



King County

*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
Sound Cities
Association*

*Mark Ellerbrook
Div. Director
HHCCDD
Community &
Human Services
King County*

*John Taylor
Director, Dept. of
Local Services
King County*

*Jim Chan
Div. Dir. Permitting
Dept. of Local
Services
King County*

*Alaric Bien
Senior Planner
Redmond*

*Colleen Brandt-
Schluter
Community Services
Manager, Burien*

*Janet Lewine,
City of Bellevue*

*Joy Scott
Human Services.
Manager, Auburn*

*Laurie Olson
Lending Manager,
Seattle Office of
Housing*

Agenda

JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING

December 5, 2019

9:30 AM - 11:30 AM

Department of Elections, Alvine Conference Room
919 SW Grady Way, Renton, WA 98057

- I. Welcome and Introductions**
- II. September 26, 2019 Meeting Minutes**
Attachment A- Action Item
- III. ACTION ITEM: White Center Food Bank Rehab – Update, Discussion, & Decision**
Attachment B – Action Item
Community Development Staff – Housing, Homelessness, & Community Development Division
- IV. JRC State and Federal Legislative Priorities Update**
Attachment C – Information Item
Al DAlessandro – (HFP) Housing, Homelessness, & Community Development Division
- V. Housing Repair Program Update**
Attachment D – Information Item
Attachment E – Information Item
Attachment F – Information Item
Clark Fulmer - (HRP) Housing, Homelessness, & Community Development Division
- VI. ACTION ITEM: Housing Financing Program 2019 Capital Funding Round Recommendations – Discussion, Public Comment, & Approval**
Attachment G – Action Item
Attachment H – Information Item
Attachment I - Information Item
Housing Finance Program Staff - Housing, Homelessness, & Community Development Division

ADJOURN

Next Meeting: **March 26, 2020**
Meeting Location: Department of Elections, Alvine Conf. Room

JOINT RECOMMENDATIONS COMMITTEE (JRC)

Meeting Minutes

September 26, 2019

9:30 AM - 11:30 AM

**South Renton Treatment Administration Building – Black River Room
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)
Mark Ellerbrook, Division Director, King County Department of Community and Human Services (DCHS)
John Taylor, Director, King County Department of Local Services (*represented by Susan Oxholm*)
Jim Chan, Division Director, King County Permitting (*represented by Christine Jensen*)
Alaric Bien, Senior Planner, City of Redmond
Colleen Brandt-Schluter, Community Services Manager, City of Burien
Laurie Olson, Lending Manager, City of Seattle Office of Housing

Members Not Present:

Chris Ross, Councilmember City of Sammamish
Arun Jain, Asst. Director, Community Development, City of Bellevue
Joy Scott, Human Services Manager, City of Auburn

King County Staff:

Jackie Moynahan, Assistant Division Director, HHCD
Kristin Pula, Capital Programs Manager, HHCDD
Laurie Wells, Community Development Program Manager, HHCDD
Dave Mecklenburg, Project/Program Manager, Community Development Program, HHCDD
Quincy Williams, Project/Program Manager, Community Development Program, HHCDD
Al D'Alessandro, Project/Program Manager, Housing Finance Program, HHCDD
Diego Galvan, Project/Program Manager, Capital Programs, HHCDD

Guests:

Greg Hope, New Roots Microenterprise
Stacy Hansen, City of Tukwila
Evan Fisher, City of Sammamish
Alexis Mercedes, Sound Cities Association
Alexis Miller, City of Kirkland
Scott Hanis, City of Black Diamond

I. Welcome Chair opened the meeting at 9:36 a.m.

II. May 23, 2019 & July 12, 2019 Meeting Minutes

JRC Chair De'Sean Quinn asked if anyone had any corrections or modifications to the draft May 23, 2019 and July 12, 2019 meeting minutes as presented in the JRC packet.

MOTION: Clyde Hill made a motion to accept the minutes as written. Kevin Hearing seconded the motion. The motion passed unanimously.

III. Public Input: Public Hearing Regarding Community Development & Housing Needs

Chair Quinn provided an opportunity for public comment on the development of proposed activities or any other matters associated with the King County Housing and Community Development Plan.

No public comments were made.

IV. ACTION ITEM: Community Development Block Grant (CDBG) Non-housing Capital 2020 Program Year Funding Recommendations – Discussion, Public Comment, & Approval

Community Development Program Manager Laurie Wells provided a brief project summary of all the received CDBG project proposals and provided context/reasoning behind the Community Development Program's 2020 funding recommendations:

North/East Sub-Region CDBG Recommended Awards

N/E Sub-Region Final Fund Available: \$316,137						
Proposal Title	Performance Measures	Request	Minimum Request	Recommended Award	Ranking	JRC Approval
ARCH Housing Set-Aside (40% of \$316,137)				\$126,455		\$
C20401 Encompass Parking Lot* *	115 L/M clientele	\$65,000	\$40,000	\$85,000	1	\$
N/E Contingency**				\$104,682		\$
Sub-Region Total		\$65,000	\$40,000	\$316,137		\$
* If available funds are higher than projected, this award will be increased.						
** If available funds are lower than projected, this award will be reduced.						

