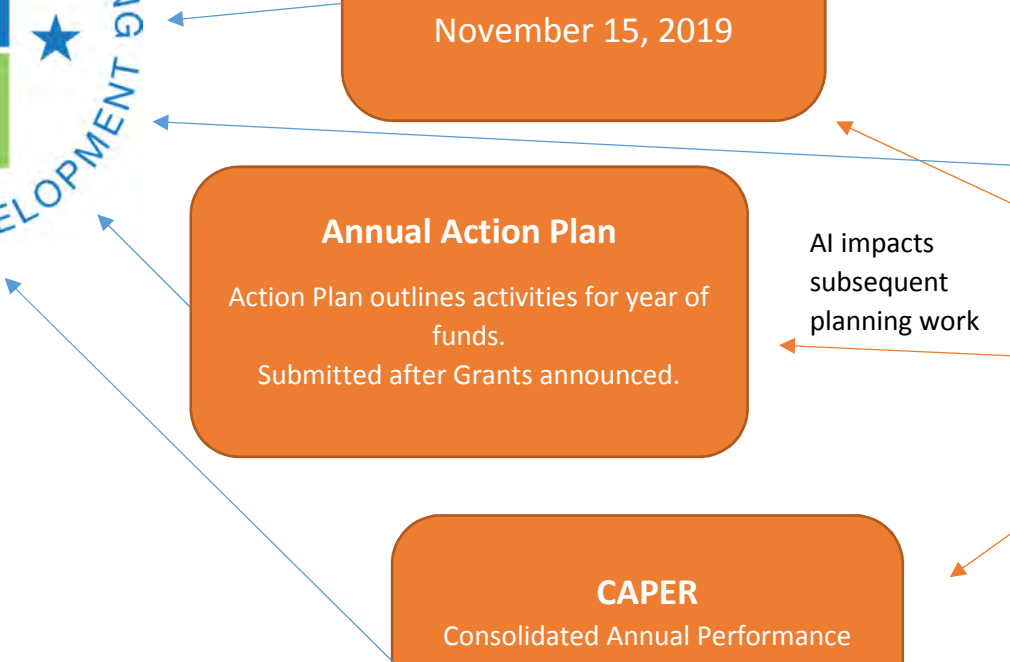


Fair Housing
Analysis of Impediments (AI)
5 year planning cycle
(Assessment of Fair Housing requirements deferred.)
April 1, 2019

AI impacts subsequent planning work



CAPER
Consolidated Annual Performance and Evaluation Report
Submitted in March of each year.



Introduction to the King County Consortium Consolidated Plan 2020-2024 Strategic Plan (SP) Section

SP-05 Overview

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.

SP-10 Geographic Priorities

This section identifies the consortium members and the North/East and South regions. This map will be updated to reflect the City of Burien as a Joint Agreement City.

SP-30 Influence of Market Conditions

This table provides short responses to the effect of local market conditions on different strategies to provide affordable housing: tenant based rental assistance for special needs, new unit production, rehabilitation of existing affordable housing (already in the publicly funded portfolio), and acquisition and preservation of existing market rate units.

SP-35 Anticipated Resources

This section estimates the amount of CDBG, ESG and HOME funds to be received over the five year period of the Consolidated Plan and asks for listing of other funds for activities that provide match. Also this section includes a discussion of publically owned land.

SP-40 Institutional Delivery System

This table lists the jurisdictions and governing structure for the implementation of the Consolidated Plan.

SP-45 Goals

This is the key section and lists the overarching goals and activities associated with them.

- Goal One: Affordable Housing:** Ensure that there is decent, safe, and healthy affordable housing available to income-eligible households throughout the Consortium.
- Goal Two: Make Homelessness Rare, Brief and One-Time (formerly Ending Homelessness):** Collaborate with the Continuum of Care in King County to plan and Align Consortium funds with initiatives and objectives, to ensure that in the future homelessness is rare, short in duration, and a one-time occurrence.
- Goal Three: Community and Economic 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.

SP-50 Public Housing Accessibility and Involvement

This section describes the work of the Renton and King County Housing Authorities.

SP-55 Barriers to Affordable Housing

This section provides an explanation of ongoing work to remove barriers to providing more affordable housing.

SP-60 Homelessness Strategy

This section responds to specific questions around homelessness strategies: outreach to unsheltered, emergency and transitional housing needs of people experiencing homelessness, work to help people move into permanent housing, and prevention of homelessness.

