



King County

Urban Consortium Joint Recommendations Committee

Meeting Materials for Thursday, September 26th, 2019

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

Item	Info
Agenda	September 2019 JRC Meeting Agenda
Attachment A	May 2019 Draft JRC Meeting Minutes
Attachment B	July 2019 Draft JRC Meeting Minutes
Attachment C	Housing and Community Development Needs Public Hearing
Attachment D	2020 CDBG Non-Housing Capital Award Chart
Attachment E	2020 CDBG Non-Housing Capital RFP Application Summaries
Attachment F	2020 State and Federal Legislative Priorities

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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
Sound Cities
Association

Mark Ellerbrook
Div. Director
HHCDD
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

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

Sep 26, 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. May 23, 2019 & July 12, 2019 Meeting Minutes
Attachment A/B- Action Item All
- III. Public Input: Public Hearing Regarding Community Development & Housing Needs
Attachment C – Information Item
- IV. ACTION ITEM: Community Development Block Grant Non-housing Capital 2020
Program Year Funding Recommendations – Discussion, Public Comment, & Approval
Attachment D/E- JRC Action Item
Quincy Williams, Dave Mecklenburg, & Diego Galvan; Housing, Homelessness and Community Development Division (HHCDD), Community Development
- V. JRC State and Federal Legislative Priorities Update
Attachment F – Information Item
Al DAlessandro, HHCCDD, Housing Finance Program

ADJOURN

Next Meeting: December 5th, 2019
Meeting Location: Department of Elections, Alvine Conf. Room

JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING
May 23, 2019
9:30 AM - 11:30 AM
King County South Treatment Plant Black River Room
1200 Monster Road SW, Renton, WA 98057

Members Present:

Ken Hearing, Mayor, City of North Bend, JRC Vice-Chair (Sound Cities Association)
Clyde Hill, SeaTac Councilmember (Sound Cities Association) *via telephone*
Chris Ross, Councilmember City of Sammamish
Mark Ellerbrook, Division Director, King County Department of Community and Human Services (DCHS)
Housing, Homelessness and Community Development Division (HHCDD)
John Taylor, Director, King County Department of Local Services
Jim Chan, Division Director, King County Permitting
Alaric Bien, Senior Planner, City of Redmond
Colleen Brandt-Schluter, Community Services Manager, City of Burien
Joy Scott, Human Services Manager, City of Auburn
Laurie Olson, Lending Manager, City of Seattle Office of Housing

Members Not Present:

De'Sean Quinn, Councilmember, City of Tukwila, JRC Chair (Sound Cities Association)
Arun Jain, Asst. Director, Community Development, City of Bellevue

King County Staff:

Jackie Moynahan, Capital Programs Manager, HHCDD
Kathy Tremper, Coordinator, Community Development Program, HHCDD
Clark Fulmer, Housing Repair Program, HHCDD
Dave Mecklenburg, 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
Diego, Galvan, Project/Program Manager, Community Development Program, HHCDD

Guests:

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
Lawrence Ellis, City of SeaTac
Steve Clagett, Faith Action Network
Sahra Abdulle, SeaTac Community Coalition
Margaret Cary, MLK Working Families Party of King County
Janet Lewine, City of Bellevue

I. **Welcome** Chair opened the meeting at 9:38 a.m.

II. **March 28, 2019 Meeting Minutes**

Review March 28, 2019 Meeting Minutes

Vice-Chair Ken Hearing asked if anyone had corrections or modifications to the draft March 28, 2019 meeting minutes as presented in the JRC packet.

MOTION: Mark Ellerbrook made a motion to accept the meeting minutes as written. Mayor Ken Hearing seconded the motion. The motion passed unanimously.

III. **Prior Year CDBG and/or HOME Project Status – Timely Expenditure of Funds**

Attachment B.1; B.2 – Action Item CDBG/HOME Only

Kathy Tremper reviewed the CDBG portion of Attachment B.1 concerning the status of open projects funded with CDBG. HHCDD staff recommendation was to extend the Town of Skykomish grant until December 15, 2020 and the CCS Kirkland Shelter Lease Acquisition to October 15, 2019.

Jackie Moynahan reviewed the status of the HOME funded projects listed on Attachment B.2 HOME activities. She noted that 30 Bellevue is complete and is celebrating its grand opening. The 2018 Greenbridge Home Sight award has been cancelled, since the project is not moving forward and funds are being incorporated into the current funding round.

Q: Where is the balance for the 30 Bellevue project going?

A: All CDBG funds were expended, there is no balance remaining.

Q: Isn't a two year term to have the HOME funds committed?

A: The commitment deadline has been extended for HOME funds due to a HUD rule change. Entitlements now have eight years to have the funds expended. There was a temporary hold on HOME commitments for general HOME, but CHDO funds still need to be committed within two years.

MOTION: Alaric Bien moved to accept HHCDD's recommendation of extending the CCS Kirkland Shelter funds until October 15, 2019 and the Skykomish project to December 15, 2020. Motion was seconded by John Taylor, **MOTION CARRIED.**

IV. **Consortium Matters – Project Updates**

1. Greenbridge Section 108 Update – Kathy shared that the refinance of the Greenbridge Section 108 loan was successful and the benefit results in a reduction of over one hundred thousand dollars of the required loan payments. Entitlement set-aside will reflect a reduction in payments on the loan which should end in 2024.
2. White Center Square Section 108 – Kathy provided an update regarding the status of the White Center Square Section 108 loan noting that only \$121,000 of the \$225,000 was needed to fill the gap last August. That being said another shortfall is anticipated for 2019. The JRC is being asked to approve a similar request as in 2018 - to cover any 2019 shortfall. The shortfall would be covered through remaining 2018 program income funds.

Q: What is happening to get the owner on track?

A: Jackie noted that HHCDD has been working with the owner, understand that he has hired a new broker. The County is actively working with investors regarding the project and are discussing options for future restructure. John Taylor suggested connecting with the new

Economic Development Officer.

Q: What are the plans if they continue to have this shortfall?

A: We are looking at a longer term strategy – the loan can't be paid off until July of this year – looking to restructure.

Continued discussion.

MOTION: Colleen Brandt-Schulter moved to use 2018 Program Income to fill the shortfall for White Center Square Section 108 payment. John Taylor seconded.

MOTION CARRIED.

V. (Switched with IX on Agenda due to Community Members Present) Information, Round Table

Margaret Cary introduced herself and asked to speak to the JRC via Agenda Item No. X as it relates to a community need – SeaTac Community Coalition Developer – noted that she was not on the Agenda but will ask to be in the future. She shared that Bakara Mall – a success story, serves SeaTac and Tukwila but draws folks from Vancouver B.C. to Portland, OR. City of SeaTac has taken action to sell the property. She noted that this is a cultural hub, many residents work in core of Seattle = combo of light rail and commercial growth – big changes. She raised a concern over who would benefit from the new projects.

It was noted that workforce must apply to the State Housing Finance Commission to get tax credits – which requires a letter of Consistency. Concern was raised whether the project in SeaTac is consistent with Goal 3. The businesses occupying the space have been given notice of eviction.

Steve Claggett provided some background and handed out some material. He also raised a concern of whether the project is consistent with the Consolidated Plan and would like to slow down the process. He noted that the developer selected for the site, Inland Empire is a good developer.