Q: Who is voting on the CDBG award recommendations?

A: Members of the Consortium (those with a "yellow star" on their nameplate). This includes Mayor Hearing, Councilmember Ross, Councilmember Clyde Hill, Councilmember Quinn, Susan on behalf of John Taylor, Christine Jensen on behalf Jim Chan, and Mark Ellerbrook.

Q: What happens to the \$104K contingency if it's not used? Can it carry over?

A: The contingency could carry-over and/or it could be used for other projects. After evaluating the projects and providing all project status updates in early 2020, Community Development staff bring forward recommendations to the JRC as to how the contingency should be used. The JRC ultimately votes on how the contingency will be used.

Chair Quinn provided opportunity for public comment on the North/East Sub-region CDBG recommendations. No public comments were made.

Chair Quinn entertained the motion to vote on the approval of the North/East Sub-region CDBG recommendations.

MOTION: Hearing made a motion to approve the North/East Sub-Region recommendations. Hill seconded the motion. The motion passed unanimously.

South Sub-Region CDBG Recommended Awards

South Sub-Region - Estimated Funds Available \$618,517						
Proposal Title	Performance Measures	Request	Minimum Request	Recommended Award	Ranking	JRC Approval
C20623 Tukwila Minor Home Repair	54 L/M Households	\$100,000	\$90,000	\$100,000	1	\$
C20624 Habitat for Humanity White Center -Skyway/Bryn Mawr MHR	8 L/M Households	\$104,000	\$84,000	\$100,000	2	\$
C20322 Black Diamond Morganville Water Main* **	25 L/M Households 56.43% LMA	\$560,000	\$280,000	\$358, 517	3	\$
C20725 New Roots Microenterprise	60 L/M Persons	\$60,000	\$50,000	\$60,000	4	\$
Enumclaw Skate Park Replacement – 60.13% LMA	3,775 L/M Persons; 50.34% L/M	\$338,400	\$250,000	\$0	5	\$
Highline StartZone Microenterprise	30 L/M Persons	\$55,000	\$50,000	\$0	6	\$
Sub-Region Total		\$1,213,400	\$809,000	\$618,517		\$
* If available funds are higher than projected, Black Diamond Morganville Water Main will receive additional funding up to the maximum request of \$560,000. Any remaining additional funds would be dedicated to Tukwila Minor Home Repair						
** If available funds are lower than projected, Black Diamond Morganville Water Main award will be reduced.						

Q: Who is voting on these recommendations?

A: The same Consortium members from before.

Q: Are there any highlights that Community Development Program staff can share on the South Sub-region projects not being recommended for award?

A: With the Enumclaw Skate Park replacement project, there were concerns over readiness. From an environmental review perspective, the project would not be able to move forward without addressing drainage issues associated with an increase in impervious surface.

The decision not to move forward with the Highline StartZone project was ultimately a comparison of cost/performance metrics; the New Roots Microenterprise program is able to assist more individuals than the Highline project using roughly the same amount of funds.

Q: Can you provide more details on the Black Diamond water main project?

A: CDBG funds will be combined with City funds to pay for the design/engineering, environmental review, and construction to replace asbestos water main with ductile iron water main, along with asphalt overlay of the roadway. This project will eliminate a dead-end line, which will increase fire flow, improve water quality, and allow for the installation of a needed fire hydrant. The project is located in a low-moderate income census tract.

Q: Has Community Development Program staff spoken with Highline about performance issues?

A: Community Development Program staff are not able to hold discussions regarding an applicant's proposal/performance during the procurement process. The team is having internal discussions as to how their application could improve and how performance expectations/guidelines can be communicated with all prospective applicants.

Q: Does it make sense to document these conversations as to why an applicant may not have received an award?

A: This follow-up conversation is part of the CDBG proposal review process. Establishing clear and consistent standards/expectations ensures the submittal of quality proposals.

Chair Quinn entertained the motion to vote on the approval of the South Sub-region CDBG recommendations.

MOTION: Hearing made a motion to approve the South Sub-Region recommendations. Hill seconded the motion. The motion passed unanimously.

V. JRC State & Federal Legislative Priorities Update

Al D'Alessandro (Housing Finance Program) provided context/reasoning on the updates made to the 2020 State & Federal Legislative Priorities. The 2020 Legislative Priorities are very similar to last year but have been modified to provide more clarity and flexibility.

2020 State Legislative Priorities

1. Enhance revenue options for affordable housing.

The second bullet under this priority has been changed from "consider recommending" to "authorize" to be less passive. The third bullet has been added to remove the "floor" in area median income (AMI), providing flexibility to go below 30% AMI.

Q: The priority calls out a "graduated Real Estate Excise Tax." Can we call out/specify REET?

A: Yes, we will clarify that this is REET in our next update.

2. Provide supplemental funding for the Housing Trust Fund.

This priority serves to provide additional permanent supportive homeless housing and affordable housing units in King County.

3. *Increase the cash grant for ABD/HEN participants.*

This priority serves to address the insufficient funding that the Housing & Essential Needs (HEN) and Aged, Blind, and Disabled (ABD) programs need to serve people with disabilities and those experiencing homelessness.