SP-65 Lead Based Paint

This section lists actions to address lead –based paint hazards, the extent of lead poisoning, and how the actions are integrated into housing policies.

SP-70 Anti-Poverty Strategy

This section lists strategies to address poverty and how those strategies align with the Consolidated Plan. The past plan discussed the Familiar Faces Design Team, Best Starts for Kids, Communities of Opportunity and Accountable Communities of Health.

SP-80 Monitoring

This section discusses the monitoring procedures in place for the CDBG, HOME and ESG programs.

King County Consortium Members for Consolidated Plan

Participating Jurisdictions				
Auburn	Bellevue	Federal Way	Kent	
Joint Agreement Cities				
Burien	Kirkland	Redmond	Renton	Shoreline
Partner Cities				
Algona	Black Diamond	Beaux Arts	Bothell	Carnation
Clyde Hill	Covington	Des Moines	Duvall	Enumclaw
Hunts Point	Issaquah	Kenmore	Lake Forest Park	Maple Valley
Medina	Mercer Island	Newcastle	Normandy Park	North Bend
Pacific	Sammamish	SeaTac	Skykomish	Snoqualmie
Tukwila	Woodinville	Yarrow Point	Unincorporated King County	

This is the link to the existing Consolidated Plan

<https://www.kingcounty.gov/hcdreports>

Attachment E.3

Link for King County Consortium Strategic Plan on the Web:

<https://www.kingcounty.gov/~media/depts/community-human-services/housing/documents/jrc/2018/Att-E.3-Strategic-Plan-Document.ashx?la=en>

Housing Finance Program Updates

2018 Housing Capital Round – Pre-application Update

Developers submitted pre-application forms indicating their intent to apply for housing capital on May 7. HFP received 24 notices requesting approximately \$49 million in funds. Fifteen of the 24 intents to apply were for projects in Seattle city limits, totaling approximately \$27 million. The other nine projects located in the balance of King County (Des Moines, Federal Way, Issaquah, Kenmore, Kent, Kirkland, Tukwila, Vashon, and White Center) total approximately \$22 million in requests. Four projects intend to apply for funds to complete substantial rehab; 20 of the 24 projects were for new construction. Eleven projects contemplate set-asides for homeless households with supportive services.

Between now and end of June, HFP staff will be meeting with potential applicants to understand the proposed projects and to provide feedback on the housing model and the compatibility of available funds. The Request for Proposals (RFP) is also being developed as funding budgets and policy objectives are finalized. Typical of past years, the RFP will likely be published by mid-July, with a due date of mid-September. (A shorter review and decision period is proposed to accommodate the RFP for the Eastside Shelter.)

2018 Funded Projects Budget Updates

HFP is presenting changes to two projects funded in the 2017 round – Kent Permanent Supportive Housing (Catholic Housing Services) and Esterra Park 9% (Red Vines, Imagine Housing’s CHDO arm) – due to adjustments in the overall funding landscape: the addition of the Washington State Department of Commerce Housing Trust Fund dollars in Spring 2018, and an increase in the HOME entitlement funding. The changes are summarized in the table below:

	2017 Award	ADJUSTED Award	Net Change
Kent PSH	\$3,635,049	\$4,399,641	+ \$764,592
	HOME: 1,404,080 RAHP: 994,108 2331: 802,000 MIDD: 434,861	HOME: 2,777,019 RAHP: 0 2331: 754,073 MIDD: 868,549	HOME: + \$1,372,939 RAHP: - \$994,108 2331: - \$47,927 MIDD: +\$433,688
Esterra Park 9%	\$407,085 HOME CHDO	\$570,241 HOME CHDO	+\$163,156

Changes Explained

Kent Permanent Supportive Housing: Due to the State Housing Trust Fund’s ability to fund another project that serves persons who are chronically mentally ill, more of King County’s Mental Illness and Drug Dependency (MIDD) funds became available to be committed to the Kent PSH project. Additionally, because the federal government did not cut the 2018 HOME program as previously anticipated, King County’s 2018 HOME program is funded at what amounts to be a 68% increase over the budgeted amount from the 2017 round. Essentially, any HOME funds for housing

capital that are not set-aside for Community Housing Development Organizations (or CHDO, which requires a 15% set-aside of the HOME program) are committed to the Kent PSH project. Because MIDD and HOME funds were sufficient to cover the sponsor's request, RAHP and a small amount of 2331 funds could be backed out and will be made available for the next funding round.

