



# King County

## Urban Consortium Joint Recommendations Committee

*Meeting Materials for Thursday, March 26th, 2020*

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

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Agenda	March 2020 JRC Meeting Agenda
Attachment A	JRC Roster & Schedule
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## King County

De'Sean Quinn  
Tukwila  
Councilmember  
Sound Cities  
Association

Amy McHenry  
Duvall  
Councilmember  
Sound Cities  
Association

Clyde Hill  
SeaTac  
Councilmember  
Sound Cities  
Association

Chris Ross  
Sammamish  
Councilmember  
Sound Cities  
Association

Mark Ellerbrook  
Div. Director  
HHCCD  
Community &  
Human Services  
King County

John Taylor  
Director, Dept. of  
Local Services  
King County

Jim Chan  
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Carol Helland  
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Director,

Colleen Brandt-  
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Burien  
Community  
Services Manager,

Sarah  
Bridgeford  
Federal Way  
Community  
Services Manager

Merina Hanson  
Kent  
Human Services  
Manager

Laurie Olson  
Lending Manager,  
Seattle Office of  
Housing

## AGENDA

### JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING

March 26, 2020

10:00am – 12:00pm

Skype Meeting

#### I. WELCOME & INTRODUCTIONS

#### II. ACTION ITEMS:

##### A. Nominate & Elect 2020 JRC Chair and Vice Chair

*Attachment A – Roster/Schedule*

*De'Sean Quinn*

##### B. Approve December 5, 2019 Meeting Minutes

*Attachment B – Meeting Minutes*

*JRC Chair*

##### C. Adopt 2020 CDBG Funding Round Sub-Region Priorities (CDBG VOTE)

*Attachment C – Sub-region Priorities*

*Laurie Wells*

##### D. Approve Recommendation for ARCH Acquisition of Samma Senior site (COUNTY + N/E SUB-REGION VOTE)

*Attachment D – ARCH proposal*

*Kristin and ARCH answer questions*

#### III. INFORMATION/DISCUSSION ITEMS:

##### A. ICA Renewal – Update ahead of May recommendation

*Laurie Wells*

##### B. King County Consortium Annual Performance & Evaluation Report (CAPER)

[\*Draft CAPER \(link\)\*](#)