4. *Adopt statewide tenant protections.*

This priority serves to establish statewide tenant protections that mirror Seattle's "Just Cause" termination policies - the goal is to keep people from going homeless due to abrupt circumstances. Additionally, the priority aims to make housing more accessible by addressing up front tenant fees and deposits. The mobile home bullet point attempts to increase housing stability by increasing the amount of relocation assistance and tenant notice protections.

2020 Federal Legislative Priorities

1. *Increase Community Development Block grant (CDBG)*

Currently funded at \$3.3 billion, this priority calls for the support of the FY20 House budget which funds the CDBG program at \$3.6 billion.

2. *Increase the HOME Program*

Currently funded at \$1.36 billion, this priority calls for the support of the FY20 House budget which funds the HOME program at \$1.75 billion.

3. *Increase McKinney-Vento Homeless Assistance Grants*

Currently funded at \$2.5 billion, this priority calls for the support of the FY20 House budget which funds Homeless Assistance Grants \$2.8 billion.

4. *Support Full Funding for Section 8 Vouchers*

This priority calls for the support of the House bill that provides enough funding to renew all existing contracts provided through Housing Choice Vouchers (\$23.8 billion) and Project-Based Rental Assistance (\$12.59 billion).

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

This priority calls for the increase (or maintaining) of Tenant-Based and Project-Based voucher subsidies.

6. *Support efforts to improve and increase the Low-Income Housing Tax Credit (LIHTC) Program.*

This priority calls for the support of the bipartisan Affordable Housing Credit Improvement Act which seeks to expand the Housing Credit by 50% and increase existing incentives to build affordable housing.

All future changes in priority language/recommendations will be shared in another draft before the next meeting.

ADJOURNED: at 10:36 am

Next Meeting: March 26, 2019

Location: King County Elections, Alvine Conference Room

DRAFT

Attachment B
White Center Food Bank Rehab Update and Action Item

Background: In 2018, the White Center Food Bank applied for \$75,000 in CDBG funding to rehab the manufactured home they use for their food bank. Because of funding levels, the project was awarded \$65,000 in 2019; \$4,000 of which was set aside for staff environmental review. The issue for the food bank is compromised flooring from condensation underneath the walk-in refrigerators and freezer. The project scope includes pouring a concrete slab behind the current facility on partial pavement, demolishing the west wall of the facility to move the units to the new slab, rebuilding the wall for access, and repairing damaged flooring along with associated electrical/plumbing requirements and temporary rental of portable cold storage units.

Issue: Once contracted, White Center Square and King County CDBG staff spent the summer scoping the project and developing request for quote specifications. Although White Center Square and King County reached out to multiple contractors and agencies only a few proposals were received. All of those were over budget.

Due to the imminent holiday schedule needs of the Food Bank, the earliest we can go out to bid is January. The Contract ends November 30th, 2019 with a grace period extending through December, during which the JRC can consider this request.

JRC Options: The JRC is asked to approve the following proposal regarding this matter.

Extend the Contract to May 31st, 2019 and increase funding from \$65,000 to \$80,000. This would cover any cost escalations that may occur between the last bidding process and January. The County would use Program Income and/or Recapture funds to cover this increase.

Staff Recommendation: Staff concurs with the request of the agency.

Staff Contact: Laurie Wells, Community Development Program Manager
E-mail: lauwells@kingcounty.gov Phone: (206) 263-8341

Joint Recommendations Committee

2020 State Legislative Priorities

1. ENHANCE REVENUE OPTIONS FOR AFFORDABLE HOUSING

The McKinsey & Co analysis determined that the King County region needs an additional \$164-\$214 million per year to house everyone currently experiencing homelessness. This does not include additional funds that would be required to prevent homelessness for people who are unstably housed. **Additional accessible and progressive revenue options are critically needed to ensure the King County region has a diverse stock of affordable homes and serves people experiencing homelessness and at-risk of homelessness.**

- Amend existing law to provide councilmanic authority for enacting a .1% sales tax option for behavioral health and affordable housing. Last year HB 1590 proposed making this change statewide for both cities and counties. The change is statewide; applies to both cities and counties; and saves on the expense of holding a vote while at the same time not removing the right of cities or counties to hold a vote if they choose to do so. The total amount generated countywide is estimated to be over \$130M a biennium.
- Authorize other progressive local revenue tools, like a graduated Real Estate Excise Tax or capital gains on real estate.
- Provide the flexibility needed to meet the continuum of local housing needs by removing the 30 percent Area Median Income floor on housing related lodging tax revenue expenditures.

2. PROVIDE \$10 MILLION FOR THE HOUSING TRUST FUND

A supplemental appropriation is needed to help preserve expiring Section 8 and USDA properties across the state. The HTF is a primary state source of equity for developing affordable housing across Washington State and an important source of leverage for housing programs in King County. When the HTF is increased, the result is additional permanent supportive homeless housing and affordable housing units in King County.

3. STRENGTHEN ASSISTANCE FOR ABD/HEN PARTICIPANTS

- The Housing & Essential Needs (HEN) and Aged, Blind, and Disabled (ABD) programs help provide housing stability for people with disabilities and those experiencing homelessness. However, the funding is insufficient to serve all individuals that need this support and needs to be increased.
- Remove the current shelter penalty for the Aged Blind and Disabled who have their monthly cash grant reduced from \$197 per month to \$120 per month when they are able to secure shelter.