Jackie Moynahan noted that the Agency has not applied to the County for funding but when an application goes to Washington Housing Finance Commission for tax credits it must have a letter of consistency. Joy Scott asked whether a letter was provided and Mark Ellerbrook said that yes, letter as provided stating it meets Goal #1. Jackie Moynahan noted that request for letter was to meet the May 6, 2019 deadline for the tax credit application.

Clyde Hill asked for clarification on the goals under the current Consolidated Plan and discussion took place about the affordability of the project, the ability of the JRC to provide feedback to the Commission about this project.

Steve Claggett closed his comments with a statement of what the group is requesting in terms of assistance which included: 1) asking for extension on when the businesses need to relocate, 2) talk about cash compensation so businesses can move, 3) possible to build a new market and 4) can businesses move into new commercial space on site. He also noted that SeaTac received 2 million from the state and they would like to get it redirected to support the businesses in some way.

VI. Consolidated Plan and Fair Housing Analysis to Impediments Update

Attachment D - Information

Valerie Kendall, HHCCD, Affordable Housing Program

Valerie provided an overview of the Consolidated Housing and Community Development Plan as

well as the Fair Housing Analysis of Impediments. She brought 'Comment Cards' for input along the process. She then walked through SP 45 Goals and Outcome.

Val noted that a special meeting will need to be held in July so the JRC would have opportunity to review and comment on the final draft of the Consolidated Plan and Analysis to Impediments documents.

VII. Community Development Program 2019 Capital Funding Round for 2020

Action Item – Attachment H Adopt Priorities for N/E Subregion

The topic of the N/E Subregion set aside was summarized, noting that a meeting was held on May 9, 2019 with key stakeholders and community members to discuss the topic. Several options were presented to the JRC for formal action.

There was a robust discussion where it was noted that more information was needed and Chris Ross specifically asked for ARCH's perspective. Ken Hearing also noted ideas of how to solve the problem, and acknowledged that the effort is trying to achieve equitable distribution.

Mark Ellerbrook requested that the group try to set deadline regarding settling on solutions so at the January Consortium-wide meeting there can be consensus on the direction for the next funding round.

John Taylor: MOTION – remain at status quo for now and develop a work plan for this body by September. Seconded: Jim Chan Discussion regarding timeline for resolution prior to January 2020 Consortium-wide meeting. Motion was restated by John to reflect resolution by end of 2019. Seconded again – MOTION carried unanimously.

Mark noted that all are welcome to participate in the meetings – All JRC members, ARCH and N/E cities. Should have two work sessions and have a direction no later than December of 2019.

Kathy Tremper then provided a summary of the current status of the Capital CDBG RFP. 22 applicants expressed interest; 10 pre-applications were initially submitted of those 8 applications were determined eligible and moved into the application phase. Of the 8 submitted one was determined incomplete leaving seven active applications.

North: Only one application for the N/E: Infrastructure – address a parking lot at a Community Facility for safety issues.

South: Infrastructure – Asbestos water main replacement; Park – replace a former skate park with a newer larger facility; two minor home repair programs and two microenterprise programs.

VIII. JRC State and Federal Legislative Priorities for 2019

Info Item All – Al DAlessandro

Al shared results from the State legislative session.

Due to the lack of time the Housing Repair Program was unable to review the first quarter reports of 2019. It was noted the reports are available on the web.

ADJOURNED: at 11:40 am

Next Meeting: September 26, 2019

Location: King County South Treatment Plant, Cedar River Conference Room

DRAFT

JOINT RECOMMENDATIONS COMMITTEE (JRC)
SPECIAL MEETING
July 12, 2019
9:30 AM - 11:30 AM
King County International Airport (Boeing Field) Room 110
1200 Monster Road SW, Renton, WA 98057

Members Present:

De'Sean Quinn, Councilmember, City of Tukwila, JRC Chair (Sound Cities Association) *(via telephone)*
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 Danielle de Clear)*
Jim Chan, Division Director, King County Permitting *(represented by Kevin LeClair)*
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 *(via telephone)*
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

King County Staff:

Jackie Moynahan, Assistant Division Director, HHCDD
Sunaree Marshall, Housing Policy & Special Projects Manager, HHCDD
Kristin Pula, Capital Programs Manager, HHCDD
Clark Fulmer, Housing Repair Program Manager, HHCDD
Valerie Kendall, Senior Planner, Housing Policy & Special Projects, HHCDD
Isaac Horwith, Affordable Housing Policy Analyst, Housing Policy & Special Projects, HHCDD
Alice Morgan-Watson, Housing Community Engagement PM, Housing Policy & Special Projects, HHCDD
Dave Mecklenburg, Project/Program Manager, Community Development Program, HHCDD
Quincy Williams, Project/Program Manager, Community Development Program, HHCDD
Diego Galvan, Project/Program Manager, Capital Programs, HHCDD
Lamont Lyons, Intern, Housing Policy & Special Projects, HHCDD

Guests:

Colleen Brandt-Schluter, City of Burien
Sarah Bridgeford, City of Federal Way
Joseph Adriano, City of Federal Way
Brian Parry, Sound Cities Association
Leslie Miller, City of Kirkland
Monica Negrila, City of Issaquah
Kyla Wright, City of Auburn
Stan Brownlow, King County

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

II. Review & Adoption of Agenda/Minutes

Vice-chair Ken Hearing noted that this was not a regularly scheduled JRC Meeting, review of May 23, 2019 minutes deferred until next regular JRC meeting (September 26, 2019).

Vice-chair Hearing opened time for questions/concerns regarding agenda.

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

III. Introduction and Summary of the 2020-2024 Consolidated Housing & Community Development Plan (Consolidated Plan) and the 2019 Analysis of Impediments to Fair Housing Choice (Analysis of Impediments) Process

Valerie provided a brief refresher/review on the 2020 – 2024 Consolidated Plan and its related processes:

•Purpose

- The consolidated plan, required by U.S. Department of Housing & Urban Development (HUD), guides the investment of federal housing and community development funds by knitting together planning processes and priorities.

•Consultation & Participation

- Three official meetings (in Shoreline, Tukwila, & Bellevue) were held to allow public discussion on fair housing and plans beyond the Consolidated Plan.
- Valerie shared that the attendees of the Shoreline meeting highlighted stark discrimination against people with disabilities, making it harder to view apartments and secure housing. Alice Morgan-Watson noted that unit accessibility & modification (and a more equitable process overall) are reliant on landlord education.
- A survey, distributed in four languages (English, Spanish, Vietnamese, & Somali), was used to collect information/opinions on fair housing. Preliminary survey results reveal that young people who move out of their parent's home end up experiencing housing discrimination and become price burdened, even when renting.

Q: Is input from meetings and surveys considered while drafting the consolidated plan?

A: Yes, the consolidated plan reflects community input and regional needs.

Q: How were the survey languages chosen? More specifically, how/why was Somali chosen?

A: It was identified that stark disparities in equity/access among the Somali community existed and wanted to ensure input could be captured from that community.

•Timeline & Process

- Public comment on consolidated plan is on-going, expect small changes. Plan to be submitted to HUD on November 15th. Timeline might change slightly but content rarely changes.

Q: Did we go through this process four years ago?

A: Yes.

Q: Will edits be reviewed by September?

A: Unsure, we'll have the version approved by the King County Executive in September. No substantial edits after today.