*Laurie Wells*

##### C. JRC Legislative Agenda Results– Session Report

*Attachment E – Information Item*

*Al D'Alessandro*

##### D. Housing Finance Program - 2020 Capital Funding Round Timeline

*Attachment F – Information Item*

*Tina Ilvonen*

##### E. Community Development Program – 2020 CDBG Funding Round Timeline

*Attachment G – Information Item*

*Laurie Wells*

##### F. Potential effect of COVID-19 – Capital projects & extensions

*Kristin Pula*

#### ADJOURN

Next Meeting: **May 28th, 2020**

Meeting Location: TBD

## 2020 Joint Recommendations Committee (JRC) Roster

Name	Representing	Email
<b>CDBG &amp; HOME Consortium Cities - ★ ■ ◆</b>		
Amy McHenry	City of Duvall (SCA)	<a href="mailto:amy.mchenry@duvallwa.gov">amy.mchenry@duvallwa.gov</a>
Chris Ross	City of Sammamish (SCA)	<a href="mailto:cross@sammamish.us">cross@sammamish.us</a>
Clyde Hill	City of SeaTac (SCA)	<a href="mailto:chill@ci.seatac.wa.us">chill@ci.seatac.wa.us</a>
De'Sean Quinn	City of Tukwila (SCA)	<a href="mailto:desean.quinn@tukwilawa.gov">desean.quinn@tukwilawa.gov</a>
<b>CDBG Joint Agreement &amp; HOME Consortium Cities - ♣ ■ ◆</b>		
Carol Helland	City of Redmond	<a href="mailto:chelland@redmond.gov">chelland@redmond.gov</a>
Colleen Brandt-Schluter	City of Burien	<a href="mailto:colleenb@burienwa.gov">colleenb@burienwa.gov</a>
ALTERNATE: Leslie Miller	City of Kirkland	<a href="mailto:lmiller@kirklandwa.gov">lmiller@kirklandwa.gov</a>
ALTERNATE: Bethany Wolbrecht-Dunn	City of Shoreline	<a href="mailto:bwolbrec@shorelinewa.gov">bwolbrec@shorelinewa.gov</a>
<b>HOME Only Cities - ■ ◆</b>		
Sarah Bridgeford	City of Federal Way	<a href="mailto:sarah.bridgeford@cityoffederalway.com">sarah.bridgeford@cityoffederalway.com</a>
Merina Hanson	City of Kent	<a href="mailto:mhanson@kentwa.gov">mhanson@kentwa.gov</a>
ALTERNATE: Joy Scott	City of Auburn	<a href="mailto:jfscott@auburnwa.gov">jfscott@auburnwa.gov</a>
ALTERNATE: Janet Lewine	City of Bellevue	<a href="mailto:jlewine@bellevuewa.gov">jlewine@bellevuewa.gov</a>
<b>County - ★ ■ ◆</b>		
Jim Chan	Department of Local Services	<a href="mailto:jim.chan@kingcounty.gov">jim.chan@kingcounty.gov</a>
John Taylor	Department of Local Services	<a href="mailto:john.taylor@kingcounty.gov">john.taylor@kingcounty.gov</a>
Mark Ellerbrook	Regional Housing	<a href="mailto:mark.ellerbrook@kingcounty.gov">mark.ellerbrook@kingcounty.gov</a>
<b>Seattle RAHP - ◆</b>		
Laurie Olson	City of Seattle	<a href="mailto:laurie.olson@seattle.gov">laurie.olson@seattle.gov</a>

### Schedule

2020 JRC Meetings (10am -12pm)	
Date	Location
3/26	Skype
5/28	TBD
9/24	Dept. of Elections (Alvine Conf Room)
12/3	Dept. of Elections (Alvine Conf Room)

- ★ CDBG Consortium City
- ♣ Joint Agreement City
- HOME City
- ◆ RAHP City



**JOINT RECOMMENDATIONS COMMITTEE (JRC)**  
**Meeting Minutes**  
**December 5, 2019**  
**9:30 AM - 11:30 AM**  
**Department of Elections, Alvine Conference Room**  
**919 Grady Way, Renton, WA 98057**

I. **Welcome** Vice Chair opened the meeting at 9:33 a.m.

II. **September 26, 2019 Meeting Minutes**

Mayor Hearing provided an opportunity to request any corrections or modifications to the draft September 26, 2019 meeting minutes as presented in the JRC packet. No requests were made.

**MOTION:** Mayor Hearing made a motion to accept the minutes as written. Chris Ross seconded the motion. The motion passed unanimously.

III. **ACTION ITEM: White Center Food Bank Rehab – Update, Discussion, & Decision**

Laurie Wells, King County Community Development Program Manager, provided an update on the White Center Food Bank Rehabilitation project. The project, originally awarded \$65,000 in 2018, is still having trouble securing project contractors that are both interested and within budget. Due to the imminent holiday schedule needs of the food bank, the project must address its contract expiry date of November 30<sup>th</sup>, 2019. To resolve these time and cost issues, the JRC was asked to approve the following proposal:

Extend the Contract to May 31st, 2020 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.

Q: What was the hold up from 2018?

A: Project staff notified 8 Women- and Minority-Owned Businesses (WMBE) and none returned a request -the primary reasoning provided by WMBE businesses was their existing summer workload and lack of capacity to take on additional projects. Non-WMBE businesses that did show interest in taking on the project submitted bids that were overbudget.

Voting on proposal was limited solely to JRC Consortium members.

