
**King County Consortium
2010 Action Plan
As Amended**

**One Year Use of Federal Housing and
Community Development Funds**



King County

**Submitted
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Joint Recommendations Committee

Ava Frisinger, Mayor, City of Issaquah, Chair
Margaret Harto, Mayor, City of Covington
David Baker, Mayor, City of Kenmore, Vice-Chair
Kathy Keene, Councilmember, City of Burien
Lynnette Hynden, Human Services Manager, City of Federal Way
Rob Beem, Community Services Division Manager, City of Shoreline (Alternate)
Terry Higashiyama, Community Services Administrator, City of Renton
Katherin Johnson, Human Services Manager, City of Kent
Michael Hursh, Human Services and Community Development Manager, City of Auburn
Jackie MacLean, Director, Department of Community and Human Services, King County
Rick Hooper, Acting Director, Office of Housing, City of Seattle (for certain non-federal funds)
Dan Stroh, Planning Director, City of Bellevue (Alternate)
John Starbard, Director, Department of Development and Environmental Services, King County
Ron Posthuma, Assistant Director, Department of Transportation, King County

Department of Community and Human Services

Jackie MacLean, Director

Community Services Division

Linda Peterson, Division Director

Finance and Administrative Services

Dick Woo, Manager
Florence Nabagenyi, Fiscal Coordinator

Housing and Community Development Program

Cheryl Markham, Program Manager
Clark Fulmer, Coordinator, Housing Repair Program
Kathy Tremper, Coordinator, Community Development Program
John deChadenedes, Coordinator, Housing Finance Program
Katy Miller, Coordinator, Homeless Housing Program
Debbie Knowles, Coordinator, Ending Family Homelessness Initiative
Rose Curran, Coordinator, Affordable Housing Planning Program
Eric Wilcox, Planner, Community Development Program

Address/Phone

401 Fifth Avenue, Suite 510
Seattle, Washington 98104
Phone 206-263-9105
Fax 206-296-0229
TTY Relay: 711

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You may also receive a copy by writing to:

Community Services Division
King County Housing and Community Development Program
401 Fifth Avenue, Suite 510
Seattle, WA 98104

The Plan is also available on the world-wide-web at <http://www.kingcounty.gov/housing>
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Executive Summary

The 2010-2012 Consolidated Housing and Community Development Plan (consolidated plan) guides the investment of approximately \$12 million per year in federal housing and community development funds, and an additional \$9 million per year in other federal or related state and local funds, to address housing, homelessness, and community development needs throughout the King County Consortium (consortium), from 2010 to 2012.

The consortium includes most of the suburban cities in the county, as well as the unincorporated areas of the county. It does not include the City of Seattle, which prepares its own consolidated plan, although Seattle participates when certain non-federal housing dollars are being allocated.

The consolidated plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which King County receives the federal dollars. These HUD funded housing and community development programs have a broad national goal to “develop viable urban communities, by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons” (the Housing and Community Development Act of 1974, as amended).

Within that broad national goal, HUD requires the consortium to consider its own needs and set its own goals, objectives, and strategies, as well as performance measures. The following are the goals and objectives set forth in this consolidated plan.

Goal 1: Ensure Decent, Affordable Housing

Objective 1. Rental Housing

Preserve and expand the supply of affordable rental housing available to low- and moderate-income households, including households with special needs.

Objective 2. Homeownership

Preserve the housing of low- and moderate-income homeowners, and provide homeownership assistance programs for low- and moderate-income households that are prepared to become first time homeowners.

Objective 3. Fair Housing

Plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs and services.

Goal 2: End Homelessness (This goal, and its associated objectives and strategies, is intended to be consistent with the Ten Year Plan to End Homelessness prepared by the regional Committee to End Homelessness (CEH) in King County.)

King County and the consortium will develop a long-term outcome(s) for our goal to end homelessness in coordination with the outcomes that are being developed through our region-wide

Continuum of Care planning body, the CEH. Long-term outcomes will relate to the prevention and reduction of homelessness, particularly the reduction of chronic homelessness in King County.

Objective 1. Prevention

Support programs that prevent homelessness.

Objective 2. Permanent Housing

Support the creation of a range of permanent affordable housing options for homeless people.

Objective 3. Homeless Housing Programs

Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs.

Objective 4. Regional Planning and Coordination

Approach homeless planning and coordination as a regional issue. The consortium will work with the CEH, cities, mainstream systems, the Safe Harbors initiative, housing funders, community agencies, United Way, the private sector including businesses, and homeless people on various coordination efforts.

Goal 3: Establish and Maintain a Suitable Living Environment and Economic Opportunities for Low- and Moderate-Income Persons

Objective 1. Human Service Agencies

Improve the ability of health and human service agencies to serve our low- and moderate-income residents effectively and efficiently.

Objective 2. Low- and Moderate-Income Communities

Improve the living environment in low- and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted comprehensive plans and the countywide planning policies.

Objective 3. Economic Opportunities

Expand economic opportunities for low- and moderate-income persons.

Every year the consortium submits an annual action plan that details the specific activities that will be undertaken to further these goals and activities in that year. The following 2010 Action Plan presents activities planned for 2010, which is the first year of the three-year plan.

2010 Action Plan
One Year Use of Federal Fund Housing and Community Development Funds

King County's One Year Action Plan describes housing and community development activities King County plans to implement to address the objectives identified in the King County Consortium Consolidated Housing and Community Development Plan for 2010-2012. The Action Plan also describes monitoring activities and fiscal controls.

Goal 1: Ensure Decent, Affordable Housing

The King County Consortium has developed its one year use of HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Community Development Block Grant (CDBG) funds to address the priority housing needs which further the objectives identified in the consolidated plan. Under each objective below, the housing projects are listed by project number. Detailed information on each project is listed numerically at the end of this document.