4. ADOPT STATEWIDE TENANT PROTECTIONS

- Currently, landlords in Washington State (outside of Seattle) are able to terminate a renter's tenancy for "no cause" as long as they follow the terms of the lease and provide 20 days' notice. This creates uncertainty for renters who, especially in a tight rental market, are at risk of homelessness when they are unable to find a suitable, affordable home they can afford within 20 days. Improving statewide eviction protections would require that landlords show cause (from an enumerated list) in order to terminate tenancy before the end of a lease.

- Up front tenant screening fees, damage or security deposits, holding fees, and first and last month's rent requirements are barriers for many tenants seeking housing. Landlords should be required to allow tenants to pay such charges in three consecutive installments or in the case of tenancy of less than three months – two installments.
- Existing mobile home relocation reimbursements and notice requirements are outdated and do not adequately meet current market conditions. Make it easier for mobile home park tenants to maintain housing stability by increasing both the amount of relocation assistance and tenant notice protections to better reflect market realities.

Area Summary of HRP Activity - Amt

2019

<i>Location</i>	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>Funded 3rd Qtr</i>	<i>4th Qtr</i>	<i>Total for Year</i>	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>Spent 3rd Qtr</i>	<i>4th Qtr</i>	<i>Total for Year</i>
Algona				\$30,500	\$30,500				\$391	\$391
Auburn	\$21,877	\$20,018	\$22,677	\$30,000	\$94,572	\$46,008	\$38,850	\$3,045	\$429	\$88,333
BLACK DIAMOND	\$9,717	\$158	\$5,041		\$14,916	\$4,337	\$7,606	\$5,041		\$16,984
Bothell			\$39,353		\$39,353	\$11,307	\$2,750	\$3,038	\$12,285	\$29,380
BURIEN		\$47,478	\$17,000		\$64,478		\$19,843	\$17,483	\$8,824	\$46,150
Carnation										
Covington		\$10,134		\$25,000	\$35,134		\$9,961	\$174	\$391	\$10,525
DES MOINES			\$21,000		\$21,000	\$5,051	\$31,736	\$391	\$14,344	\$51,522
Duvall		\$10,000		\$10,000	\$20,000		\$590		\$7,254	\$7,844
ENUMCLAW	\$18,243	\$24,511	\$47,578	\$17,000	\$107,332	\$28,598	\$12,650	\$20,423	\$19,456	\$81,127
Federal Way	\$28,023	\$80,547	\$30,000	\$20,638	\$159,208	\$17,514	\$60,843	\$40,587	\$2,573	\$121,518
Issaquah			\$25,879		\$25,879			\$19,679	\$879	\$20,558
Kenmore	\$16,251	\$9,845		\$2,179	\$28,275	\$11,921	\$18,936	\$1,733	\$2,179	\$34,768
KENT	\$71,261	\$6,861			\$78,121	\$31,014	\$52,570	\$11,051		\$94,635
KIRKLAND	\$9,299		\$73,671		\$82,970	\$17,063	\$9,245	\$21,325	\$18,097	\$65,730
Lk Forest Park				\$35,600	\$35,600	\$19,649	\$4,338		\$823	\$24,811
Maple Valley				\$17,000	\$17,000	\$11,066				\$11,066
Medina										
Normandy Park										
North Bend			\$1,815		\$1,815				\$1,815	\$1,815
Pacific				\$29,000	\$29,000				\$392	\$392
Redmond		\$27,310	\$33,322		\$60,631	\$7,849		\$41,062	\$7,448	\$56,358
RENTON	\$7,788	\$33,082	\$117,757	\$37,200	\$195,827	\$75,671	\$70,007	\$44,338	\$32,903	\$222,919

<i>Location</i>	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>Funded 3rd Qtr</i>	<i>4th Qtr</i>	<i>Total for Year</i>	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>Spent 3rd Qtr</i>	<i>4th Qtr</i>	<i>Total for Year</i>
SAMMAMISH										
Seatac	\$500	\$18,123	\$29,000	\$15,000	\$62,623	\$7,375	\$10,154	\$6,701	\$6,805	\$31,035
Shoreline	\$41,731	\$44,978		\$13,081	\$99,790	\$11,083	\$34,027	\$43,944	\$1,642	\$90,696
Snoqualmie	\$8,253				\$8,253	\$6,334	\$1,919			\$8,253
Tukwila	\$34,692			\$19,000	\$53,692	\$386	\$34,306			\$34,692
UNINCORPORATED	\$116,918	\$125,506	\$82,419	\$10,994	\$335,836	\$113,051	\$56,960	\$126,185	\$65,313	\$361,509
Woodinville			\$17,500		\$17,500			\$432	\$9,735	\$10,167
<i>Consortium Total</i>	<i>\$384,552</i>	<i>\$458,552</i>	<i>\$564,011</i>	<i>\$312,193</i>	<i>\$1,719,307</i>	<i>\$425,278</i>	<i>\$477,289</i>	<i>\$406,631</i>	<i>\$213,978</i>	<i>\$1,523,177</i>