•Public Engagement Feedback

- Isaac Horwith shared that several themes emerged from community meetings and stakeholder discussions, but housing affordability was the most common. Other themes include impacts of displacement, landlord education, and a need for a "one-stop" housing resource.

Q: If there's only one entity for housing resources in the county, it'll be a problem. Doesn't it have to be regionalized?

A: A single entity, is not being proposed just a single (& all-inclusive) list of housing resources.

Q: Is it possible to direct people to 211 to access housing resources?

A: There's on-going conversations/developments as to how 211 can be modified to include housing resources.

Q: Can you provide more details on the landlord education piece?

A: Feedback showed that small landlords, who are often unaware of tenant laws, unintentionally violate and taint the relationships with their tenants (accessibility to repairs, respect for privacy, etc.). Landlord education is a key preventative tool for tenant protection.

IV. Consolidated Plan Review

Valerie provided a more detailed review on the goals of the Consolidated Plan and highlighted thematic changes to the plan that previous iterations did not necessarily expand upon:

•Overarching Goals

The parts in *italics* are where the goals essentially have changed.

- **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:** Strive to make homelessness rare, brief, and one-time and

eliminate racial disparities.

- **Goal Three – Community Development:** Establish and maintain a healthy and vibrant community by partnering with local jurisdictions and organizations, improving the well-being of low- and moderate-income residents, *and focusing on communities with historic disparities in health, income, and quality of life.*

• Changes to Note

Changes were made to “marry” the Consolidated Plan goals to findings found in the Analysis of Impediments. There was an intention to focus on communities with historic disparities in health, income, and quality of life. Valerie shared that “this was really an acknowledgment that we have some traditionally underserved communities in King County” who are at risk of displacement brought on by gentrification.

- Goals are a lot more focused on fair housing, displacement, and equity & social justice. These are all *elements* of previous consolidated plans but are called out more intentionally.
- Reviewing the process for Certificates of Consistency with the Consolidated Plan to ensure that they are not in conflict with other goals.
- Consolidated Plan language has been modified to include both residential displacement AND commercial displacement.
- Consolidated Plan now acknowledges the Analysis of Impediments to Fair Housing Choice.

Arun Jain had suggested adding a fourth goal that “creates housing as part of integrated, healthy, and vibrant communities.” Arun shared that he felt that we “jam housing wherever we have the opportunity to do so” but having community support for “soft infrastructure” is crucial for the success of affordable housing. Arun went on to explain that “soft infrastructure” represents items that are difficult to pay for (like parks, daycares, & community centers). Arun’s proposal is meant to improve resilience factors – “we want housing to be collective and in an integrated setting.”

- Mark Ellerbrook shared that though a new goal could be created, an alternative option is to “beef up” the language of the affordable housing goal (Goal 1) to emphasize the components of Arun’s suggestion.

Q: Can Arun Jain clarify his intention? Are you trying to get more affordable housing in wealthier areas like Bellevue/Kirkland? Or is it more directed towards opportunities in TOD?

A: Both. “Vibrant” means socially AND economically. Affordable housing is often built isolated with no access to parks, transportation, or other community services. I would like the policy, direction, and mindset of affordable housing to be more than the housing itself.

Q: In addition to the soft requirement that consistency exists with all three goals, can applicants of the certificate submit something in writing that shows *how* they are consistent with the goals?

A: The applicant form is being modified to collect this information.

Valerie ended the discussion on the review of the consolidated plan by sharing that these concepts (vibrance, detailed consistency, etc.) are covered in the “meatier” sections of the consolidated plan, however she acknowledged and fully supports the desire to modify the high-level goals. For sake of time, Valerie suggested that word-smithing could be done after the meeting. Modified language will be sent out to staff and reviewed in September edit.

V. ACTION ITEM: Consolidated Plan Discussion, Public Comment, & Recommendation for Approval

Ken Hearing entertained the motion to bring forward the option to vote to recommend the Consolidated Plan with the changes proposed (following discussion and public comment).

MOTION: Clyde Hearing accepted the motion. Danielle de Clear seconded the motion. No additional discussion or public comments. The motion passed unanimously.

VI. Analysis of Impediments to Fair Housing Choice Review

Isaac Horwith provided a brief overview of Fair Housing and its relationship with the Analysis of Impediments to Fair Housing Choice (AI). Following this review, Isaac shared the key findings of the AI.

•What is fair housing?

- The federal Fair Housing Act of 1968 requires all local governments affirmatively further fair housing. The AI seeks to understand the barriers to fair housing, as identified by community and stake holder input, data, and policy analysis, and will guide funding and policy decisions to address discrimination and segregation in King County.
- The AI focuses on fair housing, specifically correlations in affordability and unfair barriers – includes discrimination at an individual level and disproportionate impact of belonging to a certain group.

•Key Findings

The full AI document is a roughly 70 page deep-dive of demographics, policy analysis, and programmatic efforts of the disproportionate impact in access to transportation, employment, education, etc. that protected classes (including vulnerable populations) experience. Some key findings include:

- King County has become significantly more diverse over recent decades.
- South Seattle and Southwest King County contain the most diverse areas of King County and face the greatest barriers in access to opportunity.
- Housing prices have increased dramatically in the last ten years, displacing lower-income communities of color and immigrants.

Isaac highlighted that field testing conducted across King County found evidence of individual-level housing discrimination in about half of all tests.

- *Differential Treatment Test*: Two individuals go to an affordable housing complex (1 from a protected class, 1 not from a protected class). Different responses were categorized as discrimination (50% of tests).
- Results indicate that property management companies need to be held more accountable. Enforcement is lacking and though there are resources for dealing with discrimination (King County Civil Rights Office, City of Seattle, HUD, etc.), the effort to respond and report is placed on the victim of housing discrimination.

• Fair housing goals

The fair housing goals initially posted on June 14th have been revised to incorporate public and council comment/feedback:

- Goal one (regarding investment in fair housing education & enforcement) has been modified to include “testing”— this change is reflected by the 82 field tests conducted on five protected classes across several jurisdictions in King County.
- Goal seven (regarding zoning laws) has been modified to adopt more inclusive language.

Q: In goal two, we use the phrase “*engage* underrepresented communities.” Wouldn’t the word “invest” make the goal a more powerful statement, covering both time, effort, and financial resources?

A: Agreed, the adoption of “invest” would allow fair housing assistance and guidance in various forms.

Q: Is there a mechanism for reporting the annual progress of the fair housing goals (goal 10)?

A: The County currently has a HUD-required yearly report in the form of the Consolidated Annual Performance and Evaluation Report (CAPER). Though the CAPER serves as a vehicle for reporting out, it isn’t necessarily robust; there is a need for on-going discussion and direction from the JRC to expand the usefulness of the tool/report.

Q: Is “vulnerable populations” defined well enough? Is it a legal term?

A: “Vulnerable populations” is not a federally protected class. The term is used often to cast a slightly wider net in terms of whom it serves; the fluidity and ambiguity of the phrase provides you more latitude for interpretations.

Q: What are some examples of “vulnerable populations” that don’t fall under the protected classes?

A: Some examples include survivors of domestic violence, victims of human trafficking, and refugees.

VII. ACTION ITEM: Analysis of Impediments Discussion, Public Comment, & Recommendation for Approval

Ken Hearing entertained the motion to bring forward the option to approve the Analysis of Impediments recommendations as is (following discussion & public comment).

