



King County

Urban Consortium Joint Recommendations Committee

Meeting Materials for Thursday, May 23rd, 2019

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

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Agenda	May 2019 JRC Meeting Agenda
Attachment A	March 2019 JRC Meeting Minutes (Draft)
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Attachment G	CDBG Waterfall for 2020 (Projected)
Attachment H	NE CDBG Region Allocation

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

Ken Hearing
North Bend,
Mayor,
Sound Cities
Association,
Vice Chair

Clyde Hill
SeaTac
Councilmember
Sound Cities
Association

Chris Ross
Sammamish
Councilmember
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Mark Ellerbrook
Div. Director HCD
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John Taylor
Director, Dept. of
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King County

Jim Chan
Div. Dir. Permitting
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Services
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Alaric Bien
Senior Planner
Redmond

Colleen Brandt-
Schluter
Community Services
Manager, Burien

Arun Jain,
Asst. Director
Community
Development
Bellevue

Joy Scott
Human Services.
Manager, Auburn

Laurie Olson
Lending Manager,
Seattle Office of
Housing

Agenda

JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING

May 23, 2019

9:30 AM - 11:30 AM

South Renton Treatment Plant Admin Building, Black River Room
1200 Monster Road S.W., Renton WA 98057

- I. Welcome and Introductions**
- II. March 28, 2019 Meeting Minutes**
Attachment A- Action Item All
- III. Prior Year CDBG and/or HOME Project Status – Timely Expenditure of Funds**
Attachment B.1; B.2 – Action Item CDBG/HOME Only
- IV. Consortium Matters – Project Updates**
 - 1. Greenbridge Section 108 Update
 - 2. White Center Square Section 108
Attachment C – Action Item CDBG/HOME Only
- V. Consolidated Plan and Fair Housing Analysis to Impediments Update**
Attachment D - Information
Valerie Kendall, HCD, Affordable Housing Program
- VI. JRC State and Federal Legislative Priorities for 2019**
Attachment E – Information
Al DAlessandro, HCD, Housing Finance Program
- VII. Housing Repair Program Update**
Attachment F.1; F.2; F.3; Information
Clark Fulmer, HCD, Housing Repair Program
- VIII. Community Development Program Update for 2019 Capital Funding Round for 2020**
Attachment G – Waterfall; Info Item CDBG Consortium Cities Only
Kathy Tremper, HCD, Community Development Program
- IX. North/East Sub-region Options Re Priorities - May 9, 2019 Special N/E JRC Meeting**
Attachment H – Action Item - CDBG Consortium Cities Only
- X. Information, Round Table**

ADJOURN

Next Meeting: **September 26, 2019**
Meeting Location: Renton South Treatment Plant, Black River
Conference Room.

JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING
March 28, 2019
9:30 AM - 11:30 AM
King County South Treatment Plant Cedar River Training Center
1200 Monster Road SW, Renton, WA 98057

Members Present:

De'Sean Quinn, Councilmember, City of Tukwila, JRC Chair (Sound Cities Association)
Ken Hearing, Mayor, City of North Bend, JRC Vice-Chair (Sound Cities Association)
Clyde Hill, SeaTac Councilmember (Sound Cities Association) *via telephone*
Mark Ellerbrook, Division Director, King County Department of Community and Human Services (DCHS)
Susan Oxholm for John Taylor, King County Department of Local Services
Alaric Bien, Senior Planner, City of Redmond
Colleen Brandt-Schluter, Community Services Manager, City of Burien
Arun Jain, Asst. Director, Community Development, City of Bellevue
Joy Scott, Human Services Manager, City of Auburn
Laurie Olson, Lending Manager, City of Seattle Office of Housing

Members Not Present:

Chris Ross, Councilmember City of Sammamish
Jim Chan, Division Director, King County Permitting

King County Staff:

Jackie Moynahan, Capital Programs Manager, HHCDD
Kathy Tremper, Coordinator, Community Development Program, HHCDD
Nicole Washington, Housing Finance Program Manager, HHCDD
Andrea Smith, Project/Program Manager, Community Development Program, HHCDD
Quincy Williams, Project/Program Manager, Housing Finance Program, HHCDD
Isaac Horwith, Affordable Housing Policy Analyst, Housing, Housing Policy and Special Projects, HHCDD
Al DAlessandro, Business and Finance Officer, Housing Finance Program, HHCDD

Guests:

Lauri Anderson, City of Kenmore
Janet Best, City of Des Moines
Denise Catalano, City of Bellevue
Lori Fleming, City of Burien
Merina Hanson, City of Kent
Stacy Hansen, City of Tukwila
Diane Utecht, City of Renton (Alternate)
Christa Valles, Sound Cities Association
Jeff Watson, City of Federal Way

I. Welcome Chair opened the meeting at 9:30 a.m.

II. December 7, 2018 Meeting Minutes

Review December 7, 2018 Meeting Minutes

Chair De'Sean Quinn asked if anyone had corrections or modifications to the draft December 7, 2018 meeting minutes as presented in the JRC packet. Joy Scott advised that Merina Hanson (Kent) will not be rotating on as a JRC member and that she would maintain her place as a JRC member.

MOTION: Chair De'Sean Quinn made a motion to accept the meeting minutes as corrected. Vice Chair Ken Hearing seconded the motion. The motion passed unanimously.

III. Election of 2019 JRC Chair and Vice Chair

Attachment B.1 and B.2

Vice Chair Ken Hearing nominated Chair De'Sean Quinn as Chair of the JRC for 2019. The nomination was accepted and passed unanimously.

Chair De'Sean Quinn nominated Vice Chair Ken Hearing as Vice Chair of the JRC for 2019. The nomination was accepted and passed unanimously.

The 2019 JRC Meeting Calendar was reviewed. Chair De'Sean Quinn and Clyde Hill advised of a conflict with their schedules for the May 23rd meeting. Vice Chair Ken Hearing advised that a different date may have to be selected in the best interest of having a quorum. Kathy advised that all meetings would be held at the King County South Treatment Plant Cedar River Training Center in response to Joy Scott's inquiry regarding the location of future meetings.

IV. Public Hearing – Housing and Community Development Needs

Attachment C – Info Item All

Chair De'Sean Quinn opened the public hearing for citizen comments regarding community development and housing needs in King County as part of the two (2) public meetings required annually. Kathy advised that the next public hearing will be in September (26th) when the allocation award process takes place.

The public hearing was closed with no comments from the public.

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

Attachment D – Info Item All – *Isaac Horwith*

Isaac provided the 2018 CAPER highlights and accomplishments. Reporting of the CAPER to HUD is in movement. Kathy will send a link to the 2018 CAPER to all JRC members.

VI. JRC State and Federal Legislative Priorities for 2019

Info Item All – *Al DAlessandro*

Al advised that the Federal budget is underway and there are increases in Section 8 vouchers.

The overall State budget is not good; there is a structural problem with the State's budget; even though revenues are increasing, it is not enough, which makes it hard to get some things through the budget. The 1% sales tax option for behavioral health and housing died on the House floor. HB 1406 to take a portion of the State's sales tax for housing passed the House and is in the Senate now. It is at 2% with a revenue sharing component that provides flexibility for cities and counties to share in revenues. Cities can get half unless they have a levy or some other program in which case they can get all of the tax within their City.