Service Delivery and Management

As described in the consolidated plan, the institutional structure in the consortium is relatively strong and diverse. In 2010, a variety of agencies and organizations will play key roles in delivering and managing the housing assistance programs identified below. In general, this includes the King County and Renton Housing Authorities, individual non-profit and for-profit housing developers and service providers, the King County Housing and Community Development Program, individual consortium jurisdictions, and private, state and federal funding sources. Specific entities are identified below where appropriate.

Leveraging Other Housing Resources Expected to be Available

In addition to the federal HOME, CDBG, and ESG entitlements made available to the consortium in 2010, many other resources—federal, state, local, and private—will be available to help the consortium address its five housing strategies. Federal CDBG, HOME, and ESG funds are actively used to leverage these other public and private resources. The staff works cooperatively to ensure that, to the extent possible, the use of these limited resources is carefully coordinated. The following is a summary of the resources and anticipated 2010 funding levels:

Resource*	2010 Funding Levels
Federal	
Public Housing Authorities	
King County Housing Authority (KCHA) public housing and Section 8 programs	Approximately \$13.6 million for public housing and \$82.8 million for Section 8 vouchers
KCHA Bond and Tax Credit Revenue	Approximately \$69.6 million in 2010
Washington State Housing Finance Commission Programs	
Low Income Housing Tax Credit Program	Approximately \$15.0 million in tax credit authority for 2010
Tax-exempt Bond Financing Program	Approximately \$176 million statewide in bond cap, plus unexpended residuals from the other bond cap set-asides (2010 funds will be allocated in 2010 on a competitive basis. The Washington State housing financing commission distributes the funds between multi- and single-family housing based on demand.)
McKinney Homeless Assistance Continuum of Care Competition	
McKinney Homeless Assistance – Continuum of Care Competition (includes Supportive Housing Program, Shelter Plus Care, and Section 8 Single Room Occupancy (SRO) Moderate Rehab Program)	About \$21 million will flow to King County programs in 2010 – \$5.4 million for Shelter Plus Care and approximately \$15.6 million for HUD Supportive Housing Program.
Health Care for the Homeless Network	
Seattle-King County Department of Public Health	Federal 330 grant of \$1.97 million in 2010 (Seattle-King County region), \$457,000 in Medicaid Administrative Match, \$1.7 million in local funds
Federal Emergency Management Administration	
(For emergency shelter and food)	Approximately \$1 million to King County (half for shelters, half for food)

Resource*	2010 Funding Levels
State	
Emergency Shelter Assistance Program	Approximately \$1,140,000 to support shelters in King County
Transitional Housing, Operating and Rent Assistance	Approximately \$1.7 million to support transitional housing for homeless families and individuals
Local	
Document Recording Fee Surcharge	
Substitute House Bill (SHB) 2060 Regional Affordable Housing Program for King County	Estimated revenue of \$1.9 million for countywide capital and operating funds in 2010
SHB 2163, 1359 and 2331 for implementation of King County's Ten Year Plan to End Homelessness	Estimated revenue of \$6.2 million in county-wide funds to address priorities of the Ten Year Plan
Veterans and Human Services Levy Funds	Estimated 2010 allocation of \$5.1 million for housing capital and services/operating funds
King County and suburban city general fund allocations for housing and housing-related services	Suburban city amounts are unknown at this time. Many cities will allocate funds to support emergency shelters and related services.
Private	
United Way of King County	Approximately \$9.2 million per year allocated to shelter, food, housing, and emergency services

**These are approximate amounts and sources of funds, based on information available at publication.*

King County will take a variety of actions to encourage other agencies and organizations to apply for all available funds to implement the housing strategies. Staff will share Notices of Funding Availability (NOFAs) with other agencies, social-service providers, non-profit developers and advocacy groups. A King County housing developer will work with project sponsors to help them package development proposals for all available federal, state and local funds. King County will also submit certifications of consistency for project applications that support the goals and strategies found in the consolidated plan.

Many fund sources have matching requirements that necessitate a mix of funds for the projects. King County awards cannot represent more than 50 percent of the total project funding in any housing development project. This requires that projects leverage other funding including state and private sources.

The HOME program has match requirements that must be met with non-federal sources. Match sources may include Regional Affordable Housing Program funds, Veterans and Human Services Levy capital funds, a state-authorized document recording fee for homeless housing, and a suburban jurisdiction's general funds. In some cases, cash from owners of properties being rehabilitated, or project sponsor contributions is counted as match. Project sponsors will be encouraged to leverage additional funds from the private sector when projects can support debt service.

Consortium-wide Housing 2010 Actions

The following section describes, for each of the consortium's three Affordable Housing Objectives, some of the actions that will be taken in 2010 to accomplish Goal 1 of the consolidated plan. This includes a discussion of general actions planned to foster affordable housing and remove barriers. Please refer to the listing of adopted 2010 projects for details on specific projects and their proposed accomplishments.

Affordable Housing Objective 1: Rental Housing

Preserve and expand the supply of affordable rental housing available to low- and moderate-income households, including households with special needs.

Affordable Housing Objective 1, Strategy 1A

Make capital funds available for the new construction of sustainably designed, permanently affordable rental housing for low- and moderate-income households, for the acquisition of existing rental housing and the rehabilitation of that housing into safe, decent, healthy and permanently affordable rental housing for low- and moderate-income households, for the acquisition of land on which to build affordable and/or mixed-income rental housing, and for the long term preservation (through acquisition and rehabilitation) of existing affordable rental housing units.