Area Summary of HRP Activity

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	3									2	2										
Auburn	1	1	2		4						2	1	1	2	6	3	1	2		6			2		2
BLACK DIAMOND	1	4	1		6	1	1			2	1		1		2		2	1		3			1		1
Bothell	1	2	1	1	5				1	1			3		3	1	1		1	3			1		1
BURIEN	9	4	5	5	23			2		2		2	1		3			1		1	2	3	1	2	8
Carnation	1		1		2																		1	1	
Covington	1	4	4	2	11		1	2		3		1		1	2			1		1	3	1	2	1	7
DES MOINES	1	3	3	2	9			1		1			1		1		1			1			3		3
Duvall	1	1	1	1	4			1		1		1		1	2								1		1
ENUMCLAW	5	6	11	1	23		1	2		3	2	2	3	2	9	3		2	2	7	3		1	1	5
Federal Way	5	2	1	2	10						1	4	1	2	8	3	1	2	1	7			1		1
Issaquah	1	3			4								2		2				1	1		1			1
Kenmore	1	4	7	1	13			2	1	3	2	1		1	4	1	2	1		4		1			1
KENT	4	2	3	3	12			1	1	2	5	1			6		4	3		7	2		4	1	7
KIRKLAND	3	3	2	1	9						1		4		5	1	1	1		3					
Lk Forest Park		3	3		6									2	2		1			1					
Maple Valley	3	1	1	2	7				1	1				1	1	1				1			1		1
Medina		1			1																		1		1
Normandy Park	1				1																1				1
North Bend	1	1	2		4								1		1				1	1	1				1
Pacific	1			1	2		1			1				1	1						2				2
Redmond	4	5	4	1	14							2	3		5	1		2		3	1				1
RENTON	16	14	11	6	47	1	2	4	3	10	2	4	8	1	15	5	4	3	3	15	4	1			5

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			2		2			1		1											1		1		2
Seatac	4	3	2	3	12				1	1		2	1	1	4		1	1	1	3		1			1
Shoreline	3	4	2	1	10			1		1	2	2			4	2		3		5	1			1	2
Snoqualmie											1				1		1			1					
Tukwila	4	1	3	1	9	1		1	1	3	2			1	3		2			2		2	1		3
UNINCORPORATED	15	22	15	13	65	1	1	2	1	5	6	7	8	2	23	7	2	8	6	23	2	4	4	4	14
Woodinville		2			2								1		1									1	1
Consortium Total	87	97	88	48	320	4	7	20	10	41	27	30	39	20	116	28	24	31	16	99	23	14	25	12	74



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		
10052	\$4,205					\$4,205				Closed		
9867			\$11,000			\$11,000				Approved		
10013	\$21,500					\$21,500				Approved		
10186										Pending		
											\$56,331	5
Duvall												
9965			\$10,000			\$10,000				Approved		
10040			\$10,000			\$10,000				Approved		
10097										Pending		
10175										Pre-App		
											\$20,000	2
Duvall - Unincorporated												
9772	\$28,500					\$28,500				Approved		
10208										Pre-App		
											\$28,500	1



King County - HOUSING REPAIR PROGRAM

NORTH AND EAST SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
Fall City - Unincorporated												
9731	\$16,950					\$16,950				Closed		
											\$16,950	1
Issaquah												
10004					\$879	\$879				Closed		
9958	\$25,000					\$25,000				Approved		
											\$25,879	2
ISSAQUAH - Unincorporated												
9573			\$9,638			\$9,638				Closed		
9773	\$22,440							\$22,440		Closed		
10011			\$4,000			\$4,000				Approved		
											\$36,078	3
Kenmore												
9744			\$6,680			\$6,680				Closed		
9770			\$8,510			\$8,510				Closed		
9853			\$7,554			\$7,554				Closed		
9901			\$9,733			\$9,733				Closed		
10181			\$2,179			\$2,179				Approved		
10085										Pending		



King County - HOUSING REPAIR PROGRAM

NORTH AND EAST SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10104										Pending		
10113										Pending		
10140										Pre-App		
10147										Pre-App		
10160										Pre-App		
											\$34,656	5
KIRKLAND												
9520	\$14,736					\$14,759				Closed		
9865	\$17,880					\$17,895				Closed		
9906	\$9,299							\$9,299		Closed		
9657	\$28,000					\$28,031				Approved		
9940	\$23,000					\$23,000				Approved		
10035	\$20,000					\$20,000				Approved		
10135	\$2,640					\$2,640				Approved		
10136										Pre-App		
10179										Pre-App		
											\$115,555	7
Lk Forest Park												
9796	\$24,375					\$24,375				Closed		
9981	\$9,600							\$9,600		Approved		



King County - HOUSING REPAIR PROGRAM

NORTH AND EAST SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10019	\$26,000					\$26,000				Approved		
10157										Pre-App		
10167										Pre-App		
											\$59,975	3
MERCER ISLAND												
9501	\$4,620					\$4,620				Approved		
											\$4,620	1
North Bend												
10094			\$1,815			\$1,815				Closed		
											\$1,815	1
North Bend - Unincorporated												
10214										Pre-App		
												0
Redmond												
9774			\$7,849					\$7,849		Closed		
9987	\$17,810					\$17,810				Closed		
10037			\$9,733			\$9,733				Closed		
9916			\$9,500			\$9,500				Approved		
9948	\$17,000							\$17,000		Approved		
10030	\$6,000					\$6,000				Approved		