Esterra Park 9%: The sponsor, Red Vines (Imagine Housing's CHDO), is a CHDO and therefore this funded project received the commitment of the CHDO set-aside. With the increase in HOME entitlement over budgeted numbers, the 15% set-aside was also increased correspondingly.

A) CDBG Waterfall CDBG - 2019 Estimates

Resources

Per HUD - 2018 Amounts	Entitlement	2019 Program Income	Total Available
Reg. Consortium	3,189,694	0	3,189,694
Burien	\$469,073	0	469,073
Kirkland	\$336,873	0	336,873
Redmond	\$324,496	0	324,496
Renton	\$697,888	0	697,888
Shoreline	\$320,831	0	320,831
2018 Funds Available	5,338,855	0	5,338,855
Total PI and Entitlement		5,338,855	
Admin 20% Ceiling =	1,067,771		5,338,855
Human Service 15% Ceiling = PI+ENT	800,828		

Distribution

1. Planning and Admin		20% of (CDBG Entitlement:	\$1,067,771	Total
Reg. Consortium Cities	637,939			637,939
	Consortium Share JAC = 10%	Joint Agmt Only = 10%		
Burien = 20%	46,907	46,907		93,815
Kirkland = 20%	33,687	33,687		67,375
Redmond = 20%	32,450	32,450		64,899
Renton = 20%	69,789	69,789		139,578
Shoreline = 20%	32,083	32,083		64,166
	214,916	+	214,916	429,832
Total Administration:				1,067,771
2. Human Services		15% of CDBG Entitlement:	\$800,828	
a) Joint Agreement City contribution to HSP (5% of JAC's Entitlement)				
Burien = 5%		23,454		
Kirkland = 5%		16,844	HSP	
Redmond = 5%		16,225	256,685	
Renton = 5%		34,894		
Shoreline = 5%		16,042		
		107,458		107,458
b) Joint Agreement Cities Human Services (10% of JAC's Entitlement)				
Burien = 10%		46,907		
Kirkland = 10%		33,687		
Redmond = 10%		32,450		
Renton = 10%		69,789		
Shoreline = 10%		32,083		
		214,916		214,916
SubTotal				322,374
		Total Remaining		478,454
c) Reg. Consortium Cities Shelter Allocation (Frozen)		180,000	Total Remaining	298,454
d) Remaining Consortium Human Services Funds:				
50% Reg Consortium's contribution to HSP		149,227		
50% remaining for Diversion		149,227		
	N/E .32%		47,753	47,753
	South .68%		101,474	101,474
			Total Human Services	800,828
3. Housing Repair		25% of CDBG Entitlement:	\$1,334,714	
Reg. Consortium Cities of KC PI=Ent.		797,424		797,424
Burien = 25%		117,268		117,268
Kirkland = 25%		84,218		84,218
Redmond = 25%		81,124		81,124
Renton = 25%		174,472		174,472
Shoreline = 25%		80,208		80,208
			Total HRP	1,334,714
4. Section 108 Greenbridge Repayment				
Reg. Consortium Cities	174,369		Total	174,369
5. Balance Remaining		Capital Distribution \$1,961,173		
a.) Capital Implementation				
Capital Activity Delivery				250,947
b) Joint Agreement Cities Contribution (2% of JAC's Entitlement)				
Burien = 2%		9,381		
Kirkland = 2%		6,737		
Redmond = 2%		6,490		
Renton = 2%		13,958		
Shoreline = 2%		6,417		
		42,983		42,983
Balance to Reg. Consortium Cities =				207,964
				250,947
b.) Joint Agreement City Capital Funds				
	Recapture	Entitlement + PI	Total	
Burien	0	178,248	178,248	
Kirkland	0	128,012	128,012	
Redmond	0	123,308	123,308	
Renton	0	265,197	265,197	
Shoreline	0	121,916	121,916	
		816,681	816,681	816,681
c.) Consortium Capital Funds				
	Recapture	Entitlement + PI	Total	
	0	893,545	893,545	893,545
*Total N/E Sub Region .317%	283,254			
N/E Housing Capital - 40%	113,302			
N/E Other Capital - 60%	169,952			
*South Sub Region .683%	610,291		Total	893,545
Total - Distribution			5,338,855	5,338,855

* Percent based on HUD's Low-Mod population data.