2010 projects funded to support this strategy include:

Project Number	Project Name
Project HH8098	Appian Way Apartments Rehab
Project HQ0313	KCHA Wonderland Estates Mobile Home Park
Project HQ0319	Saint Andrews Housing Group Francis Village (formerly Totem Lake Apartments)

Project Number	Project Name
Project C10382	Saint Andrews Housing Group Francis Village (formerly Totem Lake Apartments)
Project HQ0311	YWCA Family Village at Issaquah Highlands – Phase II
Project C10575	Shoreline KCHA Westminster Manor Elevator Rehab
Project C10204	King County CDBG Administration
Project C10375	Federal Way CDBG Program Administration
Project C10507	Renton CDBG Program Administration
Project C10555	Shoreline CDBG Program Administration

Annual Output Measures

1. An average of 250 units of rental housing will be constructed, or acquired and rehabilitated. At least 30 of the 250 units of rental housing shall be targeted to persons/households with special needs.
2. An average of 280 new renter households will be served by rental units completed during each year.

HUD Community Planning and Development Performance Measures

- Objective: Decent Housing
- Outcome: Affordability

Affordable Housing Objective 1, Strategy 1B

Make capital funds available to rehabilitate existing rental units for low- to moderate-income households. This strategy is different from the acquisition and rehabilitation mentioned in Strategy 1A, as Strategy 1B addresses rehabilitation only; there is no acquisition involved. It either addresses the rehabilitation needs of existing affordable non-profit housing, or existing for-profit housing where the owner is willing to restrict the affordability of the rents for a specified period of time. It includes making modifications to the rental unit(s) of low- to moderate-income tenants with a disability in order for the units to be accessible.

Annual Output Measure

From five to 40 units are rehabilitated and/or modified.

Short-term Outcome

The tenant(s) have improved satisfaction with their housing due to the improvements or rehabilitation and/or modification.

Outcome Indicator

A tenant-based survey is to be conducted by the agency or landlord that is awarded funds.

HUD Community Planning and Development Performance Measures

- Objective: Decent Housing
- Outcome: Affordability/Accessibility (designation depends on the goals of a particular project)

Affordable Housing Objective 1, Strategy 1C

King County staff will work in partnership and/or coordination with consortium cities' staff and community stakeholder organizations on the following and other housing related activities. These activities do not have annual output or outcome goals and will be reported on as progress occurs in narrative fashion.

2010 projects funded to support this strategy include:

Project Number	Project Name
Project C10204	King County CDBG Administration
Project C10375	Federal Way CDBG Program Administration
Project C10507	Renton CDBG Program Administration
Project C10555	Shoreline CDBG Program Administration
Project HQ0204	HOME Program Administration

The consortium will support the creation of affordable rental housing in the private market through zoning and incentive programs in all consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and allocation of surplus county or city property for affordable housing. County staff will provide technical assistance, as feasible, to help consortium cities meet Countywide Planning Policy (CPP) goals for affordable housing.

King County will assist non-profit affordable housing development organizations in assessing their need for technical assistance with development, and will consider providing funds for such assistance through the funding cycle for affordable housing capital depending on the documented need of an organization.

King County will provide a credit enhancement program that promotes the development of housing for low- to moderate-income households through loan guarantees on long-term permanent project financing and will explore other innovative methods of assisting with the financing of affordable housing.

King County will collaborate with the King County Housing Authority to support the planning process and development of Phase 1 (Greenbridge) and Phase 2 of the Hope VI mixed-income housing and community development project at the Park Lake Homes site in White Center. This work will be done in conjunction with a neighborhood revitalization strategy that has been developed with the White Center community (see Goal 3, Objective 4 of the consolidated plan).

King County will support legislation and other initiatives designed to increase funding and other support for affordable housing. The County will coordinate with statewide and community-based housing agencies to provide housing education for the public and policy makers in order to build support to increase the housing funding base and to enhance acceptance of affordable housing.

King County will work with local housing authorities to provide mutual support and coordination for affordable housing planning issues on applications for various programs, such as rental assistance and vouchers targeted at persons with disabilities; on planning issues such as the allocation of project-based vouchers that complement the consortium's priorities; on efforts to educate and inform landlords about the benefits of participating in the Section 8 program; and on the development of other programs that may benefit our region.

King County will work with housing funders, mainstream service systems (such as the developmental disabilities system, the drug/alcohol system, and the mental health system), and housing referral, information and advocacy organizations to plan for community-based housing options for persons with special needs to develop supportive housing plans and partnerships for populations that need enhanced housing support in order to be successful in permanent housing, to advocate for funding for the operations and maintenance of housing for very low-income households and households with special needs, and for the services needed for supportive housing.

King County will partner with the King County Developmental Disabilities Division (KCDDD) to provide housing program(s) that expand community-based housing options for persons with developmental disabilities and will explore similar opportunities with systems that serve other special needs populations.

King County will coordinate, to the extent feasible, with housing funders and housing information and advocacy organizations to streamline funding applications, contracting and monitoring processes. King County will prioritize the development of a program to fund affordable housing projects that have the following qualities:

- Environmentally sound ("green" housing)
- Sustainable
- Projected to save on long-term costs for the owner and the residents
- Designed to accommodate all persons, regardless of their level of mobility
- Allow residents to age in their home.

This program will adopt the standards of the Washington State Evergreen Program, which is required for all projects seeking Washington State Housing Trust Fund support and may draw on Leadership in Energy and Environmental Design (LEED) environmental standards, or a similar system of environmental standards, to encourage a high level of environmental sustainability and durability. The HCD will also encourage the utilization of “universal design” standards for affordable housing project applicants that volunteer to participate. The consortium will coordinate efforts to implement this program so that participating projects do not encounter barriers from local codes that may conflict with the adopted standards, or delays in contracting.