Both budgets were released regarding increasing the trust fund to a minimum of \$200M. The trust fund in the House came out at \$150M with buckets for certain types of housing and about \$40M in set asides for specific projects; some of which will be allocated to King County. The Senate is a little better at \$175M with buckets for services for chronic mentally ill and developmentally disabled; as well as approximately \$75M for general affordable and homeless housing projects statewide.

Al advised that the Department of Congress is administering the funds in response to Vice Chair Ken Hearing's inquiry.

There is a progressive rebill that would increase the repayments for housing that sells at a certain price. The general impact would generate about \$400M as a dedicated funding source for the housing trust fund. It showed up as a general fund resource in the House budget; not under the trust fund. Advocates are working to clarify that.

The House operating budget increased the cash grant for ABD (Aged, Blind, or Disabled) and HEN (Housing and Essential Needs) participants in the amount of \$12M; not the \$56M anticipated to address the statewide backlog.

HB 1453 that would improve statewide eviction projections is moving along with good dialogue between landlords and housing advocates.

Colleen Brandt-Schluter inquired if HB 1656, Just Cause, had passed. Al advised that it did.

VII. Housing Finance Program 2019 Capital Funding Round for 2020

Attachment E – Action Item All – Nicole Washington

To date 20 pre-applications from developers have been received; 4 are rehabilitation projects; 15 are new construction; and 1 is a homeownership development. Seven in the City of Seattle and others are across the County. The deadline has been extended through June 2019. Staff will be meeting with applicants who has submitted applications between April through June. The budget is estimated at \$30M with some funding from the \$100M TOD (Transit Oriented Development) set aside.

Vice Chair Ken Hearing inquired if the motel tax could be used for housing as he understood the use to be for tourism. Nicole advised that there is a set aside for housing in that tax and KC is pending receipt of those funds.

Susan Oxholm inquired about how the locations are determined and whether HFP identifies locations. Nicole advised that application opening and process are shared via the existing database of developers and partners as well as the Consortium.

Jeff Watson inquired about conversations regarding other projects that developers are not ready to apply for and how that is being handled. Nicole advised that the pre-application process is still open and has encouraged potential applicants to meet with the HFP staff for technical assistance. Jackie added that as the pre-application period progresses, it is expected that more interest will rise on the last day of the pre-application period.

Joy Scott inquired if there are any trends in the applications for rehabilitation versus new construction. Nicole advised that of the 20 pre-applications received to date, projects were identified in New Castle,

Seattle, Kirkland, Shoreline, and Vashon and would be happy to provide additional information via email.

Chair De'Sean Quinn inquired about extending the application date. Nicole advised that the application initiated in February with a March 9th deadline and was already extended through the end of June to secure more projects throughout the County.

VIII. Consolidated Plan and Fair Housing Plan Update

Attachment F – Information - *Isaac Horwith*

Isaac Horwith advised that the King County Consortium is at the end of the 2015-2019 Consolidated Plan and is in the process of developing the 2020-2024 Consolidated Plan. He gave a brief overview of the Consolidated Plan and advised that the plan for 2020-2024 will be largely informed by the previous plan as well as other plans throughout the County for alignment. He encouraged attendees to share any plans and strategies used within their jurisdictions.

Susan Oxholm shared that the County's Comprehensive Plan is engaged in a sub area planning process in Skyway that could be informative for the Consolidated Plan.

Isaac further advised that the three goals of the Consolidated Plan will not change; however the language will be updated. Another component of the Consolidated Plan is the Analysis of Impediments (AI) to fair housing choice resulting from the Federal Fair Housing Act that placed a duty on all government agencies to affirmatively further fair housing by identifying the barriers to fair housing choice. A fair housing discrimination testing contract is underway.

Chair De'Sean Quinn inquired if voices are being heard with regards to this. Isaac advised that public outreach efforts are underway and encouraged attendees to share with their respective organizations. Demographic analysis and code reviews will be conducted to see what impacts they have on housing. There is a meeting in Auburn on April 1st with additional meetings in July to gather feedback on the Consolidated Plan on the AI. The plan is due to HUD in November.

Susan Oxholm added that the Office of Equity and Social Justice has some of the work done in terms of demographics.

Isaac shared a midpoint report from the Fair Housing Center of Washington, regarding the fair housing testing.

Merina Hanson inquired about access to the data boundaries. Isaac advised that the data is still under review but thus far has not yielded a significant change.

IX. Community Development Program 2019 Capital Funding Round for 2020

Attachment G – Information Item CDBG Consortium Cities Only – *Kathy Tremper*

Kathy Tremper reviewed the Community Development's 2020 allocation process timeline. The process has been extended this year and technical assistance workshops will be held in March through May. Final applications are due May 31, 2019. The evaluation process will be held in June and July.

Action Item – Adopt Priorities established at Consortium-wide Meeting

At the February 25th Consortium-wide meeting priorities were discussed; however, a decision was not made regarding priorities for the N/E. The South agreed to have an open competitive process. There is a timeliness concern and funding should be expended rather than going back to HUD. Allocated money should not be rolled over to the next funding cycle. Jackie added that the 40% set aside in the N/E that runs through the ARCH allocation process to select a housing project ran last year and did not have a viable project apply so there is no project to attach that funding to. What happens to those funds will be a part of the decision making process in the next couple months.

Kathy advised that the funds being referenced are those funds are at the bottom of the waterfall. Requests for feedback for the allocation of funds in the N/E were made and received from Clyde Hill to stay as is with further discussion; Lindsay Masters to stay the same and with further group discussion; and Lauri Anderson to keep updated on the coordinated response.

Vice Chair Ken Hearing inquired if ARCH is subjected to the same auditing requirements for CDBG funds as the County. Jackie advised that the funds are tied to the Consortium so the County is ultimately responsible for the audit.

Vice Chair Ken Hearing Ken commented that his concern is the overall allocation of the waterfall with limited funds to begin with and ARCH is not held to the same competitive process.

Susan Oxholm echoed the Vice Chair's comments in representation of the unincorporated areas of the County that represented 250k residents.

Chair De'Sean Quinn clarified that the JRC is tasked to make decisions regarding situations like this and is prepared to do so. Kathy mentioned that the requests has been to provide additional time to discuss options. Jackie mentioned that the discussion should take into account the status of the 2019 funds as well as the 2020 allocation process at least by the May 23rd meeting in order to continue the process to determine allocations.

Lauri Anderson advised that ARCH does not meet frequently; however, the Executive Board has the discussion set for their next meeting and time is needed to review the impact of a change.

Chair De'Sean Quinn advised that this is an opportunity for the JRC to make decision and a special meeting should be scheduled between now and the May 23rd meeting to gather the full committee in making that decision. Kathy clarified which JRC members are to be present at that meeting.

A tentative date is scheduled for April 25, 2019; time and place to be determined.

Kathy advised that the County attorney cleared the meetings to be held via Skype.

X. Information, Round Table
Greenbridge Section 108 Update – not discussed

ADJOURNED: at 11:00 am

Next Meeting: May 23, 2019

Location: King County South Treatment Plant, Black River 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 66.0: Consortium City Only 25.0; Current Joint Agreement City drawdown ratios are as follows: Burien - 31.34; Kirkland – 51.68; Redmond –45.05; Renton – 86.17 and Shoreline – 28.50. The 2019 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 2018 and prior years. The HOME-funded projects have been updated to include one 2019 HOME-funded project, and three 2018 HOME-funded projects, which takes into account the budget changes as detailed below. Out of consideration for timely commitment of HOME funds, HFP is using 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's 2016 HOME funding commitments are replaced with 2018 HOME funds, with no net change to the amount committed as a result. HomeSight decided not to move forward with the Green Bridge III project, and officially submitted a letter of project cancellation, leaving 2018 HOME funds to be allocated to another project. In the 2018 funding round, King County awarded 2019 HOME funds to Vashon Household for their Island Center Apartments project.