**MOTION:** Mayor Hearing made a motion to approve the White Center Food Bank Rehab proposal. Chris Ross seconded the motion. The motion passed unanimously.

IV. **ACTION ITEM: Housing Financing Program 2019 Capital Funding Round Recommendations – Discussion, Public Comment, & Approval**

Kristin Pula, King County Capital Programs Manager, provided brief project summaries and context/reasoning behind the Housing Finance Program's 2019 Capital Funding Round recommendations. It was noted that the JRC provides advice and recommendations for ONLY 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. Fund source and project breakdowns presented as follows:

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

Sponsor	Project	RAHP Award	HOME Award	Total
Habitat for Humanity - Seattle-King County	LaFortuna Phase 3	-	\$1,220,000	\$1,220,000
Community Homes, Inc.	Shared Living Home 1	\$492,000		\$492,000
Congregations for the Homeless/Horizon	Eastside Men's Shelter	\$1,293,564		\$1,293,564
Plymouth Housing/Bellwether	Madison/Boylston	\$470,890	-	\$470,890
Multi-Service Center	Redondo Heights TOD		\$2,370,768	\$2,370,768
<b>JRC Approval Total:</b>				<b>\$ 5,847,222</b>

JRC required to concur with or provide alternate recommendations for the 2019 housing capital project recommendations using HOME and RAHP funds.

Q: I thought \$2M was committed to the shelter, why has only roughly \$1.3M been awarded?

A: The committed \$2M is in the form of VSHSL dollars (funds not under the purview of the JRC). The \$1.3M of RAHP funds shown here (fund source requiring JRC approval) serve to get closer to the shelter's total ask of \$5.8M.

Q: What is the total # of units in the Madison/Boylston project?

A: 362

Chris Ross noted that he liked the diversity in projects. Kristin Pula shared that projects not selected for recommendation are not necessarily "bad projects;" selection ultimately came down to project timing and consensus among public funders. King County's Housing Finance Program is supportive of all the projects and expect many to come back in next year's funding round.

**MOTION:** Mark Ellerbrook made a motion to approve the Housing Finance Program Recommendations – JRC RAHP projects. Chris Ross seconded the motion. The RAHP funding recommendations passed unanimously.

**MOTION:** Mayor Hearing made a motion to approve the Housing Finance Program Recommendations – JRC HOME projects. Kevin Le Clair seconded the motion. The HOME funding recommendations, voted on by everyone but Seattle, passed unanimously.

#### **V. ACTION ITEM: JRC State & Federal Legislative Priorities – Update & Adopt**

Al D'Alessandro (Housing Finance Program) presented changes made to the JRC State Legislative Priorities that were based on discussions/recommendations from the September 26, 2019 JRC meeting.

The **1<sup>st</sup> priority** was modified to provide context on the history of the bill and explicitly call out \$ amount for fiscal impact.

Q: I'm curious about the .1% tax in the section requesting "Amend existing law to provide councilmanic authority for enacting a .1% sales tax option for behavioral health and affordable housing."

A: It appears that the regressive sale tax is at odds with our progressive intent, it's definitely a language conflict – we need to call out and separate progressive revenue options. We'll revise the language in a way that ultimately sends the message that "we'll take your revenue options but we're going to try to be progressive."

Q: Are these priorities in line with the Affordable Housing Commission? Do we need to be aligned?

A: Though there are similarities in our legislative requests, our priorities do not have to align with those of the Affordable Housing Commission (separate body, separate priorities).

Alaric Bien, Redmond representative, shared that the city "would not be able to support revenue options that don't allow revenue to go back to where it was originated."

The heading of the **2<sup>nd</sup> priority** was modified to provide more clarity. A sentence was also added to tie HTF advocates' desire of equitable development to the request.

Q: Why are we requesting only \$10M?

A: The request would ultimately be filled by a supplemental budget, so it's difficult to ask for a lot. Typically, for a non-supplemental budget, you'd see a request of around \$25M.