	Organization South Sub-region	Application Title	Request	Min Request	Project Description
1	Des Moines, City of	Des Moines Playground at Field House Park	\$112,000	\$112,000	CDBG funds will be used to replace the very aged play structure at the neighborhood park with a new structure that meets current Play Equipment Safety Standards.
2	Habitat for Humanity Seattle-King County	Minor Home Repairs by Habitat for Humanity in White Center	\$100,000	\$80,000	The White Center CDA and Habitat SKC seek to provide minor home repair and preservation work in White Center. Consortium CDBG funds will be used to conduct these minor home repairs.
3	Highline College	Highline College StartZone	\$110,000	\$90,000	CDBG funds will provide economic development and training to disadvantaged, low to moderate residents in the south King County sub-region Program offers free workshops and one to one business advising with feasibility, business plan writing, financials marketing, management and taxes.
4	Mercy Corp Northwest	Matched Savings Business Grant Program	\$130,000	\$98,000	MCNW will provide financial capital through matched-savings grants to microenterprises in King County - prioritizing White Center. Program combines savings, education, technical assistance and a 8:1 matching grant to purchase business assets.
5	New Roots Fund	New Roots Fund	\$60,000	\$50,000	CDBG funds would be used to benefit low-income entrepreneurs from South Sub-region cities of Des Moines, SeaTac, Tukwila, Pacific, Normandy Park, Covington and White Center / Boulevard Park / Skyway. Activities will include intake and assessment, business classes and individualized training.
6	Pacific, City of	Pacific Community Center Update	\$215,000	\$150,000	CDBG funds will be used to install electrical outlets in the gym; acoustical panels and sound system; raise the NW corner o the building; update bathrooms; refinish gym floor. East Room: upgrade kitchen; replace floors, add signage at the corner of 3rd and Milwaukee.
7	SeaTac, City of	SeaTac Riverton Heights Park - Phase II	\$350,000	\$325,000	CDBG funds will be used to continue the development of phase II for the design and construction of Riverton Heights Neighborhood Park.
8	Somali Youth and Family Club	SYFC Community Gathering Café	\$99,000	\$95,000	CDBG funds will be used to provide tenant improvements to a community facility. This will be a place where families, youth and elders can benefit from basic needs service.
9	Tukwila, City of	Tukwila, SeaTac, Covington Des Moines Minor Home Repair Program	\$110,000	\$90,000	CDBG funds will be used to rehabilitate owner occupied housing that focus on health and safety repairs for low-moderate income residents. Helping to preserve affordable housing. Funds will pay for repair and rehab of plumbing, electrical and other small jobs.
10	White Center Food Bank	White Center Food Bank, Relocation of Appliances and Floor Repair	\$69,000	\$60,000	CDBG funds will be used to address the warehouse floor which has rotted out under freezer and cooler. Project includes relocation of freezer/cooler outside to be mounted on concrete slab. A door will be installed to allow access to refrigeration units from warehouse. Damaged floor to be repaired.
South Sub-region Total			\$1,355,000	\$1,150,000	

Organization		Application Title	Request	Min Request	Project Description
South Sub-region					
North/East Sub-region					
1	Encompass Northwest	Encompass Parking and Playground Update	\$105,000	\$60,000	CDBG funds would be used to modify the Early Learning Center parking lot to fix safety and traffic flow issues while improving handicapped access. Two covered areas would be built at the back of the building to provide weather protection for the kids involved in the programs.
2	Mt. Si Senior Center	Mt Si Senior Center Facility Rehabilitation	\$282,000	\$225,000	CDBG funds will be used to resolve removal of architectural barrier issues in two bathrooms, improve disability access, replaces the roof and provides fall-resistant durable flooring in the dining and multipurpose rooms. This one phase of a larger plan to rehabilitate and improve the center.
3	North Bend, City of	North Bend Downtown Pedestrian Connection	\$104,000	\$74,000	CDBG funds will be used to connect a low-income neighborhood to downtown utilizing two existing parks for the corridor. It will also improve pedestrian safety where the trail crosses Park Street by adding appropriate pedestrian infrastructure.
North/East Sub-region Total			\$491,000	\$359,000	