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 - September of 2017 and August of 2018; 2) construction bidding environment has been problematic for some projects, 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
Nicole Washington, Housing Finance Program Coordinator
E-mail: nwashington@kingcounty.gov Phone: (206) 263-3515

Attachment B.1 - CDBG Project Timeliness Status Report May 16, 2019

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									
2016 CDBG	Valley View Special Assessments Program	South	Infrastructure	\$377,919	\$114,307	Construction is complete;	31-May-19	No Change	Wrapping up final retainage and labor compliance.
2017 CDBG	Duval ADA Ramp Improvements	NorthEast	Sidewalks	\$200,000	\$102,678	Construction is complete. Labor compliance and supporting documentation are being addressed.	31-Dec-18	No Change	Contractor and supporting documentation issues.
2017 CDBG	Snoqualmie Koinonis Park Improvements	NorthEast	Parks	\$75,000	\$71,000	Project has been delayed again due to bidding environment. City is looking to construct only the play structure at this time and will continue in their efforts to complete the larger project with other grant funds.	30-Sep-19	No Change	Tough Bid environment. City to rework project to address play structure replacement.
2018 CDBG	Skykomish Old Cascade Hwy Drainage Improvements	NorthEast	Infrastructure	\$250,000	\$249,332	FEMA contract with Town is now in place; kickoff meeting for design and improvements commencing later part of May. NEPA will be completed once factors are known.	Not under Contract	15-Dec-20	Waiting for FEMA funds to further define use of CDBG; fund switch for new money was approved in fall 2018.
2018 CDBG	Pacific Milwaukee Boulevard Sidewalk	South	Infrastructure	\$74,399	\$68,442	Project 80% complete. Is on track for completing in contract timeframe	31-Dec-19	No Change	Staffing
2018 CDBG	Des Moines Kiddie Park Improvements	South	Parks	\$200,000	\$197,360	NEPA completed; contract negotiations underway	31-May-20	No Change	Staffing
2018 CDBG	Hamitat for Humanity Minor Home Repair	South	Housing Repair	\$90,000	\$62,428	Program underway; two complete; three underway	31-Aug-19	No Change	No Issues
2018 CDBG	Tukwila Minor Home Repair	South	Housing Repair	\$90,000	\$72,421	Finished 2017 contract prior to commencing 2018.	15-Nov-19	No Change	Program underway anticipate full expenditure by contract end date.
2017 - \$129,115; 2018 - \$113,302 CDBG	CCS Kirkland Family Shelter	N/E Sub-region	Acquisition	\$242,417	\$242,417	Contract under negotiation; anticipate execution and fund expenditure in near term.	Not under Contract	15-Nov-19	Coordination with several funders; Size of project and complexity of development
<div> <div>\$1,599,735</div> <div>\$1,180,385</div> </div>							Ratio		
Consortium Cities Only Fund \$4,772,724							0.25%		

Joint Agreement City

Year of Funds	Project Title	Funding Jurisdiction	Project Type	Budget Amount	Balance	Status	Ratio
Kirkland - \$549,957							51.68%
2016	CCS Kirkland Family Shelter	Kirkland 2016	Acquisition	\$27,685	\$27,685	Not Yet Under Contract	
2017	CCS Kirkland Family Shelter	Kirkland 2017	Acquisition	\$131,970	\$128,533	Not Yet Under Contract	
2018	CCS Kirkland Family Shelter	Kirkland 2017	Acquisition	\$128,012	\$128,012	Coordination with several funders; Size of project and complexity of development	
Redmond - \$498,330							45.05%
2017	CCS Kirkland Family Shelter	Redmond 2017	Acquisition	\$120,740	\$120,740	Not Yet Under Contract	
2018	CCS Kirkland Family Shelter	Redmond 2018	Acquisition	\$103,758	\$103,758	Coordination with several funders; Size of project and complexity of development	
Shoreline - \$483,848							28.50%
2018	Shoreline Minor Home Repair	Shoreline 2018	Housing Repair	\$69,181	\$53,078	Extension granted for a July 30, 2019 end date.	
2018	Shoreline Housing Set-aside	Shoreline 2018	Capital -	\$84,797	\$84,797	Not under contract - RFP/ Award Underway	
Burien - \$718,385							31.34%
2017	Burien Lakeview Park Improvements	Burien 2017	Park	\$228,000	\$47,994	Project Complete - wrapping final payment	
2018	Burien Lake Burien Memorial Park Improvements	Burien 2018	Park	\$225,155	\$225,155	Fund switch with Burien 2019 Community Center Restroom Rehab	
2018	Burien CDBG Admin	Burien 2018	Admin	\$46,907	\$5,000	Held over for use with Fair Housing Testing	
Renton - \$939,806							86.17%
2017	Renton Downtown Commercial Façade	Renton 2017	Economic Develop	\$601,497	\$23,482	City wrapping up on final façade improvement; should close within the next two months.	
2017	Renton Healthy Housing Activities	Renton 2016	Housing Repair	\$141,338	\$22,386	All funds committed; wrapping up on final rehab;	
2018	Renton Downtown Commercial Façade	Renton 2017	Streetscape	\$320,476	\$320,476	RFP for Consultant for design just completed;	
2018	Renton Downtown Commercial Façade	Renton 2018	Streetscape	\$336,061	\$336,061	RFP for Consultant for design just completed;	
2018	Renton CDBG Admin	Renton 2018	Admin	\$75,276	\$10,970	Held over for use in Fair Housing Testing	
Consortium Overall CDBG Timeliness Ratio							0.660
				\$4,339,179	\$2,862,003		

* HUD Timeliness Test is based on 1.5 the entitlement amount of the current year of funds. The ratios here do not reflect the inclusion of PY 2019 funds.

Attachment B.2 HOME Timeliness Report May 16, 2019

Housing - Affordable Housing Capital Projects

Year of Funds CDBG	Project Title	Funding Jurisdiction	Project Type	Budget Amount	Balance	Status
2016	30Bellevue	Bellevue	Housing	\$469,812	\$0	Contracted; under construction and drawing; grand opening June 4, 2019
						\$0

Year of Funds

HOME						
2016	Habitat for Humanity - Sammamish	King County	Housing	\$350,000	\$25,000	Contracted; under construction; grand opening June 22, 2019
2018	HomeSight GreenBridge	King County	Housing	\$210,000	\$210,000	Project cancelled in 2018
2016 - 2017	Imagine Housing - 30Bellevue	King County	Housing	\$1,487,625	\$1,487,625	Contracted, under construction and drawing; grand opening June 4, 2019
2017	LIHI - Renton Commons	King County	Housing	\$1,298,070	\$77,000	Lease up; grand opening April 8, 2019; waiting to closeout and draw retainage
2018	Homestead CLT Riverton Park	King County	Housing	\$500,000	\$500,000	not yet contracted; expected to close February 2020
2016-2018	Red Vines/Imagine - Esterra Park 9%	King County	Housing	\$570,241	\$570,241	not yet contracted; expected to close August 2019
2016-2018	Catholic Housing Services - Kent Supportive Housing	King County	Housing	\$2,777,019	\$2,777,019	not yet contracted; expected to close July 2019
2019	Vashon Household - Island Center Apartments	King County	Housing	\$1,584,550	\$1,584,550	not yet contracted; expected to close April 2020
						\$7,231,435

White Center Square Section 108 Loan Update

Background: Last fall we briefed the JRC regarding the White Center Square Section 108 loan. It 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 continues to experience operational issues associated with delays in re-renting vacant spaces and inconsistent/timely rent payments. Consequently, the project is still struggling to make the principal and interest payments required to make the semi-annual payments to HUD. 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 not be able to make full payments this year.