MOTION: Clyde Hill accepted the motion. Kevin LeClair seconded the motion.

•Public Comment

- “The AI is a really important tool for educating our decisionmakers in our community, but we should recognize that most of our decisionmakers are White. I think it’s important that we define/explain displacement – each individual experiences displacement differently depending on their background. King County is setup for me (as a white woman) so that wherever I go, I have access to services and I feel that I belong. For someone in the Somali community, however, being pushed out of a protective community is devastating. I think there should be an opportunity for people to understand what displacement *really* means.”
- “I’m concerned because Appendix A of the AI appears to display outdated data. The AI calls the eastside (Bellevue, Redmond, Kirkland, & Sammamish) predominantly white, but Bellevue is primarily POC and Redmond is trending in the same direction. It would be great to have the most updated data points but if not, at least a correction.”

Before AI is published, AI will be updated to reflect ground-level changes.

The motion to approve the Analysis of Impediment recommendations as is passed unanimously.

ADJOURNED: at 11:02 am

Next Meeting: September 26, 2019

Location: King County South Treatment Plant, Cedar River Conference Room

Housing and Community Development Needs Public Hearing

Issue: Federal regulations require that the public be provided an opportunity to comment on any community development or housing needs associated with the Consortium's Housing and Community Development Five-year Plan.

Background: These meetings are required to be held twice during the program year. March Public Hearing is provided in association with the CAPER report. The purpose of this hearing is to seek comment and feedback regarding funded activities or any proposed changes to the Consortium's processes. There is no action required outside of responding to any comments that are expressed during the course of the public hearing. Said testimony is to be recorded in the annual CAPER - 2019.

JRC Options: Provide opportunity for comment on development of proposed activities or any other matters associated with the King County Housing and Community Development Plan.

Staff Recommendation: Provide a portion of the JRC Meeting to receive public comment on matters related to the King County Consortium Housing and Community Development Five Year Plan.

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

North/East Sub-Region 2019 CDBG JRC Capital Application Awards for 2020 Funds

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 \$126,455)				\$		\$
C20401 Encompass Parking Lot	115 L/M clientele	\$65,000	\$40,000	\$	1	\$
N/E Contingency*				\$		\$
Sub-Region Total		\$65,000	\$40,000	\$		\$

* If available funds are lower than projected, this project will be reduced.

South Sub-Region 2019 CDBG JRC Capital Application Awards for 2020 Funds

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	\$	1	\$
C20624 Habitat for Humanity White Center -Skyway/Bryn Mawr MHR	8 L/M Households	\$104,000	\$84,000	\$	2	\$
C20322 Black Diamond Morganville Water Main* **	25 L/M Households 56.43% LMA	\$560,000	\$280,000	\$	3	\$
C20725 New Roots Microenterprise	60 L/M Persons	\$60,000	\$50,000	\$	4	\$
Enumclaw Skate Park Replacement – 60.13% LMA	3,775 L/M Persons; 50.34% L/M	\$338,400	\$250,000	\$	5	\$
Highline StartZone Microenterprise	30 L/M Persons	\$55,000	\$50,000	\$	6	\$
Sub-Region Total		\$1,213,400	\$809,000	\$		\$

CDBG Project Memos

Project

City of Black Diamond – Morganville Water Main Replacement.....	1
Encompass Northwest – Parking Lot Expansion & Access Improvements.....	4
Habitat for Humanity – Critical Home Repairs.....	8
New Roots Fund – Microenterprise Training.....	11
City of Tukwila – Minor Home Repair.....	14
City of Enumclaw- Enumclaw Skate Park Replacement.....	17
Highline College – StartZone.....	18

Department of Community & Human Services

2020 CDBG Capital Non-Housing Funding Round



CDBG Project Memo – Morganville Water Main Replacement

I. OVERVIEW

PROJECT SUMMARY

Sponsor/applicant.....	<div>City of Black Diamond</div>
Project name.....	<div>Morganville South Asbestos Water Main Replacement</div>
Project region.....	<input type="checkbox"/> North/East <input checked="" type="checkbox"/> South
Council district(s) served.....	<div>Council District #9 – Reagan Dunn</div>

Project category	Project activity
<input type="checkbox"/> Community Facility <input checked="" type="checkbox"/> Public Improvements <input type="checkbox"/> Microenterprise <input type="checkbox"/> Minor Home Repair <input type="checkbox"/> Parks <input type="checkbox"/> Human Services	<input type="checkbox"/> Acquisition <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Capital Program Services <input checked="" type="checkbox"/> Construction

Project summary

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.

FUNDING & COST

Full request.....	<div>\$560,000</div>
Minimum request.....	<div>\$280,000</div>
Engineer's estimate.....	<div>\$593,925</div>

Project seeking other sources of funding?..... ☐ YES ☒ NO

"The City of Black Diamond is limited in pursuing grant funding for water main replacement projects. Funding programs for this type of project are typically low interest loans. No other funding applications for this project have been submitted. The City's water fund will be able to fund a portion of this project and the City will work to commit the necessary City funds once grant funding is secured."

Recommended award.....

II. PROJECT INFORMATION

PROJECT DETAILS

Project location.....	32406 Morgan Drive, Black Diamond, WA 98010
Census tract & block group.....	Census Tract 0316.03 / Block Group 3
Beneficiary area.....	Black Diamond
# of beneficiaries.....	69 individuals, 25 homes

Project scope

This project would install approximately 1,650 LF of 8" ductile iron water main. Costs would include aggregates for pipe bedding and backfill, approximately 900 tons of asphalt for roadway patching and overlay, four connections to existing water mains, two new fire hydrant assemblies, reconnect approximately 26 water service lines, and upgrade the service connections to each home

ENVIRONMENTAL REVIEW

Environmental review completed?..... ☐ YES ☒ NO ☐ N/A

Environmental Factors		
<input type="checkbox"/> FEMA Designated Floodplain	<input checked="" type="checkbox"/> Wetland	<input type="checkbox"/> Ecological-sensitive area
<input type="checkbox"/> Designated Historic Neighborhood	<input type="checkbox"/> Tiered Environmental Review	<input type="checkbox"/> No Known Factors

CDBG ELIGIBILITY

Population served	
<input checked="" type="checkbox"/> Area Benefit	<input type="checkbox"/> Limited Clientele <input type="checkbox"/> Presumed Benefit Eligible <input type="checkbox"/> Elimination of Slum/Blight

CDBG matrix code.....	24 CFR 570.201(c) HUD Matrix Code 03J
CDBG national objective.....	24 CFR 570.208(a)(1) Low/Mod Area Benefit

PROJECT MANAGEMENT

Project team

"Staff includes a mayor and city council, clerk, finance department, community development, and public works. Staff has overseen several capital projects, including capital water main replacement projects."



Sponsor capacity

"Seth Boettcher, P.E. has 26 years of experience working on capital projects and will provide general oversight of the project. Dan Dal Santo has operated the City water system for 23 years and has helped manage many capital projects in that span. Dan will oversee construction and will be in charge of inspections. Scott Hanis has 13 years of experience in government and capital projects, including several CDBG projects. Scott will serve as the City's project manager, will oversee the consultant and contractor selection process, and will be the City's grant administrator."

Compliance history

Agency has prior experience with CDBG funds for this type of project and has been cooperative, responsive, and timely.