- King County will work with housing and community stakeholders to implement the Landlord Liaison Project throughout King County in order to reduce barriers to securing permanent housing for low- to moderate-income households.
- King County may encourage and support housing developers’ in applying for HUD Section 202 and 811 programs to provide housing for older adults and persons with disabilities.
- King County may explore the feasibility of land banking for the construction of affordable rental housing, especially in areas targeted for future transit and/or slated for higher density development.

HUD Community Planning and Development Performance Measures

- Objective: Decent Housing
- Outcome: Availability/Affordability/Accessibility (designation depends on goal of particular project)

Affordable Housing Objective 2: Homeownership

Preserve the housing of low- to moderate-income homeowners, and provide homeownership assistance programs for low- and moderate-income households that are prepared to become first-time homeowners.

Affordable Housing Objective 2, Strategy 2A

Make capital funds available to repair and/or improve, including accessibility improvements, the existing stock of homes owned by low- to moderate-income households (also includes individual condominiums, town homes, and mobile/manufactured homes that are part of the permanent housing stock). Programs funded under this strategy include, but are not limited to, major home repair and emergency home repair.

Year 2010 projects funded to support this strategy include:

Project Number	Project Name
Major Housing Repair Programs	
Project C10238	Housing Repair Program
Project HQ0107	Housing Repair Owner Occupied Loan Program
Minor Home Repair Programs	
Project C10039	Shoreline Senior Services Home Repair
Project C10342	Tukwila/SeaTac/Des Moines/Covington Minor Home Repair
Project C10751	Renton Minor Home Repair

Annual Output Measures

1. An average of 468 low- to moderate-income homes will have their exiting homes repaired and or improved annually.
2. Of these, 293 are minor home repairs.

Short-term Outcome

The owners will have an improved quality of life, with little or no cost. Through improvements to their housing, some homeowners will be able to continue to live independently in their home.

HUD Community Planning and Development Performance Measures

- Objective: Decent Housing
- Outcome: Affordability/Accessibility

Affordable Housing Objective 2, Strategy 2A.1

Implement the following housing repair Community Development Block Grant – Recovery (CDBG-R) project funded with American Recovery Act funds to promote energy conservation and provide full- and part-time jobs, including permanent, construction, and temporary jobs.

Year 2010 projects funded to support this strategy include:

Project Number	Project Name
Project CR9305	Housing Repair Program Energy Efficiency

Affordable Housing Objective 2, Strategy 2B

Make funds available for eligible home buyer opportunities, primarily for first-time home buyers, including education, housing counseling and down payment assistance for low- to moderate-income households who are prepared to purchase a home; especially households who are underserved in the ownership housing market, including households with special needs. Note that in most cases, this will involve increasing access to the existing stock of ownership housing, but in some cases, this may involve creating new ownership housing.

Use Neighborhood Stabilization Program (NSP-1) funds to acquire and rehabilitate foreclosed properties and to provide first-time homebuyer opportunities to purchase the properties. Depending on the success of a NSP-2 application, work with Washington State to implement the NSP-2 program, including the activities cited in this strategy, plus additional planning objectives included in this plan.

2010 projects funded to support this strategy include:

Project Number	Project Name
Project HH7093	Homestead Community Land Trust Advantage Program – Long-term affordability with re-sale restrictions
Project HQ0325	Habitat for Humanity of East King County-La Fortuna – Long-term affordability with re-sale restrictions

Annual Output Measure

1. Homebuyer services and assistance provided to 10-35 households.
2. Through the NSP-1 Program, acquire, rehabilitate, provide energy efficiency upgrades to approximately 12 foreclosed properties, and provide first-time homebuyer opportunities for approximately 6-12 income-eligible households to purchase the properties.

Outcomes

1. The household will succeed as a homeowner and be satisfied with homeownership over time.
2. The homeowner will build equity in their home.

HUD Community Planning and Development Performance Measures

- Objective: Decent Housing
- Outcome: Affordability

Affordable Housing Objective 2, Strategy 2C

King County staff will work in partnership and/or coordination with consortium city staff and community stakeholder organizations on the following activities. These activities do not have annual output or outcome goals and they will be reported as progress occurs, in narrative fashion.

1. King County will support the creation of a range affordable homeownership opportunities through zoning and incentive programs in all consortium jurisdictions such as impact fee waivers, density bonuses, inclusionary zoning and the allocation of surplus county or city property; county staff will assist in providing technical assistance, as feasible, to help consortium cities meet CPP goals for affordable housing. (See the introduction section of the plan for more information about the CPP.)
2. King County will work with certified housing counseling agencies and the countywide Asset Building Coalition to support efforts to assist income-eligible homeowner households at risk of foreclosure.
3. King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low- and moderate-income mobile homeowners who might otherwise be displaced due to re-development. King County will explore a comprehensive strategy to further extend the long-term affordability of mobile home parks that currently have an agreement with the county, including strategies to have parks owned by park residents.
4. King County will support the work of the KCHA to ensure that there are affordable ownership opportunities for low and moderate-income households (especially Park Lake Homes' tenants who are prepared for homeownership) in the Greenbridge HOPE VI project in White Center.
5. King County will work with housing authorities and community agencies to provide targeted outreach to federally subsidized tenants and other low- to moderate-income tenants who are prepared to work towards the goal of achieving homeownership.
6. King County may work with community stakeholders to plan for and support programs that reduce the cost of homeownership for low- to moderate-income households, such as land trusts, limited-equity co-ops, and sweat equity programs.
7. King County may work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom homeownership is appropriate.
8. King County may advocate for a waiver or regulatory change to enable the consortium to assist low- to moderate-income condo owners with the payment of common area repair assessments that exceed regular homeowner dues and are unaffordable to the low- to moderate-income condo owner.
9. King County may explore land banking for the acquisition of land on which to construct affordable ownership housing, especially land that is in an area targeted for future transit and/or slated for higher density development.