The heading of **3<sup>rd</sup> priority** was modified to include the word "*strengthen*." Language was added to call out "need to increase" HEN and ABD funding. 2<sup>nd</sup> bullet added to remove ABD shelter penalty.

Q: Would it be possible to add "participants" after "Aged, Blind, and Disabled?"

A: Yes, will revise.

The JRC discussed Redmond's request to see revenue "stay at home." Key points from discussion include:

- Many local jurisdictions are too small to have sufficient investment to support themselves. JRC is based on regional equity, not city by city.
- One of the primary concerns with broadening language is the further fragmenting of financial resources - it makes it more difficult to fund projects in the region.

- It's okay if Redmond votes no – unanimous agreement is not needed to adopt the priorities.

**MOTION:** Joy Scott made a motion to adopt the updated JRC State Legislative Priorities. Colleen Brand-Schluter seconded the motion. The motion passed with Alaric Bien (Redmond) and Janet Lewine (Bellevue) voting against.

#### **V. Home Repair Program Update**

Clark Fulmer, King County Home Repair Program Manager, provided a year-to-date report on the county's Home Repair Program – a total of \$1,523,177 was authorized to provide repairs for 159 program applicants (72% projects in the South and 28% in the North/East). Program funding is in good shape, which prevents creation of a waitlist.

Q: Do you expect a substantial increase in the 4<sup>th</sup> quarter?

A: Yes, there are a lot of pending cases and funds that are not reflected in the report.

Q: How has program outreach been?

A: The Home Repair Program is trying to capture a more diverse pool of applicants – flyers are being created and sent out in several different languages.

[#]

Mayor Ken Hearing's last meeting – wanted to express that he found his participation as a JRC member a very educational experience and was thankful for the opportunity to give back to his community.

**ADJOURNED:** at 10:33 am

**Next Meeting:** March 26, 2019

**Location:** Skype Conference

## 2020 CDBG Funding Round Sub-Region Priorities

The Joint Recommendations Committee (JRC) provides guidance and dictates the use of King County Consortium Community Development Block Grant (CDBG) funds through the creation of funding priorities. Following discussions held at the January Consortium Wide meeting, the following CDBG priorities for the North/East and South sub-regions were established:



### North/East Sub-Region

The North/East Sub-Region's use of CDBG funds will continue to adhere to existing standards/set-asides:

- 40% of N/E allocation set-aside for A Regional Coalition for Housing (ARCH) capital.
- 60% of N/E allocation set-aside for non-housing capital projects.
  - No specific project priorities, *best project rises to the top*.



### South Sub-Region

The South Sub-Region's use of CDBG funds will continue to adhere to existing standards:

- 100% of South allocation set-aside for non-housing capital projects.
  - No specific project priorities, *best project rises to the top*.

**JRC Action:** Adopt the 2020 CDBG Sub-Region Priorities.



## **CDBG Consortium Action Item**

### **North/East Sub-Region Recommended 2019 and 2020 CDBG Housing Awards**

**Issue:** A Regional Coalition for Housing (ARCH) recommends the annual award of North/East Sub-Region CDBG capital funds for affordable housing, through an annual competitive funding process administered by ARCH. The North/East Sub-Region establishes a portion of CDBG funds for housing capital, and a portion of CDBG funds for non-housing capital. Each of these portions of CDBG funds is allocated through competitive funding processes.

#### **JRC Action Requested:**

**The King County CDBG Consortium members of the JRC are asked to review discuss and approve the ARCH Executive Board's recommendation of an award of the 2019-20 N/E Sub-regional Housing CDBG allocation of up to \$750,000 to Imagine Housing Samma Senior Apartments project for the acquisition of the property for the rental housing. Any remaining balance can be used for associated acquisition costs including but not limited to closing costs, environmental review, and site survey.**

**Background:** ARCH conducted its competitive process for affordable housing funding during the latter part of 2019. ARCH recommends that the following project receive 2019 and 2020 CDBG funding award:

- Imagine Housing Samma Senior Apartments

NE Sub-Region funding amounts are finalized based on HUD's published entitlement amounts. 2020 entitlement should be released early spring.