King County - HOUSING REPAIR PROGRAM

NORTH AND EAST SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10166										Pre-App		
10209										Pre-App		
											\$67,891	6
Redmond - Unincorporated												
9839	\$20,210							\$20,210		Closed		
9939	\$14,688					\$14,688				Closed		
10154	\$6,000							\$6,000		Approved		
											\$40,899	3
Sammamish												
10082										Pending		
												0
Shoreline												
9613	\$29,392					\$29,392				Closed		
9686	\$7,325					\$7,325				Closed		
9719	\$9,826					\$9,826				Closed		
9776	\$15,586					\$15,586				Closed		
9892	\$13,731					\$13,731				Closed		
9652	\$28,000				\$13,081			\$41,081		Approved		
10087										Pending		
10218										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
											\$116,941	6
Snoqualmie												
9873					\$7,918	\$7,918				Closed		
											\$7,918	1
Woodinville												
9977	\$17,500							\$17,500		Approved		
											\$17,500	1
TOTALS SUBREGION	\$501,814		\$127,816		\$21,878						\$651,507	48



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
Algona												
10058	\$14,000					\$14,000				Approved		
10099	\$16,500					\$16,500				Approved		
10191										Pre-App		
											\$30,500	2
Auburn												
9764	\$25,372							\$25,407		Closed		
9802			\$8,062					\$8,062		Closed		
9817			\$11,045					\$11,045		Closed		
9844			\$12,573					\$12,573		Closed		
9878			\$10,832					\$10,832		Closed		
9915			\$20,018					\$20,018		Closed		
9670	\$22,250							\$22,677		Approved		
10101			\$18,000					\$18,000		Approved		
10119			\$12,000					\$12,000		Approved		
											\$140,153	9
AUBURN - Unincorporated												
9382	\$21,216					\$21,216				Closed		
9919	\$22,735							\$22,749		Closed		
9765						\$15				Pending		



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
9917										Pending		
10184										Pre-App		
10192										Pre-App		
10219										Pre-App		
											\$43,951	2
BLACK DIAMOND												
8588	\$20,532					\$20,532				Closed		
9821			\$9,717			\$9,717				Closed		
10062			\$5,041					\$5,041		Closed		
9911										Pending		
10049										Pending		
											\$35,290	3
BURIEN												
9957	\$17,478					\$17,478				Closed		
9563	\$30,000							\$30,023		Approved		
9712	\$28,500					\$28,523				Approved		
9912	\$17,000					\$17,000				Approved		
10111										Pending		
10114										Pending		
10201										Pre-App		



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10207										Pre-App		
10213										Pre-App		
											\$92,978	4
Covington												
9944	\$10,134						\$10,134			Closed		
9702	\$25,000					\$25,000				Approved		
10041										Pending		
10122										Pending		
10137										Pending		
10185										Pre-App		
10217										Pre-App		
											\$35,134	2
Covington - Unincorporated												
9798			\$17,280					\$17,280		Closed		
											\$17,280	1
DES MOINES												
9439	\$58,767					\$27,105		\$31,662		Closed		
9991	\$21,000					\$21,000				Approved		
10100										Pending		
10196										Pre-App		



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10215										Pre-App		
											\$79,767	2
ENUMCLAW												
9568			\$6,918			\$6,918				Closed		
9783			\$8,055			\$8,055				Closed		
9820			\$8,421			\$8,421				Closed		
9842			\$7,434			\$7,434				Closed		
9859			\$10,809					\$10,809		Closed		
10079			\$7,739			\$7,739				Closed		
10110			\$8,000			\$8,000				Closed		
9512	\$30,000					\$45	\$31,839			Approved		
9890	\$18,000					\$18,016				Approved		
10022			\$6,479			\$6,495				Approved		
10106			\$1,500			\$1,500				Approved		
10163			\$5,500					\$5,500		Approved		
10172			\$10,000			\$10,000				Approved		
10031										Pending		
10159										Pending		



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10168										Pending		
10088										Pre-App		
											\$128,855	13
ENUMCLAW - Unincorporated												
9208	\$11,685								\$11,685	Closed		
9990	\$13,000					\$13,000				Approved		
10162										Pre-App		
											\$24,685	2
Federal Way												
9739			\$5,196					\$5,196		Closed		
9763			\$10,641					\$10,641		Closed		
9808			\$9,860					\$9,860		Closed		
9920	\$20,516						\$20,538			Closed		
9930	\$14,200						\$14,200			Closed		
9946			\$9,709					\$9,709		Closed		
10005	\$30,638						\$30,661			Closed		
9645	\$28,000							\$28,000		Approved		
9829	\$27,793	\$3,853					\$32,247			Approved		
10118			\$10,000					\$10,000		Approved		
10188			\$10,000					\$10,000		Approved		