10. King County may work with local housing authorities, other funders and financial institutions to explore the development of Section 8 homeownership program(s) in our region. A Section 8 homeownership program would work with households that are prepared to become homeowners to use a Section 8 voucher to help subsidize the purchase of a home rather than ongoing rent.

HUD Community Planning and Development Performance Measures

- Objective: Decent Housing
- Outcome: Availability/Affordability/Accessibility (designation depends on goal of particular project)

Affordable Housing Objective 3: Fair Housing

Plan for and support a fair housing strategy to affirmatively further fair housing and increase access to housing, as well as to housing programs and services for low- to moderate-income households. King County staff may work with consortium city staff and community stakeholder agencies to carry out its Fair Housing Action Plan. These strategies do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Affordable Housing Objective 3, Strategy 3A

Year 2010 projects funded to support this strategy include:

Project Number	Project Name
Project C10204	King County CDBG Administration
Project HQ0204	HOME Program Administration

King County and the consortium will carry out the initiatives and activities identified in the adopted Fair Housing Action Plan 2007-2011 in order to further fair housing in the region.

Action Area 1

Coordinate fair housing workshops, trainings and outreach with local partners covering rental housing issues as well as zoning/land use issues. Trainings will be crafted to meet the needs of housing funders, housing providers, service providers, private attorneys, commissioners, judges and planners.

Action Area 2

Coordinate fair housing lending and predatory lending workshops and trainings on ownership housing issues with local partners. Trainings will be crafted to meet the needs of lenders,

realtors and real estate agents, community-based housing counselors, senior services agencies and homebuyers.

Action Area 3

Provide written informational materials about fair housing, basic landlord-tenant issues and fair lending/predatory lending. Materials will be created for housing consumers, landlords, community agencies and others. Look for funding opportunities for a fair housing advertising campaign.

Action Area 4

Provide technical assistance to contract housing providers and others to affirmatively promote fair housing choice. Consider a menu of enhanced fair housing requirements for contracted agencies, as well as agencies entering agreements with King County to include affordable housing in a for-profit development; monitor new requirements.

Action Area 5

Work with the community to advance programs and initiatives that promote positive change for persons impacted by impediments to fair housing choice, including providing civil rights enforcement services, and working to fill supportive services and housing needs, including success in housing strategies for homeless households.

HUD Community Planning and Development Performance Measures

- Objective: Decent Housing
- Outcome: Accessibility

Goal 2: End Homelessness

There are four objectives under the goal of ending homelessness:

1. Homeless prevention
2. Permanent supportive housing
3. Homeless housing programs that provide temporary housing such as emergency and transitional housing operating support
4. Regional planning and coordination.

Homelessness Objective 1: Prevention

Support programs that prevent homelessness.

Homelessness Objective 1, Strategy 1A

Support the consortium-wide Housing Stability Program, a program that provides grants, loans and counseling to households facing an eviction or foreclosure, and to households trying to secure the funds to move into permanent rental housing.

Year 2010 projects funded to support this strategy include:

Project Number	Project Name
Project C10101	Solid Ground of Washington Housing Stability Program

Annual Output Measure

1. A total of 702 households will be served, the balance funded by Veterans Levy, Human Services Levy and Homelessness Prevention and Rapid Re-housing Program (HPRP) funds.
2. Of these, 135 will be served with CDBG funds, and 50 will be served with CDBG-R funds.

Short-term Outcome

At least 75 percent of the households served remain stable in permanent housing.

HUD Community Planning and Development Performance Measures

- Objective: Decent Housing
- Outcome: Affordability

Homelessness Objective 1, Strategy 1B

Support other initiatives and programs designed to prevent homelessness. There are no performance measures; progress will be reported on in narrative fashion as it occurs.

Homelessness Objective 1, Strategy 1C

Ensure that consortium homelessness prevention initiatives and programs are consistent with the Ten Year Plan to End Homelessness. There are no performance measures; progress will be reported on in narrative fashion as it occurs.

Homelessness Objective 2: Permanent Housing

Support the creation of a range of permanent affordable housing options for homeless households.

Homelessness Objective 2, Strategy 2A

1. Provide permanent supportive housing through the Shelter Plus Care program per federal program requirements for persons with disabilities.
2. Provide permanent supportive housing opportunities and service-enriched housing opportunities for the broad population of homeless households through the locally funded Supportive Housing Program, which administers the Homeless Housing and Services Funds.
3. Support additional programs as opportunities arise.

Annual Output Measure

1. Provide 520 units of permanent supportive housing through the Shelter Plus Care rental assistance and associated supportive services.
2. Provide 250 units of permanent housing with support services and/or service-enriched housing through the local Supportive Housing Program.

Short-term Outcome

A majority of households served will remain housed and increase their housing stability.

Homelessness Objective 2, Strategy 2B

Implement Rapid Re-housing Program with Homeless Prevention and Rapid Re-housing (HPRP) recovery funds to serve homeless households with low to moderate barriers to housing, placing them in permanent housing and providing short to medium term rental assistance and case management.

Annual Output Measure

1. Fifty families with children are to be housed with an appropriate level of temporary rental assistance and housing case management.
2. Forty households without children (singles or couples) are to be housed with an appropriate level of temporary rental assistance and housing case management.

Homelessness Objective 2, Strategy 2C

Coordinate with public housing funders, community-based organizations, housing organizations and other stakeholders to plan for a range of additional permanent housing units and options that serve very low-income households at 30 percent of area median income and below, and that are targeted to serve homeless households, including bunkhouses, SROs and units that allow households to transition in place.