Last September JRC accepted the County Staff recommendation to set aside CDBG Program Income (PI) sufficient to cover the projected payment delinquency on the 2018 August payment. WCIF LLC still owes the County the funds as they are not forgiven.

Update: As anticipated WCIF LLC was not able to make the full payment, therefore \$121,448 of 2017 PI funds were used to make up the difference. County Staff request to set aside 2018 PI funds to address any shortfall for the 2019 annual payment. The balance of the 2018 program income funds are available to be allocated to contingency projects in the 2018 - 2019 Action Plans.

HHCD Staff continues to meet with the owner to monitor the status of the property and determine strategies to bring the project back into good standing. NDC continues to coordinate with the County to complete the exit of the New Market Tax Credit structure. HHCD has been working with the County's Prosecuting Attorney's office to assure appropriate documentation is prepared to adequately secure and protect the interest in the property as NDC exits the transaction. The exit is targeted to be completed as soon as possible.

Staff Contact: Kathy Tremper, Community Development Program Manager
E-mail: kathy.tremper@kingcounty.gov Phone: (206) 263-9097

King County Consortium

Consolidated Housing and Community Development Plan 2020-2024

The King County Consortium Consolidated Housing and Community Development Plan (Consolidated Plan) guides the investment of federal housing and community development funds. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which the King County Consortium (Consortium) receives an annual entitlement for each of the following funds. King County and the Consortium anticipate receiving the following annual grant amounts

Community Development Block Grant (CDBG)	\$5,160,000
HOME Investment Partnerships (HOME) Program	\$3,250,000
Emergency Solutions Grant (ESG)	\$ 307,000

The projects and Activities of the Consolidated Plan follow three broad goals:

- Goal One: Affordable Housing** - Ensure healthy and affordable housing for low and moderate-income households throughout the region, and affirmatively further fair housing.
- Goal Two: Homelessness** - Our vision is that homelessness is rare, racial disparities are eliminated, and if one becomes homeless, it is brief and only a one-time occurrence.
- Goal Three: Community Development** - Establish and maintain a healthy and vibrant community through partnerships with local jurisdictions and organizations, by improving the well-being of low and moderate - income residents, and focus on communities with historic disparities in health, income, and quality of life.

Timeline and Process

May	Draft posted on King County website.
June	Regional public meetings
July	Special JRC meeting for recommendation for approval
August	King County final review
September	King County Council Review
November	Submission to HUD

This plan is informed by ongoing and collaborative regional processes.



REGIONAL AFFORDABLE HOUSING TASK FORCE





Addressing root causes of homelessness

ONE TABLE

ROOT CAUSE: Affordable Housing

CURRENT STATE

89,745 more affordable homes needed for households earning less than or equal to 50% Area Median Income (or \$40,460/year for a family of 4*)

* Source: U.S. Department of Housing & Urban Development, Comprehensive Housing Affordability Strategy, 2016.

FACTORS

Planning risks	High and increasing housing production costs and constraints	Restrictive land use and zoning regulations	Lengthy permitting time	Limited housing types	Restricted access to affordable housing units	Lack of financial resources to support affordable housing
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HIGHLIGHTED STRATEGIES

IMMEDIATE	LONG-TERM
<p>IMPLEMENTATION WITHIN 3 YEARS</p> <ul style="list-style-type: none"> Actively promote transfer of public land to build more affordable homes. Expedite permitting and reduce fees to build more affordable homes. Endorse and enforce tenant protections. Increase financial resources at the local, state and federal level to build more affordable housing. 	<p>IMPLEMENTATION IN 3-10 YEARS</p> <ul style="list-style-type: none"> Enact land use policies countywide that increase density and require affordable housing, especially at high capacity transit stations. Support alternative housing types that better serve the needs of diverse cultures and people exiting behavioral health or criminal justice systems. Expand non-traditional homeownership options that are more affordable and better address diverse cultural needs. Fund longer-term rent supports. Affirmatively market housing programs to communities of color and diverse cultural communities.



Goal 1		Affordable Housing		HUD		Measure	
	Category	Year	GOI#	Indicator	#	Units of Measure	
Goal 1 Affordable Housing - Ensure healthy and affordable housing for low and moderate- income households throughout the region, and affirmatively further fair housing.	Affordable Housing (HOME + ARCH CDBG)	Affordable Housing	2020	Rental Units Constructed New	11	Household/Housing Units	
		Public Housing	2021		11		
		Homeless	2022		11		
		Non-Homeless Special Needs	2023		11		
			2024		11		
		Total Con Plan		55			
	Affordable Housing (HOME + ARCH CDBG)	Affordable Housing	2020	8	Rental Units Rehabilitated HAM	2	Household/Housing Units
		Public Housing	2021			2	
		Homeless	2022			2	
		Non-Homeless Special Needs	2023			2	
			2024			2	
		Total Con Plan		10			
	Affordable Housing Affordable Housing (HOME + ARCH CDBG)	Affordable Housing	2020	8	Rental Units Rehabilitated Acquisition Rehab	0	Household/Housing Units
		Public Housing	2021			0	
		Homeless	2022			0	
		Non-Homeless Special Needs	2023			0	
			2024			0	
		Total Con Plan		0			
	Affordable Housing (HFP + ARCH CDBG)	Affordable Housing	2020	9	Homeownership Housing Added Construction	7	Household/Housing Units
		Public Housing	2021			7	
		Homeless	2022			7	
		Non-Homeless Special Needs	2023			7	
			2024			7	
		Total Con Plan		35			
	Affordable Housing HRP, Clark + Minor HRP	Affordable Housing	2020	10	Homeownership Housing Rehabilitated	90	Household/Housing Units
		Public Housing	2021			90	
		Homeless	2022			90	
		Non-Homeless Special Needs	2023			90	
		2024	90				
Total Con Plan			450				
Affordable Housing (HFP + ARCH CDBG)	Affordable Housing	2020	11	Direct Financial Assistance to Homebuyers	3	Household/Housing Units	
	Public Housing	2021			3		
	Homeless	2022			3		
	Non-Homeless Special Needs	2023			3		
		2024			3		
	Total Con Plan		15				