EQUITY & SOCIAL JUSTICE

Overlapping priority populations					
<input type="checkbox"/> VSHSL - Seniors	<input type="checkbox"/> VSHSL - Veterans	<input type="checkbox"/> MIDD	<input type="checkbox"/> ESL	<input type="checkbox"/> ADA	<input type="checkbox"/> Other:_____.

Inclusion efforts

"This project will provide the benefit to all individuals in the project area equally, regardless of race and/or languages spoken."

Demographics

Project to serve a low/mod population of 680 with AMI falling near 56.43%

Geographic equity

Black Diamond replaced a similar asbestos-cement water main with funds awarded for 2014 (5 years ago). The project is above the threshold CD usually uses to determine geographic equity.





CDBG Project Memo – Encompass Northwest Parking Lot Improvements

I. OVERVIEW

PROJECT SUMMARY

Sponsor/applicant.....	Encompass Northwest
Project name.....	Encompass Parking Lot Expansion & Access Imprvmnts.
Project region.....	<input checked="" type="checkbox"/> North/East <input type="checkbox"/> South
Council district(s) served.....	Council District #3, Kathy Lambert

Project category	Project activity
<input checked="" type="checkbox"/> Community Facility <input type="checkbox"/> Public Improvements	<input type="checkbox"/> Acquisition <input checked="" type="checkbox"/> Rehabilitation
<input type="checkbox"/> Microenterprise <input type="checkbox"/> Minor Home Repair	<input type="checkbox"/> Capital Program Services <input type="checkbox"/> Construction
<input type="checkbox"/> Parks <input type="checkbox"/> Human Services	

Project summary

“Funds would be used to modify our Early Learning Center parking lot to fix safety and traffic flow issues while removing barriers and improving handicapped access. This includes adding new parking areas, marked pathways and improving access points.”

FUNDING & COST

Full request.....	\$63,769.32
Minimum request.....	\$39,358.00
Engineer’s estimate.....	\$43,619.32 (omitted surveying, mitigation, & drainage costs)
Project seeking other sources of funding?.....	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

“We currently have no other funding sources for this project, however if only partially funded, Encompass would pursue other fundraising strategies to meet project costs. Both the Garneau Nicon Family Foundation and the Simperman-Corette Foundation have helped Encompass with capital improvements in the past. We would approach these foundations if CDBG funds do not fully cover costs.”

Recommended award.....	

II. APPLICANT & PROJECT INFORMATION

PROJECT DETAILS

Project location..... 1407 Boalch Avenue NW, North Bend, WA 98045

Beneficiary area

"Our preschool program fills a void in available services for low-income families with young children. Currently there are no other free or reduced cost early learning programs operating in the North Bend, Snoqualmie, Carnation or Duvall. This program serves children in the Snoqualmie Valley and Riverview School Districts."

of beneficiaries..... 115

Project scope

- "1. Increase parking from 19 to 24 spots including 2 handicapped ADA compliant parking spots inside the parking lot;
2. Add 3 parking spots along the street on the South side of the building.
3. Include pathways for staff and visitors to safely navigate from parking areas to the front of the building;
4. Complete repairs to the drainage system so that rainwater drains away instead of pooling in the parking lot (making two spots unusable in heavy rain);
5. Widen driveway entrance to improve egress safety for cars leaving the lot.
6. Shorten concrete walkway to allow two lanes of cars to pull in front of the building to drop off and pick up preschoolers, lessening the traffic back up out onto Boalch Avenue. With additional parking, more parents can park and walk their children into class to connect with teachers and parking"

ENVIRONMENTAL REVIEW

Environmental review completed?..... ☐ YES ☒ NO ☐ N/A

Increase in impervious surface..... 1,404 sq. ft

Disruption or excavation of undisturbed soil?.... ☐ YES ☒ NO

Environmental Factors		
<input checked="" type="checkbox"/> FEMA Designated Floodplain	<input type="checkbox"/> Wetland	<input type="checkbox"/> Ecological-sensitive area
<input type="checkbox"/> Designated Historic Neighborhood	<input type="checkbox"/> Tiered Environmental Review	<input type="checkbox"/> No Known Factors

CDBG ELIGIBILITY

Population served	
<input type="checkbox"/> Area Benefit	<input checked="" type="checkbox"/> Limited Clientele
<input type="checkbox"/> Presumed Benefit Eligible	<input type="checkbox"/> Elimination of Slum/Blight

CDBG matrix code.....

24 CFR 570.201(c) HUD Matrix Code 03M

CDBG national objective.....

24 CFR 570.208(a)(2) Low/Mod Limited Clientele

PROJECT MANAGEMENT**Project team**

“Nela Cumming, Executive Director at Encompass has served in this position since the end of June 2014. For the previous seven years, Nela served as Director of Pediatric Therapy Programs at Encompass. Nela is a Head-Start Johnson & Johnson management fellow with a master’s degree in social work and is a graduate of Leadership Eastside. She has spent more than 29 years as a leader and manager of social-service programs, specializing in work with children and families.

Our Director of Finance, Terry Granillo, brings 29 years of experience in corporate finance, supervision and business management to Encompass. His experience includes oversight of budgeting, financial reports, payroll, employee benefits, insurance and risk management, contractual relationships and audit execution. He is a certified public accountant with a master’s of business administration degree in finance and management. Terry is also a graduate of Leadership Eastside.

Kristin Webb, Director of Administration will be directly responsible for overseeing the parking lot construction project. She has worked at Encompass serving in various capacities for 20 years. Her current responsibilities includes facilities management. Kristin has recently managed two facility remodels at Encompass among many other tasks.”

Sponsor capacity

“Encompass has vast experience meeting the management, tracking and reporting requirements for a number of local and regional funding entities. These include United Way of King County, City of Seattle, King County Division of Developmental Disabilities, Washington State Early Childhood Education Assistance Program (ECEAP) and Infant Toddler Early Intervention Programs (ITEIP), Seattle-King County Public Health Department’s Alcohol and Other Drugs Prevention Program, neighboring cities and school districts, as well as a number of private foundations.”

Compliance history

Encompass has not received KC CDBG funding before. However, their understanding of HeadStart does show familiarity with federal funding requirements.

EQUITY & SOCIAL JUSTICE

Overlapping priority populations					
<input type="checkbox"/> VSHSL - Seniors	<input type="checkbox"/> VSHSL - Veterans	<input type="checkbox"/> MIDD	<input checked="" type="checkbox"/> ESL	<input checked="" type="checkbox"/> ADA	<input type="checkbox"/> Other: _____

Inclusion efforts

“The parking lot remodel will allow better and safer access to our building for all families. Low-income families who participate in ECEAP receive family support services that help parents access needed resources including crisis intervention, Supplemental Security Income (SSI), health care and basic needs services, and coordination of services with other community agencies.

In order to serve our Latino population, Encompass incorporates Latino culture and language into everyday classroom activities. Pictures and sight words are posted around the classrooms in both English and Spanish. Spanish language children’s books are present and often read at circle time. Five of the 20 early learning staff at Encompass are bilingual in Spanish and are bicultural with staff representing the countries of Chile, Columbia, El Salvador and Mexico. This allows Encompass to naturally incorporate Latino language and culture into our classrooms. Parent materials are also offered in Spanish.”

Geographic equity

The City of North Bend has received CDBG funding in 2017 and 2019. However, these are infrastructure projects for the City itself and not a non-profit operating in the outskirts of the City boundaries. Additionally, the service area expands up and down the Snoqualmie Valley to Unincorporated KC Areas such as Fall City and large areas surrounding Carnation and Duvall.