As this is site acquisition funding for non-construction activities, no Wage Rate monitoring will be required.

Imagine Housing (IH), is proposing a 54-unit affordable senior rental project utilizing either 4% tax credits and tax-exempt bond financing or 9% tax credits. The project includes set asides of units for disabled persons and homeless veterans. Imagine hopes to secure Veterans Affairs Supportive Housing (VASH) rental vouchers to help pay down the rent for the Veteran units.

The project would be built on land to be acquired from the City of Bothell at a reduced price. The site is located on the Bus Rapid Transit corridor which is being expanded with ST3 funding. The City has indicated its strong support for the project.

The proposed affordable building is five levels of wood construction. Imagine is pursuing an Ultra High Energy Efficiency (UHEE) rating for this building. The design envisions around 40 surface parking spaces.

ARCH and County HHCDD staff have determined that the project is eligible based on 24 CFR 570.201(c); HUD Matrix Code 01. The project scope is acquisition of land for affordable housing development. The project also will meet the national objective benefit criteria 24 CFR 570.208(a)(3) for an award of CDBG *"for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by low- and moderate-income households. This would include, but not necessarily be limited to, the acquisition or rehabilitation of property."* The project will serve low-income seniors, and the proposed CDBG funds will be used for acquisition of the site.

**Imagine Housing Samma Senior Apartments Financial Summary:****Capital budget (proposed): \$21,232,873**

Source	Secured	Year of Funds		Pending
		2019	2020	
ARCH – N/E Sub-Region CDBG		\$113,797	\$126,455	\$240,252
Redmond CDBG		\$126,244	\$126,244	\$252,488
Kirkland CDBG		\$139,322	\$139,322	\$278,644
King County HFP				<i>\$3,000,000</i>
ARCH – Member City Funds				<i>\$1,642,468</i>
Commerce Housing Trust Fund				<i>\$3,500,000</i>
4% Tax Credits				<i>\$7,521,213</i>
Bonds				<i>\$4,230,498</i>
Deferred Developer Fee	\$567,309			
<b>Total</b>	<b>\$567,309</b>			<b>\$20,665,564</b>

Amounts in italics are funds are not yet secured. The project expects to apply to ARCH, King County and Commerce for funding in an upcoming funding round.

**Kirkland and Redmond CDBG:**

The amounts indicated in the chart above for Kirkland and Redmond CDBG are being applied to the Imagine Housing Samma Senior Apartments project as well.

CDBG funds will be subject to the following conditions:

1. King County Consortium CDBG funds must be repaid if a national objective is not met through this award.
2. Funds shall be used by the Agency for acquisition of the site. Prior to accessing funds, the Agency must complete the following:
  - Conduct additional environmental, geotechnical and any other necessary investigation to determine that the project is developable on the property.
  - Provide an updated site plan maximizing the site, and schematic drawings showing unit reasonable layouts supportive of the needs of seniors.
  - Provide updated cost estimates demonstrating feasibility of proposed financing, taking into consideration Total Development Cost limits established by the Washington State Housing Finance Commission (WSHFC) cost limits.
3. As a recipient of federal funds, your agency is required to register in the System for Award Management (SAM) and maintain the currency of that information. Registration information can be found at <https://www.sam.gov>. The Data Universal Numbering System (DUNS) number registration information can be obtained at: <http://fedgov.dnb.com/webform>
4. Federal awards expended by sub-recipients are subject to 2 CFR 200 Uniform Administrative Rules. Please see Compliance Supplement, which states that a Schedule of Expenditures of Federal Awards (SEFA) must be completed if the agency expends over \$750,000 in federal awards in a year. This

includes all federal funds received from all sources, not just from King County. Your agency must have a SEFA on file for our review during monitoring of your financial records.