Goal 2		Homelessness		HUD		Measure	
	Category	Year	GOI#	Indicator	#	Units of Measure	
Goal 2 Homelessness - Our vision is that homelessness is rare, racial disparities are eliminated, and if one becomes homeless, it is brief and only a one-time occurrence.	Making Homelessness Rare, Brief, and One Time	Homeless	2020	Rapid Rehousing	240	Households Assisted	
		Non-Homeless Special Needs	2021		240		
			2022		240		
			2023		240		
			2024		240		
		Total Con Plan			1,200		
	Making Homelessness Rare, Brief, and One Time	Homeless	2020	13	Overnight Shelter Existing Shelter funding	2,000	Persons assisted
		Non-Homeless Special Needs	2021			2,000	
			2022			2,000	
			2023			2,000	
			2024			2,000	
		Total Con Plan				10,000	
	Making Homelessness Rare, Brief, and One Time	Homeless	2020	13	Overnight Shelter Adding Overnight Shelter Beds	0	Persons assisted
		Non-Homeless Special Needs	2021			0	
			2022			0	
			2023			0	
			2024			0	
		Total Con Plan				0	
	Making Homelessness Rare, Brief, and One Time	Homeless	2020	15	Homelessness Prevention Housing Stability Program	100	Persons assisted
		Non-Homeless Special Needs	2021			100	
			2022			100	
			2023			100	
			2024			100	
		Total Con Plan				500	
Making Homelessness Rare, Brief, and One Time	Homeless	2020	15	Homelessness Prevention Diversion	100	Persons assisted	
	Non-Homeless Special Needs	2021			100		
		2022			100		
		2023			100		
		2024			100		
	Total Con Plan				500		

Goal 3		Community & Economic Development			Measure	
Category		Year	GOI#	Indicator	#	Units of Measure
Goal 3 Community and Economic Development - Establish and maintain a healthy and vibrant community through partnerships with local jurisdictions and organizations, by improving the well-being of low and moderate - income residents, and focus on communities with historic disparities in health, income, and quality of life.	Community and Economic Development	Non-Homeless Special Needs	2020	1 Public Facility or Infrastructure Activities other than low/moderate-income housing benefit Community Facilities	1,400	Persons assisted
		Non-Housing Community Development	2021		1,400	
			2022		1,400	
			2023		1,400	
			2024		1,400	
		Total Con Plan			7,000	
	Community and Economic Development	Non-Homeless Special Needs	2020	2 Public Facility or Infrastructure Activities for low/moderate-income housing benefit Infrastructure (sidewalks, accessibility improvements, sewers)	1,000	Persons assisted
		Non-Housing Community Development	2021		1,000	
			2022		1,000	
			2023		1,000	
			2024		1,000	
		Total Con Plan			5,000	
	Community and Economic Development	Non-Homeless Special Needs	2020	3 Public Service Activities other than low/moderate-income housing benefit	500	Households assisted
		Non-Housing Community Development	2021		500	
			2022		500	
			2023		500	
			2024		500	
		Total Con Plan			2,500	
	Community and Economic Development	Non-Homeless Special Needs	2020	5 Public Service Activities for low/moderate-income housing benefit	1,000	Businesses assisted
		Non-Housing Community Development	2021		1,000	
			2022		1,000	
			2023		1,000	
			2024		1,000	
		Total Con Plan			5,000	
	Community and Economic Development	Non-Homeless Special Needs	2020	17 Businesses Assisted Microenterprise	200	Businesses Assisted
		Non-Housing Community Development	2021		200	
			2022		200	
			2023		200	
			2024		200	
		Total Con Plan			1,000	

Bill	Brief Description	Status	Comments
HB 1406	<p>Creates a new local funding source for affordable and homeless housing by allowing counties and cities to invoke a sales and use tax totaling .0146%.</p> <p>Cities have six months from the effective date of the legislation (Signed by Governor April 28th, 2019) to enact the tax with a resolution.</p> <p>Cities that have or will create a housing levy, MIDD tax, or similar Sales Tax for housing under RCW 82.14.530 can claim the full .0146% otherwise half of that amount (0.073%) may be claimed by the city with the other half available to the county.</p> <p>King County and cities with populations greater than 100,000 (Seattle, Bellevue/Renton/Kent and possibly Kirkland and Federal Way) can only spend funds on housing production while cities with populations of less than 100,000 may also use the funds for rental assistance.</p> <p>Funds may be bonded against and local governments may enter into local agreements to pool their resources for bonds.</p>	Signed by Governor	Estimated that KC could generate \$8.5M in revenue countywide which if pooled together could bond about \$100M.
HB 1743	Created a system to assess residential prevailing wage rates on homeless and affordable housing.	Signed by Governor	This is a new opportunity to revisit existing budget estimates for our 2018 Affordable Housing Awards which have not yet gone to bid. There may be an opportunity to recapture funds and/or improve affordability or otherwise strengthen the development.

Bill	Brief Description	Status	Comments
SB 5600	SB 5600, will allow tenants 14 days (instead of 3) to catch up on late rent before losing their homes, allow eviction court judges to use discretion and consider extenuating circumstances such as job loss or hospitalization, expand a mitigation fund to ensure landlords receive judgement payments promptly while giving tenants more time to pay, and limit the attorney fees tenants can be required to pay.	Signed by Governor	The bill will have a significant positive impact for low to moderate income tenants and homelessness prevention.
HB 1440	Increased required notification to tenants for rent increases to 60 days' notice instead of 30.	Signed by Governor	Gives tenants more time to find housing in a tight market when rent increases price them out of their home.
HB 1219	Removes the 2026 sunset for the use of Real Estate Excise Tax (REET) for housing and limits the amount of funding to \$100,000 or 25 percent of available funds but not to exceed \$1M.	Signed by Governor	Appears to be neutral - just a local option to prioritize a portion of existing REET for homeless and affordable housing.
HB 1377	Requires cities and counties to allow an increased density bonus consistent with local needs for an affordable housing development of a single-family or multifamily residence located on real property owned or controlled by a religious organization.	Signed by Governor	
HB 1582	Modifies the manufactured/mobile home landlord-tenant act regarding rental agreement terms; prohibited acts by landlords; transfer of agreement; failure to renew, and grounds for termination of, a tenancy or occupancy; written notice for rent increase; and orders to limit dissemination of unlawful detainer actions.	Signed by Governor	

Bill	Brief Description	Status	Comments
HB 1923	<p>Encourages local jurisdictions to take action to increase density and reduce regulatory barriers to developing affordable housing.</p> <p>Sec 1: Includes encouraged actions and provides planning grant assistance (\$100K) for those cities taking at least 2 listed actions or conducting a housing plan. Also provides some cover from appeals.</p> <p>Sec 2: Revises definitions</p> <p>Sec 3: Directs UW CRE to produce a report every two years that compiles housing supply and affordability metrics for cities.</p> <p>Sec 5. Minimum parking requirement reductions</p>	Signed by Governor	In addition to suggested actions, the bill also contains specific sections that apply to certain “code cities” including a prohibition against restricting permanent supportive housing (PSH) in areas where multifamily housing is allowed.
Operating Budget	An overall 18% increase to homelessness dollars administered by Commerce totaling \$26M including \$14.5 additional funds for Housing and Essential Needs but the legislature overcommitted the Home Security Fund dollars to homeless youth and CMI. As a result, it is unclear how CHG faired this biennium. According to Commerce there will either be a slight increase or decrease to the flexible portion of CHG statewide depending on how things shake out with available Home Security Fund revenue.		