King County

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CDBG Project Memo – Critical Home Repairs (White Center, Skyway/Bryn Mawr)

PROJECT SUMMARY

Sponsor/applicant.....

Project name.....

Project region..... ☐ North/East ☒ South

Council district(s) served.....

Project category	Project activity
<input type="checkbox"/> Community Facility	<input type="checkbox"/> Acquisition
<input type="checkbox"/> Microenterprise	<input checked="" type="checkbox"/> Rehabilitation
<input checked="" type="checkbox"/> Minor Home Repair	<input type="checkbox"/> Capital Program Services
<input type="checkbox"/> Parks	<input type="checkbox"/> Construction
<input type="checkbox"/> Human Services	

Project summary

“Habitat’s program will assist homeowners in White Center and the unincorporated area between Seattle and Renton with critical home repairs meant to keep homeowners safely in their homes. Funds will be used for materials, labor, and project management.”

FUNDING & COST

Full request.....

Minimum request.....

Project seeking other sources of funding?..... ☐ YES ☒ NO

“While we have commitments from a few funding sources that allow us to layer our funds, we do not have another source that is specifically dedicated to repair projects in White Center and Skyway/Bryn Mawr for this timeframe”

Recommended award.....

Habitat has a solid track record so far with CDBG and KC policies and procedures. Occasionally they are able to access other funding that can pay for non-eligible items. However, such funding (often by private philanthropy/corporate channels) is unpredictable. In the 2018 projects, Habitat has been able to augment projects that were securely made safe and complete with CDBG funds.

PROJECT DETAILS

Project location.....

Service delivery area(s).....

of beneficiaries..... **8 households**

Project scope & need

“Housing continues to challenge residents in King County; for homeowners living in unincorporated King County, such as White Center and Skyway/Bryn Mawr, assistance is limited. Habitat works with homeowners at 80% AMI and under in response to the need that has been demonstrated through surveys and data.

A 2016 survey by the White Center CDA found 48% of residents reported household income under \$30K. Also, 40% of respondents cited home repair as a top challenge-30% reported a need for critical home repairs ranging from interior issues, to paint, windows, and roof repairs. For most low-income homeowners, these expensive repairs are out of reach. The Skyway-West Hill Action Plan paints a similar picture-49% of residents are under 80% AMI, and 47% of homeowners use over 30% of their income on housing.”

ENVIRONMENTAL REVIEW

Environmental review completed?..... ☐ YES ☒ NO ☐ N/A

Environmental Factors		
<input type="checkbox"/> FEMA Designated Floodplain	<input type="checkbox"/> Wetland	<input type="checkbox"/> Ecological-sensitive area
<input type="checkbox"/> Designated Historic Neighborhood	<input checked="" type="checkbox"/> Tiered Environmental Review	<input checked="" type="checkbox"/> No Known Factors

CDBG ELIGIBILITY

Population served
<input type="checkbox"/> Area Benefit <input checked="" type="checkbox"/> Limited Clientele <input type="checkbox"/> Presumed Benefit Eligible <input type="checkbox"/> Elimination of Slum/Blight

CDBG matrix code..... **24 CFR 570.201(c) HUD Matrix Code 14A**

CDBG national objective..... **24 CFR 570.208(a)(2) Low/Mod Limited Clientele Benf**

PROJECT MANAGEMENT

Project team

“Since 1986, Habitat SKC has built, renovated, or repaired 570+ homes in King County, through partnerships, planning, and maintaining an experienced and capable staff.” Examples of staff implementing repair program:

- Brett D’ Antonio, CEO: Guides and authorizes program strategy
- Kristina Copley, Repair Program Manager: Manages program budget, schedule, & funding compliance
- Angela Gailli, Repair Site Manager: Oversees construction, volunteer management, & safety

Compliance history

“Habitat SKC has extensive experience managing numerous public funding awards since at least 2001.” Some examples of funding sources managed include CDBG, WA State Housing Trust Fund, and Seattle Office of Housing.

EQUITY & SOCIAL JUSTICE

Overlapping priority populations					
<input checked="" type="checkbox"/> VSHSL - Seniors	<input type="checkbox"/> VSHSL - Veterans	<input type="checkbox"/> MIDD	<input checked="" type="checkbox"/> ESL	<input checked="" type="checkbox"/> ADA	<input type="checkbox"/> Other:_____.

Inclusion efforts

“Our program helps foster an environment that aims to reduce displacement by stabilizing these culturally rich communities through home repair and engagement. Habitat partners with local community development associations, such as the White Center CDA, who have relationships within the community and resources that enable outreach best suited to the diverse population. From door-to-door distribution of flyers and sending mailers, to having mobile friendly and easily translatable websites, both Habitat for Humanity and the White Center CDA make an effort to reach out to the most vulnerable within the communities.”

Geographic equity

Habitat’s work in White Center has yielded 5 properties so far for the Home Repair Project. The homes were all in the White Center Area. Upon recommendation by CD staff, Skyway was included as being a very similar clientele base that is usually income qualified to receive HUD funded assistance of this kind.



King County

Department of Community & Human Services

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CDBG Project Memo – New Roots Fund Microenterprise Training

I. OVERVIEW

PROJECT SUMMARY

Sponsor/applicant..... **New Roots Fund**

Project name..... **Microenterprise Training**

Project region..... ☐ North/East ☒ South

Council district(s) served..... **#5 – Dave Upthegrove/#8 - McDermott**

Project category		Project activity	
<input type="checkbox"/> Community Facility	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Acquisition	<input type="checkbox"/> Rehabilitation
<input checked="" type="checkbox"/> Microenterprise	<input type="checkbox"/> Minor Home Repair	<input checked="" type="checkbox"/> Capital Program Services	<input type="checkbox"/> Construction
<input type="checkbox"/> Parks	<input type="checkbox"/> Human Services		

Project summary

“This project will draw low-income entrepreneurs from Des Moines, SeaTac, Tukwila, Pacific, Normandy Park, Covington, and White Center/Boulevard Park/Skyway. Activities will include intake and assessment, business classes, and individualized training.” The goal of the program is to grow, support, and retain small-local businesses and jobs.

FUNDING & COST

Full request..... **\$60,000**

Minimum request..... **\$55,000**

Project seeking/secured other sources of funding?..... ☒ YES ☐ NO

“New Roots Fund has non-federal, private funds available for graduates of business training who need small loans. There is no promise that all graduates of business training will receive loans, but we expect to make approximately 12 loans to graduates during the year. No loan funds will come from King County.”

Recommended award.....

II. APPLICANT & PROJECT INFORMATION

PROJECT DETAILS

Project location.....

1610 South King Street, Seattle, WA 98144

Performance measures/beneficiaries

60 unduplicated program participants, 8 new businesses launched, and 4 businesses expanded.

Project scope

“Poor immigrants, refugees, and citizens living in South King County who wish to open businesses but struggle with understanding the basics of bookkeeping, licensing, insurance, E-commerce, marketing, finance or other business matters are the focus of the proposed training project.” The Microenterprise Training project covers curriculum and provides guidance on the business areas above through classroom training, one-on-one consulting, and small workshops.