5. The federal government requires that all federally funded expenditures be listed in a separate row in the SEFA. The CDBG Catalog of Federal Domestic Assistance (CFDA) number to use for this award is: CFDA 14.218. For your use in updating and/or registering this award, the King County Grant Numbers are: B-19-UC-530001 and B-20-UC-53000-1.
6. The Agency must re-submit a revised project proposal to ARCH and other funders in the 2020 funding round. Additional funding conditions will apply to any additional funds awarded.
7. The funding commitment shall continue for twelve (12) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date. ARCH staff will consider up to a 12-month extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant will demonstrate all capital funding is likely to be secured within a reasonable period of time.
8. Funds will be in the form of a deferred, contingent loan. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. The terms are expected to include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs).
9. Agency must demonstrate the City of Bothell's approval and satisfaction of all zoning requirements including parking, setbacks, curb cuts, and view corridors.
10. A covenant is recorded ensuring affordability for at least 15 years, with the understanding that covenants from additional public funding will require a 50-year affordability period, with affordability generally as shown in the following table. (Note that changes to the matrix may be considered based on additional site investigation and revised financing assumptions that are presented for review and approval in the 2020 funding round.)

Affordability	Studio	1 BR	2BR	Total
40%	4	4		8
50%	16	14		30
60%	9	6	1	16
Total	29	24	1	54

\* The 60% AMI 2 BR unit is a manager's unit

### Staff Contacts:

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 Kristin Pula, Capital Programs Manager, HHCCD, [kpula@kingcounty.gov](mailto:kpula@kingcounty.gov); 206-263-7911

## **2020 JRC LEGISLATIVE AGENDA RESULTS**

### **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 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.

Success! HB 1590 is expected to generate \$75M annually. The bill allows county legislative bodies to invoke the tax through councilmanic action rather than by popular vote. In King County, taxing authority is only allowed if the county plans to spend 30% of revenue in any city with a population greater than 60K. A minimum of 60% of the tax is for affordable and supportive housing and construction of behavioral health treatment facilities. Up to 40% may be used for the operation, delivery, or evaluation of behavioral health treatment and housing-related services. If the county does not impose full tax by 9/30/20, cities may impose the tax.

- Authorize progressive local revenue tools, like a graduated Real Estate Excise Tax or capital gains on real estate.

Kind of: While not generating a direct local revenue source, SHB 2634: Creates a Real Estate Excise Tax (REET) exemption when selling to an affordable housing provider who acquires the property for affordable housing. This will incentivize sales to affordable housing providers and give them a leg up when competing for increasingly scarce land for multifamily housing.

- 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.

**Failed in Senate Rules while passing unanimously in the House**

#### Additional Bills / Actions supporting the goal of Enhanced Revenue

- \$60M in competitive awards to cities and counties for shelter capacity expansion.
- Estimated \$3.7M for shelter expansion in King County (out of an \$8.7M total capital budget appropriation to Commerce).
- EHB 2797 improves last year's HB 1406 so local jurisdictions can take full advantage of the state sales tax credit for affordable housing.

## 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.

Success! HTF received:

- \$40M to build affordable homes
- \$10M to preserve at risk USDA and HUD funded housing.
- \$5M HTF portfolio preservation.

### Bills / Actions supporting State Investment in Homeless and Affordable Housing

- \$15 million for operations and maintenance of permanent supportive housing.

## 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 recipients who have their monthly cash grant reduced from \$197 per month to \$120 per month when they are able to secure shelter.

Success! \$15 million to increase the Housing and Essential Needs rental assistance program for disabled adults.

## 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.

HB 2453 died in House Rules.

- 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.

Success! EHB 1694 requires landlords to allow installment payment plans for deposits, last month's rent and nonrefundable fees, in addition to capping holding fees to no more than 25% of first month's rent.