Bill	Brief Description	Status	Comments																
Capital Budget	<p>In Summary the Legislature allocated \$175M to the HTF of which \$34.5 was allocated specifically to projects in King County.</p> <p>The remainder was allocated to other specific projects and:</p> <ul style="list-style-type: none">A \$37.05M statewide general pool for affordable and special needs housing statewide and <p>The following issue-specific set-asides:</p> <ul style="list-style-type: none">\$35M Permanent Supportive Housing for Behavioral Health/Chronically Mentally Ill;\$10M Modular Homeless Housing less than \$125 Cost Per Unit;\$10M Competitive Pool for Preservation;\$10M Competitive pool for production and preservation of affordable housing;\$7M Ultra - high energy efficient affordable housing;\$5M Veterans;\$5M Developmentally Disabled;\$5M Farmworker Housing;\$5M Homeownership.	Signed by Governor	<table><tr><td>\$6M</td><td>Bellwether</td></tr><tr><td>\$6M</td><td>Capitol Hill Housing Broadway</td></tr><tr><td>\$3M</td><td>Ethiopian Community Affordable Housing</td></tr><tr><td>\$3M</td><td>Fusion Emergency Housing For Homeless Families</td></tr><tr><td>\$5.5M</td><td>Highland Village (Airway Heights)</td></tr><tr><td>\$1M</td><td>Northaven Affordable Senior Housing Campus</td></tr><tr><td>\$9M</td><td>SCIDpda North Lot</td></tr><tr><td>\$1M</td><td>Seattle Indian Health Board - Low income Housing</td></tr></table> <p>Subtotal KC \$34.5M</p> <p>Except for farmworker housing, KC projects could expect to receive about 30 to 40 percent of these pools totaling between \$37.2 to \$49.6M</p>	\$6M	Bellwether	\$6M	Capitol Hill Housing Broadway	\$3M	Ethiopian Community Affordable Housing	\$3M	Fusion Emergency Housing For Homeless Families	\$5.5M	Highland Village (Airway Heights)	\$1M	Northaven Affordable Senior Housing Campus	\$9M	SCIDpda North Lot	\$1M	Seattle Indian Health Board - Low income Housing
\$6M	Bellwether																		
\$6M	Capitol Hill Housing Broadway																		
\$3M	Ethiopian Community Affordable Housing																		
\$3M	Fusion Emergency Housing For Homeless Families																		
\$5.5M	Highland Village (Airway Heights)																		
\$1M	Northaven Affordable Senior Housing Campus																		
\$9M	SCIDpda North Lot																		
\$1M	Seattle Indian Health Board - Low income Housing																		
HB 1493 / SB 5357	Would have amended existing law for counties to impose an additional excise tax on the purchase and sale of property totaling one half of one percent for the development of affordable housing by allowing cities as well as counties to impose the tax. The current requirement for the tax to be approved by a vote of the people would be replaced by councilmatic approval.	Senate Bill Failed in Ways and Means House Bill in Committee on Finance	This legislation could have increased affordable housing funding by about \$95 million per year in King County (a substitute version cut this amount in half).																

Bill	Brief Description	Status	Comments
HB 1745	Would have allowed county or city council to impose the existing local sales and use tax option for housing and related services by legislative action rather than a vote of the people.	Stalled in House Rules	



King County - HOUSING REPAIR PROGRAM



NORTH AND EAST SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
Bothell												
9603			\$10,440			\$10,440				Closed		
9846			\$9,185			\$9,185				Closed		
9867										Pre-App		
9945										Pre-App		
10013										Pre-App		
											\$19,626	2
Duvall												
9965			\$10,000			\$10,000				Approved		
9809										Pending		
											\$10,000	1
Duvall - Unincorporated												
9772										Pending		
9996										Pre-App		
												0
Fall City - Unincorporated												
9731	\$16,950					\$16,950				Closed		
											\$16,950	1
Issaquah												
9958										Pre-App		
9982										Pre-App		



King County - HOUSING REPAIR PROGRAM



NORTH AND EAST SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10004										Pre-App		
												0
Issaquah - Unincorporated												
9573			\$10,000			\$10,000				Approved		
9773	\$25,000							\$25,000		Approved		
9907										Pre-App		
10011										Pre-App		
											\$35,000	2
Kenmore												
9770			\$8,510			\$8,510				Closed		
9744			\$7,000			\$7,000				Approved		
9853			\$8,200			\$8,200				Approved		
9901			\$10,000			\$10,000				Approved		
9983										Pre-App		
9998										Pre-App		
10017										Pre-App		
											\$33,710	4
KIRKLAND												
9520	\$14,736					\$14,759				Closed		
9865	\$18,500					\$18,515				Approved		
9906	\$10,000							\$10,000		Approved		



King County - HOUSING REPAIR PROGRAM



NORTH AND EAST SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
	9657									Pending		
	9940									Pending		
	9995									Pre-App		
											\$43,236	3
Lk Forest Park												
	9796	\$27,620				\$27,620				Approved		
	9981									Pre-App		
	9989									Pre-App		
	10019									Pre-App		
											\$27,620	1
Medina												
	9975									Pending		
												0
MERCER ISLAND												
	9501	\$4,620				\$4,620				Approved		
											\$4,620	1
Ravensdale - Unincorporated												
	9994									Pre-App		
												0
Redmond												
	9774		\$7,849					\$7,849		Closed		
	9916		\$9,500			\$9,500				Approved		



King County - HOUSING REPAIR PROGRAM



NORTH AND EAST SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
9948										Pre-App		
9987										Pre-App		
											\$17,349	2
Redmond - Unincorporated												
9839	\$25,000							\$25,000		Approved		
9939										Pre-App		
											\$25,000	1
Sammamish												
9631										Pre-App		
												0
Shoreline												
9686	\$7,325					\$7,325				Closed		
9719	\$9,826					\$9,826				Closed		
9613	\$30,000					\$30,000				Approved		
9652	\$28,000							\$28,000		Approved		
9776	\$16,000					\$16,000				Approved		
9892	\$13,500					\$13,500				Approved		
											\$104,651	6
Snoqualmie												
9873					\$8,000	\$8,000				Approved		
											\$8,000	1



King County - HOUSING REPAIR PROGRAM



NORTH AND EAST SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
Snoqualmie - Unincorporated												
10010										Pre-App		
												0
Woodinville												
9977										Pending		
9988										Pre-App		
												0
TOTALS SUBREGION	\$247,078		\$90,684		\$8,000						\$345,762	25



King County - HOUSING REPAIR PROGRAM



SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
Auburn												
9764	\$25,372							\$25,407		Closed		
9802			\$8,062					\$8,062		Closed		
9844			\$12,573					\$12,573		Closed		
9817			\$10,000					\$10,000		Approved		
9878			\$12,000					\$12,000		Approved		
9915			\$20,000					\$20,000		Approved		
9638										Pending		
9665										Pending		
9670										Pending		
											\$88,008	6
AUBURN - Unincorporated												
9382	\$21,000					\$21,000				Approved		
9765						\$15				Pending		
9917										Pending		
9919								\$16		Pending		
											\$21,000	1
BLACK DIAMOND												
8588	\$25,000					\$25,000				Approved		
9821			\$9,306			\$9,306				Approved		
9911										Pending		



King County - HOUSING REPAIR PROGRAM



SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
BURIEN	9997									Pre-App		
											\$34,306	2
	9563	\$30,000						\$30,023		Approved		
	9712	\$28,500				\$28,523				Approved		
	9912									Pending		
	9957									Pending		
	9949									Pre-App		
	9955									Pre-App		
	9967									Pre-App		
	9985									Pre-App		
Covington	9986									Pre-App		
	10006									Pre-App		
											\$58,500	2
	9944	\$11,000					\$11,000			Approved		
	9702									Pending		
	9866									Pre-App		
											\$11,000	1