ENVIRONMENTAL REVIEW

Environmental review completed?.....☐ YES ☐ NO ☒ N/A

Environmental Factors		
<input type="checkbox"/> FEMA Designated Floodplain	<input type="checkbox"/> Wetland	<input type="checkbox"/> Ecological-sensitive area
<input type="checkbox"/> Designated Historic Neighborhood	<input type="checkbox"/> Tiered Environmental Review	<input checked="" type="checkbox"/> No Known Factors

CDBG ELIGIBILITY

Population served	
<input type="checkbox"/> Area Benefit	<input checked="" type="checkbox"/> Limited Clientele
<input type="checkbox"/> Presumed Benefit Eligible	<input type="checkbox"/> Elimination of Slum/Blight

CDBG matrix code.....

24 CFR 570.201(c) HUD Matrix Code 18C

CDBG national objective.....

24 CFR 570.208(a)(2)(iii) LMCMC Microenterprise Dev.

PROJECT MANAGEMENT

Project team

“Key staff for the project include: Greg Hope, director, client recruitment, business development & training; Sumonnat Rattanakom, associate director, reporting, administration and volunteer coordination; Iryna Himbitskaya-Corley, case manager, trainer, outreach; Abid Rahamani, case manager, business development training; and Bryan Thomas, lead trainer, volunteer coordinator. Most staff have worked in microenterprise development at least 10 years with the exception of Iryna Himbitskaya-Corley who is a new hire familiar with the Ukrainian community and fluent in Russian, Ukrainian and Belarusian.”

In addition to staff, translation for refugee and immigrant groups enrolled in the program will be provided by on-call contractors or volunteers.

Sponsor capacity

“The New Roots Fund (NRF) has managed federal funds through sub-contracts and service agreements with the Diocese of Olympia’s since 9/30/2013. In FY2014, FY2015, FY2016 and FY2017, NRF staff managed \$175,000 in microenterprise program funds, each year, from the Office of Refugee Resettlement (ORR), for a total of \$700,000 over the 4 year period. (Award 90RG0152). During the same period it managed a loan fund provided by ORR of over \$500,000.

Beginning in FY2018 New Roots Fund received a direct contract with ORR of \$248,000 to pay for underwriting and loan servicing. (Award: 90RG191). This contract continues in 2019. In addition, the New Roots Fund in 2019 manages and federally funded Individual Development Accounts (IDA) contract for 257,111 (Award: 90ZI0128-01).

From January 2014 through December 2016, the NRF managed a technical assistance contract from the US Dept. of Treasury CDFI Fund in the amount of \$95,500.”

Compliance history

The agency has an excellent monitoring history and thorough knowledge of CDBG requirements. They have been responsive and timely.

EQUITY & SOCIAL JUSTICE

Overlapping priority populations				
<input type="checkbox"/> VSHSL - Seniors	<input type="checkbox"/> VSHSL - Veterans	<input type="checkbox"/> MIDD	<input checked="" type="checkbox"/> ESL	<input type="checkbox"/> ADA
<input type="checkbox"/> Other: _____				

Inclusion efforts

“New Roots Fund will provide micro-enterprise training in a specialized and culturally appropriate manner. Key features of our service delivery will include: 1.) Use of bi-lingual and bi-cultural staff, volunteers and contractors. 2.) Translation services as needed during classroom instruction and one to one technical assistance sessions. 3.) Continuing education for New Roots Fund staff and volunteers in cultural sensitivity, 4.) Recruitment efforts in refugee communities, and surveys of program graduates along with focus groups of graduates who provide feedback on how to improve the program.

Services will be delivered after an intake process that documents family income. Services will also include business planning classes coupled with individual instruction for each student. Intensive, individual instruction will assist in overcoming language barriers.”

Geographic equity

The Proposed area covers both Council Districts 5 and 8 and a small portion (Skyway) of District 2. While this area has been served by New Roots for nearly 6 years, their emphasis on serving refugee and populations of color integrates with the County’s commitment to lead with Racial Justice in continuing support for these areas.



Department of Community & Human Services

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CDBG Project Memo – Minor Home Repair Program

I. OVERVIEW

PROJECT SUMMARY

Sponsor/applicant.....

Project name.....

Project region..... ☐ North/East ☒ South

Council district(s) served.....

Project category	Project activity
<input type="checkbox"/> Community Facility <input type="checkbox"/> Public Improvements <input type="checkbox"/> Microenterprise <input checked="" type="checkbox"/> Minor Home Repair <input type="checkbox"/> Parks <input type="checkbox"/> Human Services	<input type="checkbox"/> Acquisition <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Capital Program Services <input type="checkbox"/> Construction

Project summary

“Funds will be used to rehabilitate owner-occupied housing, focusing on health and safety repairs for low to moderate income residents, helping to preserve affordable housing. Funds will pay for repair/rehab in plumbing, electrical and other small jobs.”

FUNDING & COST

Full request.....

Minimum request.....

Project seeking other sources of funding?..... ☐ YES ☒ NO

“All four partner cities (Tukwila, Covington, Des Moines, SeaTac) have Human Services or Coordinator staff to manage and administer the Minor Home Repair program for their residents. All four cities provide in-kind contributions of staff time to screen clients, hire and pay contractors, and administer the program in their respective city. The city of Tukwila is the lead fiscal agent so in addition to administering the program for eligible Tukwila residents, the Human Services Program Coordinator manages the administration of the application process, contract execution and the quarterly bill reimbursement between Tukwila (and the partner cities) and King County.”

Recommended award.....

II. APPLICANT & PROJECT INFORMATION

PROJECT DETAILS

Project location.....	6200 Southcenter Blvd, Tukwila, WA 98188 (City Hall)
Service delivery area(s).....	Tukwila, Covington, Des Moines, & SeaTac
# of beneficiaries.....	54 L/M households
Project scope & need	

"In the cities of Tukwila, Covington, Des Moines and SeaTac, a large portion of the older housing stock is deteriorating. Many of our residents are below median income and cannot afford repairs or are unable to perform the necessary maintenance needed to keep older homes in good condition. After 14 years managing the Minor Home Repair program (MHR) in Tukwila, we know that most homeowners who utilize MHR in all four cities are very/low income. In all four cities, poverty ranges from 6 to 30% and residents making less than median income often go without basic housing repairs due to financial barriers. This program is able to address much needed health and safety repairs that assist in maintaining/increasing the integrity of older, affordable housing in our communities. By working with trusted and fully screened contractors, we are able to provide necessary, no-cost repairs in the homes of our most vulnerable residents. For some homeowners, this program may be their only option."

ENVIRONMENTAL REVIEW

Environmental review completed?..... ☐ YES ☒ NO ☐ N/A

Environmental Factors		
<input type="checkbox"/> FEMA Designated Floodplain	<input type="checkbox"/> Wetland	<input type="checkbox"/> Ecological-sensitive area
<input type="checkbox"/> Designated Historic Neighborhood	<input checked="" type="checkbox"/> Tiered Environmental Review	<input type="checkbox"/> No Known Factors

CDBG ELIGIBILITY

Population served	
<input type="checkbox"/> Area Benefit	<input checked="" type="checkbox"/> Limited Clientele
<input type="checkbox"/> Presumed Benefit Eligible	<input type="checkbox"/> Elimination of Slum/Blight

CDBG matrix code.....	24 CFR 570.201(c) HUD Matrix Code 14A
CDBG national objective.....	24 CFR 570.208(a)(2) Low/Mod Limited Clientele Benf

PROJECT MANAGEMENT

Project team & capacity

"The city staff in Tukwila (Human Services Program Coordinator), Des Moines (Minor Home Repair Coordinator/Permit Coordinator), Covington (Personnel and Human Services Planner), and SeaTac (Human Services Coordinator) all have two to 15 years of successfully implementing, supporting and managing the MHR program in their respective cities. The city of Tukwila acts as the lead city/fiscal agent to all partner cities and directly holds the contract with King County. Tukwila's Human Services Program Coordinator provides technical assistance on all aspects of the MHR program policies, financial reimbursement to each city as well as managing the quarterly bills and annual application process directly with King County."