There are no performance measures; progress will be reported on in narrative fashion as it occurs. Please note, however, Goal 1 has unit goals related to this strategy.

Homelessness Objective 2, Strategy 2D

Ensure that all initiatives and programs related to permanent supportive housing for the formerly homeless and other forms of permanent housing targeted to homeless households are consistent with the Ten Year Plan to End Homelessness in King County. There are no performance measures; progress will be reported on in narrative fashion as it occurs.

Homelessness Objective 3: Homeless Housing Programs

Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs.

Homelessness Objective 3, Strategy 3A

Allocate funds for emergency shelter and transitional housing programs for operations and maintenance, supportive services and rental assistance.

Year 2010 projects proposed for funding to support this strategy include:

Project Number (ESG)	Project Name
Project C10067	Solid Ground Family Emergency Shelter Operations
Project C10070	ESG Administration
Project C10077	YWCA Emergency Shelter
Project C10080	Multi-Service Center Family Shelter Operating Cost

Project Number (ESG)	Project Name
Project C10081	Avondale Park Emergency Shelter
Project C10082	Avondale Park Emergency Shelter Services
Project C10083	Hopelink Kenmore Family Shelter
Project C10084	DAWN Emergency Shelter
Project Number (CDBG) North/East/South County Regions	Project Name
Project C10175	YWCA Emergency Shelter Operations
Project C10177	Congregations for the Homeless Operating Cost
Project C10178	Hospitality House Emergency Shelter Support
Project C10179	My Sister's Home EDVP Emergency Shelter Operations
Project C10186	Redmond Hopelink Center Emergency Assistance
Project C10187	Sno-Valley Hopelink Center Emergency Assistance
Project C10192	Kenmore Hopelink Family Shelter Operating Cost
Project C10193	Kirkland Center Emergency Assistance
Project C10194	Sky Valley Community Resource Ct Emergency. Assistance
Project C10282	Youth Haven Emergency Shelter
Project C10296	HOME /ARISE Men's Shelter
Project C10074	Multi-Service Center Family Shelter
Project C10153	YWCA Emergency Shelter Operations
Project C10155	Adolescent Youth Shelter
Project C10162	Northshore Hopelink Center Emergency Assistance
Project C10174	Multi Service Center Emergency Assistance
Project C10224	DAWN Emergency Shelter Operating Cost

Annual Output Measures

1. Provide 213,225 unit nights of emergency shelter annually.
2. Provide 130,267 unit nights of transitional housing annually.

Short-term Outcome

Homeless persons/households are safe and sheltered from the elements for the night.

Long-term Outcome (for some shelters and all transitional housing)

Increase the housing stability of homeless households by helping them move along the housing continuum into more stable housing.

HUD Community Planning and Development Performance Measures

- Objective: Suitable Living
- Outcome: Affordability/Accessibility (for the purpose of creating suitable living environments)

Homelessness Objective 3, Strategy 3B

Ensure that all initiatives and programs related to the provision of emergency shelter and transitional housing are consistent with the Ten Year Plan to End Homelessness in King County.

Homelessness Objective #4: Regional Planning and Coordination

The consortium will approach homeless planning and coordination as a regional issue. King County will work with the CEH, cities, mainstream systems, the Safe Harbors initiative, housing funders, community agencies, United Way, the private sector including business, and homeless people. The strategies below do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Homelessness Objective 4, Strategy 4A

Ensure that all homeless projects and initiatives supported with local, state and federal funds are consistent with the vision, principles and recommendations of the Ten Year Plan to End Homelessness in King County.

Homelessness Objective 4, Strategy 4B

The consortium will continue to provide leadership and participation in the countywide HUD Homeless Assistance (McKinney) Continuum of Care annual competitive funding round, or its successor.

Homelessness Objective 4, Strategy 4C

The consortium will participate in efforts to improve the efficiency and accountability of the regional homeless service system, particularly through the Homeless Management Information System (Safe Harbors).

Homelessness Objective 4, Strategy 4D

The consortium will work with other systems providing support services for persons at risk of homelessness (for example, the mental health system) to ensure state or federal legislative support for coordination of housing and support services.

Year 2010 projects funded to support this strategy include:

Project Number	Project Name
Project C10204	King County CDBG Administration
Project C10375	Federal Way CDBG Program Administration
Project C10507	Renton CDBG Program Administration
Project C10555	Shoreline CDBG Program Administration
Project C10070	Emergency Shelter Grant Administration

Goal 3: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities for Low- and Moderate-Income Persons

The three objectives relate to (1) improving the ability of human services agencies to serve our residents, (2) improving living conditions in low- and moderate-income neighborhoods and communities, and (3) expanding economic opportunities for low- and moderate-income persons.

There is no one overarching outcome for this community and economic development (CED) goal. Rather, there are separate outcome measures related to individual strategies within each of the three objectives.

Community/Economic Development Objective 1: Human Services Agencies

Improve the ability of health and human service agencies to serve our low- to moderate-income residents effectively and efficiently.

Community/Economic Development Objective 1, Strategy 1A

Make capital funds available for community facilities in order to improve the capacity of health and human service agencies to provide priority human services to our low- to moderate-income residents effectively and efficiently.

Year 2010 projects funded to support this strategy include:

Project Number	Project Name
North/East Sub-region	
Project C10029	Elder and Adult Day Services - Phase III - Restroom Only*
Project C10185	Sno-Valley Senior Center Renovation, Phase I**
South Sub-region	
Project C10189	Emergency Feeding Program Facility Acquisition ***
Project C10196	South King County Activity Center Community Facility Improvements

* N/E Capital Contingency #1 - if funds available are higher than projected, this project will receive a maximum funding amount of \$25,000.