King County - HOUSING REPAIR PROGRAM



SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
Covington - Unincorporated												
9798										Pre-App		
												0
DES MOINES												
9439	\$59,162					\$27,500		\$31,662		Approved		
9825						\$39				Pending		
9991										Pending		
9972										Pre-App		
											\$59,162	1
ENUMCLAW												
9568			\$6,918			\$6,918				Closed		
9783			\$8,055			\$8,055				Closed		
9820			\$8,421			\$8,421				Closed		
9842			\$7,619			\$7,619				Approved		
9859			\$11,000					\$11,000		Approved		
9364										Pending		
9512						\$45				Pending		
9890						\$16				Pending		
10021										Pre-App		
10022										Pre-App		
											\$42,012	5



King County - HOUSING REPAIR PROGRAM



SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
ENUMCLAW - Unincorporated												
9208	\$12,000								\$12,000	Approved		
9990										Pre-App		
10014										Pre-App		
10015										Pre-App		
											\$12,000	1
Federal Way												
9739			\$5,196					\$5,196		Closed		
9763			\$10,641					\$10,641		Closed		
9808			\$9,860					\$9,860		Closed		
9645	\$28,000							\$28,000		Approved		
9829	\$27,793	\$3,853					\$32,247			Approved		
9920	\$21,000						\$21,023			Approved		
9930	\$15,000						\$15,000			Approved		
9946			\$10,000					\$10,000		Approved		
9782										Pending		
10005										Pending		
10003										Pre-App		
10012										Pre-App		
											\$131,344	8
Federal Way - Unincorporated												
9804			\$9,670					\$9,670		Closed		



King County - HOUSING REPAIR PROGRAM



SOUTH SUBREGION CITIES													
CITY		DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
	9822			\$9,626			\$9,626				Closed		
	9704			\$15,000					\$15,000		Approved		
	9855										Pending		
	9902										Pending		
	10020										Pre-App		
KENT												\$34,297	3
	9400	\$19,281						\$19,281			Approved		
	9628	\$25,000							\$25,600		Approved		
	9854	\$17,047						\$17,047			Approved		
	9875	\$25,000							\$25,000		Approved		
	9883			\$2,100					\$2,100		Approved		
	9884			\$10,000					\$10,000		Approved		
	9964			\$8,000					\$8,000		Approved		
	9307										Pending		
	9837										Pending		
	9984										Pre-App		
												\$106,428	7
KENT - Unincorporated													
	9225	\$31,053					\$31,053				Closed		
	9679			\$8,644					\$8,644		Closed		



King County - HOUSING REPAIR PROGRAM



SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
9978										Pending		
											\$39,696	2
Maple Valley												
9567	\$13,293					\$13,293				Closed		
9898										Pending		
9937										Pending		
											\$13,293	1
Maple Valley - Unincorporated												
9910	\$17,000						\$17,000			Approved		
											\$17,000	1
Pacific												
9947										Pending		
												0
RENTON												
9418	\$18,500						\$18,500			Closed		
9785			\$8,977					\$8,977		Closed		
9819			\$9,768			\$9,768				Closed		
9823			\$10,443					\$10,443		Closed		
9847			\$3,355			\$3,355				Closed		
9872			\$639			\$639				Closed		
9200	\$30,768	\$14,000				\$44,768				Approved		



King County - HOUSING REPAIR PROGRAM



SOUTH SUBREGION CITIES													
CITY		DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
	9398	\$18,000						\$18,000			Approved		
	9894	\$4,954	\$1,096				\$6,050				Approved		
	9895			\$400			\$400				Approved		
	9914	\$10,000					\$10,000				Approved		
	9960			\$10,000					\$10,000		Approved		
	10009			\$7,000					\$7,000		Approved		
	9442										Pending		
	9717										Pending		
	9781										Pending		
	9838						\$15				Pending		
	9874										Pending		
	9923						\$40				Pending		
	9954						\$16				Pending		
	9959										Pending		
	9962										Pending		
	9968										Pending		
	9969										Pending		
	10008						\$23				Pending		
	9976										Pre-App		
	9980										Pre-App		
	9992										Pre-App		
	10000										Pre-App		



King County - HOUSING REPAIR PROGRAM



SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10016										Pre-App		
10018										Pre-App		
											\$147,899	13
Renton - Unincorporated												
9676	\$43,368							\$43,383		Closed		
9635	\$28,000							\$28,000		Approved		
9928						\$15				Pending		
9943										Pending		
9993										Pre-App		
10002										Pre-App		
											\$71,368	2
Seatac												
9708			\$10,040			\$10,040				Approved		
9896										Pending		
9956										Pending		
10001										Pre-App		
10023										Pre-App		
											\$10,040	1
Seatac - Unincorporated												
9973										Pre-App		
												0



King County - HOUSING REPAIR PROGRAM



SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
Seattle - Unincorporated												
9828	\$15,399						\$15,422			Closed		
9999										Pre-App		
											\$15,399	1
Tukwila												
9850	\$13,000					\$13,000				Approved		
9870	\$23,000					\$23,000				Approved		
9935						\$23				Pending		
9889										Pre-App		
10007										Pre-App		
											\$36,000	2
Vashon - Unincorporated												
9668										Pending		
												0
TOTALS SUBREGION	\$656,491	\$18,949	\$273,312								\$948,752	60



King County - HOUSING REPAIR PROGRAM



			UNITS			
Sub Region	Commit / Spent	% \$	TOTAL SERVED	%	Approved	Closed
SOUTH	\$948,752	73.29 %	60	70.59 %	38	22
NORTH AND EAST	\$345,762	26.71 %	25	29.41 %	17	8
Consortium TOTALS	\$1,294,514		85		55	30

Acronym	Definition
DPL	Deferred Payment Loan
MFP	Matching Funds Program
MHG	Mobile Home Grant
HAM	Home Access Modification
EG	Emergency Grant
CDBG	Community Block Development Program
HOME	Home Investment Partnership Fund
VSHSL	Veteran's Senior Human Services Levy Fund
Other	Other Housing Repair Funding

Area Summary of HRP Activity

2019

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																									
Auburn	1				1						2				2	3				3					
Black Diamond	1				1	1				1	1				1										
Bothell	1				1											1				1					
BURIEN	9				9	2				2											2				2
Carnation	1				1																				
Covington	1				1																3				3
Des Moines	1				1																				
Duvall	1				1																				
ENUMCLAW	5				5						2				2	3				3	3				3
Federal Way	5				5						1				1	3				3					
Issaquah	1				1																				
Kenmore	1				1						2				2	1				1					
Kent	4				4	1				1	5				5						2				2
KIRKLAND	3				3	1				1	1				1	1				1					
Lk Forest Park																									
Maple Valley	3				3	2				2						1				1					
Medina																									
Normandy Park	1				1																1				1
North Bend	1				1																1				1
Pacific	1				1																2				2
Redmond	4				4											1				1	1				1
Renton	16				16	5				5	2				2	5				5	3				3

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
SAMMAMISH																					1				1
Seatac	4				4	2				2															
Shoreline	3				3						2				2	2				2	1				1
Snoqualmie											1				1										
Tukwila	4				4	1				1	2				2										
UNINCORPORATED	15				15	5				5	6				6	7				7	2				2
Woodinville																									
Consortium Total	87				87	20				20	27				27	28				28	22				22