Compliance history

Minor home repair programs tend to run behind contracting guidelines, but they still expend their funds with predictability and certainty. This has long been a popular and competitive program for over 11 years.

EQUITY & SOCIAL JUSTICE

Overlapping priority populations

☐ VSHSL - Seniors ☐ VSHSL - Veterans ☐ MIDD ☒ ESL ☒ ADA ☐ Other: _____.

Inclusion efforts

“With the rich diversity of languages and cultures in South King County, it is imperative that we connect all our residents to services in an authentic way. Our focus is removing barriers and fears that might prevent residents from seeking critical services that are available to them. We do this by offering translated materials, have multi-lingual staff available for intakes and questions, and our partnerships with multi-lingual/cultural contractors that we have built trusting relationships with helps protect those most vulnerable from unethical 'opportunists'.”

Geographic equity

The constituent cities have received CDBG awards for over the past 12 years.



CDBG Project Memo – Enumclaw Skate Park Replacement

PROJECT SUMMARY

Sponsor/applicant.....	<input type="text" value="City of Enumclaw"/>
Project name.....	<input type="text" value="Enumclaw Skate Park Replacement"/>
Project region.....	<input type="checkbox"/> North/East <input checked="" type="checkbox"/> South
Council district(s) served.....	<input type="text" value="Council District #9 - Reagan Dunn"/>

Project category	Project activity
<input type="checkbox"/> Community Facility <input type="checkbox"/> Public Improvements <input type="checkbox"/> Microenterprise <input type="checkbox"/> Minor Home Repair <input checked="" type="checkbox"/> Parks <input type="checkbox"/> Human Services	<input type="checkbox"/> Acquisition <input checked="" type="checkbox"/> Rehabilitation <input type="checkbox"/> Capital Program Services <input type="checkbox"/> Construction

Project summary

Demolition and replacement of existing 16-year old skate park with a new "all wheel friendly park" in order to "increase safety, eliminate existing deficiencies, and increase capacity for not only skateboarders, but for bikes, scooters, and inline skaters."

FUNDING & COST

Full request.....	<input type="text" value="\$350,000"/>
Minimum request.....	<input type="text" value="\$250,000"/>
Engineer's estimate.....	<input type="text" value="\$433,421"/>
Project seeking other sources of funding?.....	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

"Funding sources available include grants, City General Fund, King County Levy distribution funds, and REET. No other funding has been committed yet, however, pending additional funding through the City's budget process beginning in July for 2020, additional funds will be requested, as well as pursuing a grant through either the Tony Hawk Foundation and/or King County's Youth and Amateur Sports grant program."

Recommended award.....	<input type="text"/>
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King County

Department of Community & Human Services

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CDBG Project Memo – StartZone

PROJECT SUMMARY

Sponsor/applicant..... Highline College

Project name..... StartZone

Project region..... ☐ North/East ☒ South

Council district(s) served..... Council District #5 – Dave Upthegrove

Project category		Project activity	
<input type="checkbox"/> Community Facility	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Acquisition	<input type="checkbox"/> Rehabilitation
<input checked="" type="checkbox"/> Microenterprise	<input type="checkbox"/> Minor Home Repair	<input checked="" type="checkbox"/> Capital Program Services	<input type="checkbox"/> Construction
<input type="checkbox"/> Parks	<input type="checkbox"/> Human Services		

Project summary

“Deliver economic development to disadvantaged, low to moderate Latinx residents in south King County. StartZone will develop and translate business curriculum into Spanish and offer business workshops and one-on-one technical assistance in Spanish.”

FUNDING & COST

Full request..... \$55,000

Minimum request..... \$50,000

Project seeking other sources of funding?..... ☒ YES ☐ NO

“In addition to requested funding from King County, StartZone have received \$50k funding from the Port of Seattle. The Port has requested funding match from the cities being served. Additionally, WSU through the SBDC has committed \$59k in funding to support StartZone Program Manager to expand technical assistance to StartZone clients.”

Recommended award.....

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.**

- Provide councilmanic authority for enacting a .1% sales tax option for behavioral health and affordable housing.
- Consider authorizing other progressive revenue tools, like a graduated Real Estate Excise Tax or capital gains on real estate, that would fund affordable housing by asking those who have most benefited from the region's growth to contribute the most.
- Provide the flexibility needed to meet the continuum of housing needs by removing the 30 percent Area Median Income floor on housing related lodging tax revenue expenditures.

2. *Provide supplemental funding for the Housing Trust Fund*

The Housing Trust Fund (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. *Increase the cash grant 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.

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.

Joint Recommendations Committee

2020 Federal Legislative Priorities

1. *Increase Community Development Block Grant (CDBG) (Currently funded at 3.3 billion)*

Support the FY20 House budget which funds CDBG at \$3.6 billion. The Consortium uses CDBG, for housing stability/homeless prevention, emergency shelters and other emergency services, housing repair, affordable housing development, public improvements, nonprofit human services facilities, and economic development. CDBG is the Consortium's largest single source of federal formula funds, as well as its most flexible source of funds. CDBG funds leverage a number of other fund sources for projects that create jobs, revitalize the highest need communities and serve the most vulnerable residents.

2. *Increase the HOME Program (Currently funded at 1.36 billion)*

Support the FY20 House budget which funds HOME at \$1.75 billion. HOME funds provide a vital source of funding for homeless and affordable housing production in King County. For each HOME dollar invested an additional five dollars in other funds are leveraged. Each HOME project funded creates good jobs and generates income for businesses and tax revenues associated with housing development.

3. *Increase McKinney-Vento Homeless Assistance Grants (Currently funded at \$2.5 Billion)*

Support the FY20 House budget which funds Homeless Assistance Grants at \$2.8 billion. The McKinney-Vento Homeless Assistance programs were established more than twenty years ago to help provide shelter and services to homeless families and individuals. \$2.6 billion is needed for Homeless Housing Assistance grants.

4. *Support Full Funding for Section 8 Vouchers*

Support the House bill which likely 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)*

Tenant-Based and Project-Based VASH vouchers have been well-utilized in our community, as a complement to our Veterans and Human Services Levy affordable housing capital and services funds, and in private market housing. These subsidies are a vital source of homelessness prevention for extremely low-income veterans and should be maintained or increased.

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

Support, the bipartisan Affordable Housing Credit Improvement Act" —sponsored by Senator Cantwell (D-WA), and its companion sponsored by Representative Susan DelBene (D-WA) in the House. The bill would expand the Housing Credit by 50% and increase existing incentives to encourage developers to build rental homes affordable to extremely low-income households and to families in underserved rural and tribal communities. By doing so, the bill would help make it more financially feasible for developers to serve households with the greatest needs.