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10216										Pre-App		
											\$180,406	11
Federal Way - Unincorporated												
9704			\$13,387					\$13,387		Closed		
9804			\$9,670					\$9,670		Closed		
9822			\$9,626			\$9,626				Closed		
9902				\$9,979		\$9,979				Closed		
10003			\$10,078			\$10,078				Closed		
10020			\$23,500					\$23,500		Approved		
9855										Pending		
10211										Pending		
											\$76,241	6
KENT												
9400	\$18,741						\$18,741			Closed		
9628	\$21,361							\$21,961		Closed		
9854	\$16,479						\$16,479			Closed		
9875	\$21,676							\$21,676		Closed		
9883			\$1,991					\$1,991		Closed		
9884			\$9,200					\$9,200		Closed		



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
9964			\$6,813					\$6,813		Closed		
10076										Pending		
10174										Pending		
10093										Pre-App		
10212										Pre-App		
											\$96,262	7
KENT - Unincorporated												
9225	\$31,053					\$31,053				Closed		
9679			\$8,644					\$8,644		Closed		
											\$39,696	2
Maple Valley												
9567	\$13,293					\$13,293				Closed		
9898	\$17,000					\$17,000				Approved		
10183										Pending		
10152										Pre-App		
10204										Pre-App		
											\$30,293	2
Maple Valley - Unincorporated												
9910	\$15,600						\$15,600			Closed		
											\$15,600	1



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
Pacific												
10171	\$29,000					\$29,000				Approved		
9947										Pending		
											\$29,000	1
RENTON												
9200	\$30,768	\$14,000				\$44,768				Closed		
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		
9894	\$4,964	\$1,035				\$5,999				Closed		
9895			\$352			\$352				Closed		
9959	\$13,751							\$13,751		Closed		
9960			\$9,710					\$9,710		Closed		
9968			\$18,709					\$18,709		Closed		
10009			\$7,009					\$7,009		Closed		
10065			\$3,278			\$3,278				Closed		



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10068					\$3,019	\$3,019				Closed		
9398	\$18,000						\$18,000			Approved		
9717			\$17,000					\$17,000		Approved		
9838	\$6,000					\$6,015				Approved		
9914	\$10,000					\$10,000				Approved		
9923	\$24,861					\$25,000				Approved		
9954	\$30,000					\$30,072				Approved		
9962										Approved		
10016			\$7,000			\$7,000				Approved		
10161			\$9,200			\$9,200				Approved		
9442										Pending		
9781										Pending		
9874										Pending		
9969										Pending		
10008						\$23				Pending		
10027										Pending		
10053	\$28,000					\$28,000				Pending		
10112										Pending		
10148										Pending		



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10151										Pending		
10153										Pending		
10187										Pending		
10190										Pending		
9980										Pre-App		
10103										Pre-App		
10108										Pre-App		
10146										Pre-App		
10155										Pre-App		
10194										Pre-App		
10195										Pre-App		
10199										Pre-App		
10200										Pre-App		
											\$308,338	24
Renton - Unincorporated												
9676	\$43,368							\$43,383		Closed		
9943	\$13,964						\$13,964			Closed		
9635	\$28,000							\$28,000		Approved		
9928	\$23,800					\$23,815				Approved		



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
10002										Pending		
10176										Pre-App		
10210										Pre-App		
											\$109,132	4
Seatac												
9708			\$10,040			\$10,040				Closed		
9896			\$8,104			\$8,104				Closed		
9956			\$10,019			\$10,019				Closed		
10107	\$29,000							\$29,000		Approved		
10189			\$15,000					\$15,000		Approved		
10198										Pending		
											\$72,164	5
Seattle - Unincorporated												
9828	\$15,399						\$15,422			Closed		
10028	\$2,262					\$2,262				Closed		
10105			\$2,690			\$2,690				Closed		
10156					\$4,994	\$4,994				Closed		
10032				\$5,000		\$5,000				Approved		
10182										Pre-App		
10197										Pre-App		



King County - HOUSING REPAIR PROGRAM

SOUTH SUBREGION CITIES												
CITY	DPL	MFP	MHG	HAM	EG	CDBG	HOME	VSHSL	OTHER	STATUS	TOTALS	UNITS
											\$30,344	5
Tukwila												
9850	\$12,822					\$12,822				Closed		
9870	\$21,870					\$21,870				Closed		
10098	\$19,000					\$19,000				Approved		
9889										Pending		
10138										Pending		
10170										Pending		
											\$53,692	3
Vashon - Unincorporated												
10071										Pending		
10083										Pending		
10173										Pre-App		
10193										Pre-App		
												0
TOTALS SUBREGION	\$1,122,848	\$18,888	\$505,032	\$14,979	\$8,013						\$1,669,761	111



King County - HOUSING REPAIR PROGRAM

Sub Region	Commit / Spent	% \$	UNITS			
			TOTAL SERVED	%	Approved	Closed
SOUTH	\$1,669,761	71.93 %	111	69.81 %	39	72
NORTH AND EAST	\$651,507	28.07 %	48	30.19 %	21	27
Consortium Totals	\$2,321,268		159		60	99

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

2019 Housing Capital Funding Round: Staff Analysis

Background:

The JRC provides advice and recommendations for two sources of funding awarded to housing capital projects - federal **HOME Investment Partnerships (HOME)** funds and **Regional Affordable Housing Program (RAHP)** funds. HOME funds are reviewed by the King County Consortium; RAHP funds are reviewed by the Consortium plus the City of Seattle. Available 2019 capital funds for these two sources are estimated as follows:

HOME	\$ 3,643,585
HOME CHDO (Community Home Development Organization)	\$ 526,189
RAHP - Seattle	\$ 470,890
RAHP - Non-Seattle	\$ 1,785,564
HOME & RAHP Total	\$ 6,426,228

HOME & RAHP Priorities:

The King County Housing Finance Program (HFP) published a request for proposal (RFP) on July 30 in which the County announced the availability of HOME and RAHP funding, among other sources, that may be used for housing capital projects. The priorities published in the RFP for homeless/extremely low- income/affordable housing – the allowable use for RAHP and HOME funds – are as follows:

- A majority of units (50% or more) are set-aside for homeless individuals and families and participate in CEA
- Serve special needs populations such as (but not limited to) households with mental illness, disabled and/or developmentally disabled who are also experiencing homelessness
- Provide access to case management and behavioral health services
- Leverage other resources for both the construction and operations of the project, including social services expenses

JRC Action Needed: Concur with or provide alternate recommendations for the 2019 housing capital project recommendations using HOME and RAHP funds.

Sponsor	Project	RAHP Award	HOME Award	Total
Sponsor A	Project X	-	-	-
Sponsor B	Project Y	-	-	-
Sponsor C	Project Z	-	-	-
JRC Approval Total:				\$ -

For a detailed review of all the projects eligible for RAHP/HOME funds this round (including project overview, sponsor information, and HFP staff summaries), JRC Members are welcome to review the attached HFP Project Review Memos (Attachment I).

Staff Contact: Kristin Pula, Capital Programs Manager
E-mail: kpula@kingcounty.gov Phone: (206) 263 - 7911

HFP Preliminary Funding Recommendations - JRC Projects*

Sponsor	Project	Request	PRELIMINARY Funding Award	Funding Source	Units	Population	AMI	City	KC Council District
Habitat for Humanity - Seattle-King County	LaFortuna Phase 3	\$ 620,000	-	-	8	Households/families with children, general	≤ 80%	Renton	5
Community Homes, Inc.	Shared Living Home 1	\$ 492,000	-	-	3	Developmentally disabled	≤ 30%	Newcastle	9
Congregation for the Homeless/Horizon Housing Alliance	Eastside Men's Shelter	\$ 5,802,574	-	-	100	Homeless	≤ 30%	Bellevue	6
Plymouth Housing/Bellwether	Madison/Boylston	\$ 4,000,000	-	-	112	Senior, households/families with children	30% - 60%	Seattle	8
Multi-Service Center/Shelter Resources Inc.	Redondo Heights TOD	\$ 7,000,000	-	-	260	Low income, physical disabilities, general	30% - 80%	Federal Way	7
DESC/Lotus	DESC Hobson Place - Phase 2	\$ 1,295,000	-	-	91	Multiple special needs	≤ 30%	Seattle	2
Community Homes, Inc.	Adult Family Home 8	\$ 858,500	-	-	5	Developmentally disabled	≤ 30%	TBD	-
Parkview Services	Parkview Services XIV - Riverton Cascades	\$ 410,500	-	-	8	Developmentally disabled, chronic mental illness	≤ 30%	Tukwila	8
HomeSight	HomeSight Home Purchase Assistance (VSHSL)	\$ 800,000			17	Veterans, vulnerable populations	50% - 80%	TBD	-
M.W. Sons of Haiti Grand Lodge #1/ LIHI	Waters Estates	\$ 5,650,000	-		49	Homeless, developmentally disabled, veterans	30% - 50%	Renton	5
DESC/Bellwether Housing	DESC Bitter Lake	\$ 5,977,664	-	-	154	Chronically homeless	≤ 30%	Seattle	4
Homestead CLT	Yakima Avenue Townhomes	\$ 400,000	-	-	16	Households/families with children, general	60% - 80%	Seattle	2
Imagine Housing	Samma Senior Apartments	\$ 3,000,000	-	-	54	Seniors, multiple special needs, veterans, homeless	30% - 60%	Bothell	1
LIHI	Nesbit Family Housing	\$ 2,000,000	-	-	118	General, homeless	30% - 60%	Seattle	4
Parkview Services	Parkview Services XV - East King County	\$ 492,000	-	-	10	Developmentally disabled, chronic mental illness	≤ 30%	Kenmore	1
Plymouth Housing	12th & Spruce Supportive Housing	\$ 1,000,000	-	-	100	Chronic mental illness	≤ 30%	Seattle	8
Renton Housing Authority/Brawner	Sunset Gardens	\$ 2,630,000	-	-	79	Frail elderly	30% - 40%	Renton	9
SCIDpda	North Lot (Pac Med)	\$ 10,850,000	-	-	260	Households/families with children, general	60%	Seattle	2
Totals:		\$ 53,278,238			1444				

*Listed projects eligible for RAHP/HOME funding