** N/E Capital Contingency #3 - if funds available are higher than projected, this project will receive additional funds up to the maximum request of \$600,000 after contingency projects #1 and #2 are funded. Also, if funds available are lower than projected, funding from this project will be reduced by the amount of the reduction.

***South Capital Contingency #2 - if available funds are less than \$100,000 but more than estimated this project will receive the additional funding up to \$99,999; and if available funds are lower than projected, funding from this project will be reduced by the amount of the reduction.

Annual Output Measure

An average of three community facility capital-projects will be completed.

Long-term Outcomes

Human service facility providers will be able to do at least one of the following:

1. Increase the amount or type of services they provide.
2. Increase the number of people they serve.
3. Increase the quality and/or accessibility (of the building as well as the geographic location) of service provision.

HUD Community Planning and Development Performance Measures

Objective: Suitable Living Environment

Outcome: Accessibility (for the purpose of creating suitable living environments)

Community/Economic Development Objective 1, Strategy 1A.1

Implement the following public infrastructure CDBG-R projects funded with American Recovery Act funds to promote energy conservation, smart growth, green building technologies or reduced pollution emissions and provide full- and part-time jobs, including permanent, construction and temporary jobs.

Year 2010 projects funded to support this strategy include:

Project Number	Project Name
Project CR9320	Des Moines S 216 th Sidewalk Improvements
Project CR9304	Federal Way Street Lights
Project CR9310	Renton Traffic/Pedestrian Signals
Project CR9311	Shoreline 2009 Curb Ramp and Sidewalk Replacement
Project CR9313	Skykomish Wastewater Facilities Project

Community/Economic Development Objective 1, Strategy 1B

The consortium will allocate funds for priority human services for emergency shelter and related services and emergency needs, such as food, funds to avoid utility shutoff, transportation, eviction prevention and other emergency needs; as well as other priority service needs identified by the Joint Agreement Cities.

2010 projects funded to support this strategy include:

Project Number	Project Name
Project C10145	Shoreline/Lake Forest Park Senior Center Services
Project C10449	Neighborhood House Helpline Eviction Prevention Program
Project C10453	South King County Food Coalition Emergency Services
Project C10487	Federal Way Emergency Services (HSS1)
Project C10489	Federal Way Special Needs (HSS2)
Project C10495	Federal Way Low Income Family with Children Services
Project C10113	Renton Parents and Children Together PACT Services
Project C10162	Northshore Hopelink Center Emergency Assistance
Project C10165	Solid Ground Tenant Counseling and Mediation Services **
Project C10169	ReWA Emergency Assistance for Refugees and Immigrants
Project C10186	Redmond Hopelink Center Emergency Assistance
Project C10187	Sno-Valley Hopelink Center Emergency Assistance
Project C10193	Kirkland Center Emergency Assistance
Project C10194	Sky Valley Community Resource Center Emergency Assistance

**PROJECT CANCELLED by Agency.

Annual Output Measure

An average of 50,000 unduplicated persons will be served.

HUD Community Planning and Development Performance Measures

- Objective: Suitable Living Environment
- Outcome: Affordability/Accessibility (for the purpose of creating suitable living environments)

Community/Economic Development Objective 2: Low- and Moderate-Income Communities

Improve the living environment in low- and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and the Countywide Planning Policies.

Outcome

The community is a healthier and/or safer place to live, and/or has more amenities, including increased geographic accessibility for low- and moderate-income communities and increased physical accessibility for persons with disabilities.

Outcome Indicator

Project-specific accomplishment reports will be used to gather data after the project has been completed and there has been an adequate amount of time to assess the impacts of the project on health, safety and/or increased amenities for the community.

Community/Economic Development Objective 2, Strategy 2A

Make CDBG capital funds available for high priority public improvement needs such as public infrastructure, water, sewer, sidewalks, etc., park facility needs and accessibility improvements, in a range of low- to moderate-income areas of the consortium.

Year 2010 projects funded to support this strategy include:

Project Number	Project Name
North/East Sub-region	
Project C10188	Baring Water Association New Well and Improvements*
South Sub-region	
Project C09268	Renton Traffic/Pedestrian Signal - CDBG
Project C09123	Burien Hazel Valley Sidewalk Project
Project C10191	King County DNRP Steve Cox Memorial Park Rehab
Project C10196	King County DOT White Center Sidewalks - 17th Ave SW
Project C10XXX	SeaTac South 138th Street Design Phase Sidewalk Improvement **
Project C10051	Section 108 Loan Repayment

*N/E Contingency 2 - If funds available are higher than projected, this project will receive a maximum funding amount of \$165,000 after contingency #1 is funded to its maximum. Contingency projects are identified per JRC Policy.

** South Contingency 1 - if available funds are higher than projected, this project will receive \$100,000 or more additional funding. PROJECT CANCELLED by agency. Contingency projects are identified per JRC Policy.

Annual Outputs

An average of three public improvement projects will be completed annually.

HUD Community Planning and Development Performance Measures

- Objective: Suitable Living Environment
- Outcome: Affordability (for the purpose of creating suitable living environments)

Community/Economic Development Objective 2, Strategy 2B

Revitalize deteriorated areas with high rates of poverty in the consortium.

King County has developed a Neighborhood Revitalization Strategy Area (NRSA) for the White Center neighborhood in unincorporated King County, which has the highest poverty rate in the county. The White Center NRSA is appended to the Consolidated Plan at Appendix L.

The consortium may explore whether there are other high poverty areas that may benefit from a NRSA and whether there are human services needs that are specific to NRSA neighborhoods.

Consortium cities will lead the process of exploring whether there are any areas within their jurisdiction that may benefit from a NRSA.

Outputs and Outcomes

This will be determined independently for each NRSA developed. Outcomes may include increases in property values, safer streets, less crime, etc.