Area Summary of HRP Activity - Amt

2019

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	\$22,000				\$22,000	\$46,008				\$46,008
Black Diamond	\$9,306				\$9,306	\$2,327				\$2,327
Bothell						\$11,307				\$11,307
BURIEN										
Carnation										
Covington										
Des Moines						\$5,051				\$5,051
Duvall										
ENUMCLAW	\$18,619				\$18,619	\$28,598				\$28,598
Federal Way	\$28,023				\$28,023	\$17,514				\$17,514
Issaquah										
Kenmore	\$17,217				\$17,217	\$10,220				\$10,220
Kent	\$79,700				\$79,700	\$29,281				\$29,281
KIRKLAND	\$10,000				\$10,000	\$17,063				\$17,063
Lk Forest Park						\$19,649				\$19,649
Maple Valley						\$11,066				\$11,066
Medina										
Normandy Park										
North Bend										
Pacific										
Redmond						\$7,849				\$7,849
Renton	\$7,887				\$7,887	\$73,993				\$73,993

<i>Location</i>	<i>Funded</i>				<i>Total for</i>	<i>Spent</i>				<i>Total for</i>
	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	<i>Year</i>	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	<i>Year</i>
SAMMAMISH										
Seatac	\$500				\$500	\$7,375				\$7,375
Shoreline	\$41,500				\$41,500	\$11,083				\$11,083
Snoqualmie	\$8,335				\$8,335	\$6,334				\$6,334
Tukwila	\$36,000				\$36,000	\$386				\$386
UNINCORPORATED	\$124,399				\$124,399	\$111,763				\$111,763
Woodinville										
<i>Consortium Total</i>	<i>\$403,485</i>				<i>\$403,485</i>	<i>\$416,868</i>				<i>\$416,868</i>

Resources

	Entitlement	Program Income	Total Available
Reg. Consortium	3,181,816	0	3,181,816
Burien	\$478,923	0	478,923
Kirkland	\$366,638	0	366,638
Redmond	\$332,220	0	332,220
Renton	\$701,407	0	701,407
Shoreline	\$322,565	0	322,565
2020 Funds Available	5,383,569	0	5,383,569
Total PI and Entitlement		5,383,569	
Admin 20% Ceiling =	1,076,714		
Human Service 15% Ceiling = PI+EN	807,535		

Distribution

1. Planning and Admin	20% of (CDBG Entitlement:	\$1,076,714	Total
Reg. Consortium Cities	636,363		636,363
	Consortium Share JAC = 10%	Joint Agmt Only = 10%	
Burien = 20%	47,892	47,892	95,785
Kirkland = 20%	36,664	36,664	73,328
Redmond = 20%	33,222	33,222	66,444
Renton = 20%	70,141	70,141	140,281
Shoreline = 20%	32,257	32,257	64,513
	220,175	+	220,175
Total Administration:			1,076,714
2. Human Services	15% of (CDBG Entitlement):	\$800,828	
a) Joint Agreement City contribution to HSP			
Burien = 5%	23,946		
Kirkland = 5%	18,332		
Redmond = 5%	16,611	HSP	255,370
Renton = 5%	35,070		
Shoreline = 5%	16,128		
	110,088		110,088
b) Joint Agreement Cities Human Services			
Burien = 10%		47,892	
Kirkland = 10%		36,664	
Redmond = 10%		33,222	
Renton = 10%		70,141	
Shoreline = 10%		32,257	
		220,175	220,175
SubTotal			330,263
		Total Remaining	470,565
c) Reg. Consortium Cities Shelter Allocation (Frozen)	180,000		290,565
d) Remaining Consortium Human Services Funds:			
50% Reg Consortium's contribution to HSP	145,283		
50% remaining for Diversion	145,283		
N/E .32%		46,490	46,490
South .68%		98,792	98,792
		Total Human Services	800,828
3. Housing Repair	25% of (CDBG Entitlement):	\$1,345,892	
Reg. Consortium Cities of KC PI=Ent.	795,454		795,454
Burien = 25%		119,731	119,731
Kirkland = 25%		91,660	91,660
Redmond = 25%		83,055	83,055
Renton = 25%		175,352	175,352
Shoreline = 25%		80,641	80,641
		Total HRP	1,345,892
4. Section 108 Greenbridge Repayment			
Reg. Consortium Cities	174,369	Total	174,369
5. Capital Distribution (Balance of Funds):			
a.) Capital Implementation (C14241)			
Capital Activity Delivery			250,947
Burien = 2%		9,578	
Kirkland = 2%		7,333	
Redmond = 2%		6,644	
Renton = 2%		14,028	
Shoreline = 2%		6,451	
		44,035	44,035
Balance to Reg. Consortium Cities =			206,912
			250,947
b.) Joint Agreement City Capital Funds			
	Recapture	Entitlement + PI	Total
Burien	0	181,991	181,991
Kirkland	0	139,322	139,322
Redmond	0	126,244	126,244
Renton	0	267,238	267,238
Shoreline	0	122,575	122,575
		837,370	837,370
c.) Consortium Capital Funds			
	Recapture	Entitlement + PI	Total
	0	897,449	897,449
Total N/E Sub Region .338%	303,553		
South Sub Region .661%	593,896	Total	897,449
Total - Distribution			5,383,569

King County Consortium

Issue: Increasing cost of capital projects (housing and non-housing) combined with decreasing amount of CDBG funds results in fewer projects receiving funds in North/East King County. Majority election by North/East cities to set aside 40% of funds for a housing project selected through the ARCH funding process, which has typically served ARCH cities, which means non-ARCH cities often do not have access to sufficient funds to complete a non-housing project in a single project year.

Background

1. Since 2005, CDBG funds are distributed based on sub region.
2. Early each year, the sub regions elect how to allocate their portion of CDBG funds. Traditionally, the South sub region places all funds in a single pool that is then awarded via competitive RFP. The North/East sub region elects to allocate 40% of their funds to the ARCH process for a housing project. The balance are then made available via the County's non-housing competitive process.
3. With the ongoing reduction in CDBG funds, the amount available to any single non-housing project is similarly lowered, making it challenging to fully fund a project in a single year.
4. The need to extend projects over multiple years creates issues with the CDBG timeliness to expend requirements.

Options

	Description	Benefits	Concerns/Issues
1	Frontload multiple years of CDBG funds to allocate as a forward commitment. Housing portion would go to ARCH, non-housing allocated through traditional RFP	Larger pot of funds for applicants in a given year.	May exacerbate existing timeliness issues and does not comply with treasury requirements
2	All North/East cities compete equally for funds. No set aside	Larger pot of funds for applicants in a given year	None
3a	ARCH receives full CDBG allotment every third year. Non housing projects receive full allotment remaining years (33/66 fund split)	Potential for predictability in funding to pipeline projects	None
3b	ARCH receives full CDBG allotment 2 years out of every 5. Non housing projects receive full allotment remaining years (40/60 split)	Same as 3a	ICA is out of sync, this could be a potential issue depending on ICA changes
4	Status Quo		None

JRC Action Requested: The Consortium City membership of the JRC is asked to take action on one of the Options presented that will assist in addressing the dilemma presented with the practice of the housing set-aside process in the North/East Sub-region.