- 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.

EHB 2610 and SB 6230 died in House and Rules.

Bills / Actions supporting Homeless Prevention and Homeless and Affordable Housing Development

- SHB 2384 improves and expands the existing property tax exemption for affordable housing providers receiving public funds by increasing the affordability requirement from 50% AMI to 60%.
- SHB 2343: lowers the transit frequency times required in order to prevent a local jurisdiction from requiring parking for affordable housing which eliminates a significant cost.
- SB 6229: Removes Washington State Quality Award Program requirements for nonprofits and local governments.
- 2SSB 6478: Revising the TANF program to allow families to maintain benefits beyond the program time-limits if they are facing hardship, including homelessness.
- SHB 2607: Improves access for youth and young adults experiencing homelessness to obtain a Washington state ID, including by expanding access for young adults aged 18 – 25 to qualify for reduced costs identicards.
- HB 2535/ Kirby: Providing for a grace period before late fees may be imposed for past due rent and allowing disabled and elderly tenants receiving federal income assistance to request a rent due date more in line with the date that their monthly income arrives.



**Housing Finance Program (HFP)**  
**2020 Housing Capital Funding Round**  
**JRC Timeline Estimate**

Date/Time	Event
April – June	- Pre-application meetings ( <b>required</b> )
Mid-July	- Request for Proposals (RFP) Published
Mid-September	- <b>Applications Due</b>
September – October	- Review by HFP project managers
Early October	- <b>Applications briefing – JRC (initial high-level overview only)</b>
Mid-October	- Applicant clarification interviews
Mid-November	- Advisory Committee meeting - JRC review & discussion
Early December	- <b>Final presentation to JRC</b> - <b>JRC action on housing capital recommendations</b>
Mid-December	- Final decisions by DCHS Director - Award notifications

Staff Contact: Tina Ilvonen, King County Housing Finance Program Manager  
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# Community Development Program

## 2020 Capital Funding RFP for 2021 Funding

### CDBG Timeline Estimate

[Attachment G](#)

Date/Time	Event
Mid-March	- Pre-Application notification is made on King County’s website, flyers, newspaper ad, and targeted outreach list.
April 2	- Pre-Application opens in ZoomGrants
April 2 - 30	<ul style="list-style-type: none"><li>- Technical Assistance available by request.</li><li>- Pre-Application workshops – attendance required for applicants new to the CDBG program or capital projects.</li></ul>
<b>April 30, 2020</b>	- <b>Pre-Applications Due</b> (Required to be eligible to submit Application)
May 1- May 3	- CD Evaluation Team reviews all pre-applications
May 4 – May 29	- Application process begins. Applications available online through ZoomGrants closing at 3 p.m. on Friday, May 29th.
June 2 – June 30	<ul style="list-style-type: none"><li>- Applications reviewed – all applications rated in ZoomGrants</li><li>- CD Team conducts site visits, and invites those from Sub-region Advisory Group and JRC members</li></ul>
July 1- July 10	<ul style="list-style-type: none"><li>- CD holds Public Forum for applicants to present their applications. (5 minutes for presentation; 5 minutes Q&amp;A with Sub-region reps).</li><li>- Sub-Regions Advisory Group(s) meet to finalize award recommendations</li></ul>
August 2020	- CD drafts preliminary recommendations for presentation to the JRC.
September Date TBD	- CD briefs the JRC Consortium Members about CDBG Capital Recommendations
<b>September 24, 2020</b>	<ul style="list-style-type: none"><li>- CD presents capital award recommendations to the JRC.</li><li>- JRC adopts/modifies recommendations</li></ul>
October 2020	<ul style="list-style-type: none"><li>- CD drafts award and non-award letters to applicants for Department Director signature.</li><li>- Creates draft Action Plan</li><li>- Plan available on October 15 for review.</li><li>- Publish for 30-day public comment.</li></ul>
January 1, 2021	- New program year begins

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