HUD Community Planning and Development Performance Measures

- Objective: Economic Opportunity
- Outcome: Sustainability

Community/Economic Development Objective 3: Economic Opportunities

Expand economic opportunities for low-and moderate-income persons.

This objective will be carried out pursuant to the following principles. The strategies of this objective will be carried out in a manner that is consistent with the economic development vision contained in the updated CPP.

Assistance to for-profit businesses will be provided in a manner that maximizes public benefits, minimizes public costs, minimizes direct financial assistance to the business and provides fair opportunities for all eligible businesses to participate.

Definitions

- Micro-enterprise means a business having five or fewer employees, one or more of whom owns the business.
- Person developing a micro-enterprise means any person who has expressed an interest and who, after an initial screening, including income eligibility, is expected to be actively working towards developing a business that is expected to be a micro-enterprise business at the time it is formed.

Community/Economic Development Objective 3, Strategy 3A

Provide CDBG loans and loan guarantees to assist small and/or economically disadvantaged businesses that are located in predominantly low- to moderate-income communities and are providing services predominantly to those communities, or that are creating or retaining jobs for low- to moderate-income persons, or that are combating blight.

Year 2010 projects funded to support this strategy include:

Project Number	Project Name
Project C10685	King County Small Business Loan Program

Outputs and Outcomes

This strategy does not have annual goals and will be reported by narrative in the Consolidated Annual Performance and Evaluation Report (CAPER) as opportunities arise.

HUD Community Planning and Development Performance Measures

- Objective: Economic Opportunity
- Outcome: Sustainability

Community/Economic Development Objective 3, Strategy 3B

Assist with the development of micro-enterprise business by providing assistance for comprehensive economic development activities designed to address the economic needs of low- to moderate-income persons or households seeking to start or expand their own small businesses.

2010 projects funded to support this strategy include:

Project Number	Project Name
Project C10121	Washington CASH - Micro-enterprise
Project C10283	Federal Way Highline Community College - Small Business Development Center

Outputs

Assist an average of 50 individuals with training, technical assistance and/or access to business support-group meetings and activities.

Outcomes

Help small businesses gain critical start-up business knowledge; improve both personal and business financial position and credit; increase business viability, profitability and stability; and use access to small loans to increase inventory, lower costs and increase profits.

Section 106 National Historic Preservation

In its role as a recipient of funds, the Department of Community and Human Services (DCHS) and Housing and Community Development Program (HCD) assumes HUD's responsibilities for compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. Through an agreement between the State Department of Archaeology and Historic Preservation, the King County Historic Preservation Program (HPP) is assisting HCD in meeting its Section 106 obligations.

Section 106 requires that activities with federal funding be analyzed for potentially adverse effects to historic properties and that adverse effects are mitigated. It also requires that the public have opportunities for involvement in the process. Historic properties are those buildings, sites, structures, districts or objects that are eligible for or listed in the National Register of Historic Places. The HCD and HPP welcome public input and involvement in the review process. For additional information on Section 106 review, projects under review, or to comment on a project that may affect historic resources, contact the King County HCD Environmental Review Specialist at 206-263-9099.

The HCD, in conjunction with the King County Roads Division archaeologist, developed a guidance document known as the Unanticipated Discovery Plan (UDP). This document serves as the primary guidance tool for the treatment of cultural resources, should they be discovered during construction of the project activity. This tool will assist the county in complying with any applicable Federal and State laws and regulations, particularly 36 Code of Federal Regulations 800 (as amended August 5, 2004) that implements Section 106 of the National Historic Preservation Act of 1966, and seek guidance from Title 27 Revised Codes of Washington Chapter 27.44 Indian Graves and Records, and Chapter 27.53 Archaeological Sites and

Resources. The tool is provided to newly hired construction contractors and their sub-contractors at the pre-construction conference held prior to the implementation of every project awarded CDBG funds.

Monitoring Plan

HCD contracts most of the funds to sub-recipients (primarily non-profit and/or cities), and has developed extensive monitoring procedures, both in terms of the overall HCD Plan goals as well as individual sub-recipient performance. Processes and procedures have been developed in each program area to specifically address federal, state and county statutory and regulatory requirements, in addition to providing county staff with a system of ensuring project compliance and accomplishments. This section will discuss how HCD currently monitors its activities in each of its programs to meet consolidated plan goals. Efforts are underway by HCD to update the current Monitoring Plan to provide a general framework the following HCD sections can use: Housing Finance Program for HOME, CDBG, and local funds; Community Development for CDBG funds; Housing Repair Program for CDBG and HOME funds; Homeless Assistance Fund for CDBG and ESG funds; McKinney Homeless Assistance for Supportive Housing Program and Shelter Plus Care Program funds. One of the outcomes will be a monitoring tool desk guide that enables coordination and consistency of review of HCD's programs and monitoring efforts. The desk guide will provide:

- A synopsis of each HCD section
- Examples of tool(s) used in monitoring
- Frequency standards for monitoring
- Definitions of terms used in monitoring processes.

Monitoring to Meet Overall Consolidated Plan Goals

King County will report annually on the progress made toward meeting the goals established in the consolidated plan for assisting persons and communities at or below 80 percent of the median income. This performance report will comply with HUD's requirements and format and be submitted by the date HUD selects.

Ensuring Sub-recipient Compliance with Statutory and Regulatory Requirements

King County has four major steps of review to ensure compliance with requirements. These are (1) allocation policies and Request for Proposal (RFP) processes, (2) contracting requirements, (3) implementation and program management, and (4) fiscal controls. Each of these will be discussed in turn below.

Allocation Policies and RFP Processes

King County adopted the consolidated plan which guides the application and allocation process for CDBG funded projects. The consolidated plan also guides the two King County Housing

