



King County

King County Consortium

2009 Action Plan:

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

Draft available for Public Comment
October 14, 2008,

King County Executive

Ron Sims

King County Council

- Bob Ferguson, District 1
- Larry Gossett, District 2
- Kathy Lambert, District 3
- Larry Phillips, District 4
- Julia Patterson, District 5
- Jane Hague, District 6
- Pete von Reichbauer, District 7
- Dow Constantine, District 8
- Reagan Dunn District 9

In Partnership with:

North and East Sub-region

- Bothell
- Carnation
- Clyde Hill
- Duvall
- Hunts Point
- Issaquah
- Kenmore
- Kirkland
- Lake Forest Park
- Mercer Island
- North Bend
- Redmond
- Skykomish
- Sammamish
- Snoqualmie
- Woodinville
- Yarrow Point

HOME-only Cities

- Auburn
- Bellevue
- Kent

South Sub-region

- Algona
- Black Diamond
- Burien
- Covington
- Des Moines
- Enumclaw
- Maple Valley
- Pacific
- SeaTac
- Tukwila

CDBG Joint Agreement Cities

- Federal Way
- Renton
- Shoreline

Joint Recommendations Committee

Honorable Ava Frisinger, Mayor, City of Issaquah, Chair
 Councilmember Terry Anderson, City of SeaTac
 David Baker, Deputy Mayor, City of Kenmore
 Honorable Howard Botts, Mayor, City of Black Diamond
 Councilmember Dini Duclos, City of Federal Way
 Rob Beem, City of Shoreline, Alternate
 Terry Higashiyama, Community Services Administrator, City of Renton
 Katherine Johnson, Human Services Manager, City of Kent
 Michael Hursh, Human Services and Community Development Manger, City of Auburn, Alternate
 Jackie MacLean, Director Community and Human Services, King County
 Adrienne Quinn, Director Office of Housing, City of Seattle (for certain non-federal funds)
 Dan Stroh, Planning Director, City of Bellevue
 Nori Catabay, Housing and Sustainability Coordinator, King County Executive's Office
 Stephanie Warden, Director, King County Department of Development and Environmental Services

Department of Community and Human Services

Jackie MacLean, Director

Community Services Division

Linda Peterson, Division Director

Housing and Community Development Program

Cheryl Markham, Program Manager

Clark Fulmer, Coordinator, Housing Rehabilitation Program

Kathy Tremper, Coordinator, Community Development Program

John deChadenedes, Coordinator, Housing Finance Program

Address/Phone

401 5th Avenue, Suite 510
 Seattle, Washington 98104

(206) 263-9105

(206) 296-0229 – FAX

TTY: 711 (Relay Service)

Eric Wilcox, Planner, Community Development Program

Carole Antoncich, Coordinator, Homeless Housing Program

Copies of this plan are available for review at the following King County libraries:

- Algona
- Bellevue Regional
- Black Diamond
- Bothell Regional
- Carnation
- Federal Way Regional
- Kent Regional
- Maple Valley
- North Bend
- Pacific
- Shoreline
- Skykomish
- Snoqualmie
- White Center
- Downtown Seattle, Government Documents Section

You may also receive a copy by writing to: King County Housing and Community Development Program
 Community Services Division
 401 5th Avenue, Suite 510
 Seattle, WA 98104

The Plan is also available on the world-wide-web at

http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Plans.aspx

**Alternate formats provided for people with disabilities upon request.
 Please call TTY: 711 (Relay Service).**

King County Consortium Consolidated Housing and Community Development Plan 2005 – 2009 Executive Summary

The 2005-2009 “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, from 2005 through 2009.

The King County 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 US 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 King County Consortium to consider its own needs and set its own goals, objectives, and strategies, as well as performance measures. The goals and objectives set forth in this Consolidated Plan for 2005 through 2009 are:

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: Home Ownership. Preserve the housing of low- and moderate-income home owners, and provide home ownership assistance programs for low- and moderate-income households that are prepared to become first time home owners.

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 (King Count 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 Committee to End Homelessness. 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 Committee to End Homelessness, cities, mainstream systems, the Safe Harbors initiative, housing funders, community agencies, United Way, the private sector, 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 2009 Action Plan presents activities planned for 2010 which is the 5th year of the 5 year plan.

King County Consortium
2009 Action Plan:
One Year Use of Federal Funds

Table of Contents

Goal One: Ensure Decent, Affordable Housing

Service Delivery and Management	1
Leveraging: Other Housing Resources Expected to be Available	1
Consortium-wide Housing: 2009 Actions	3
• Affordable Housing Objective 1	4
• Affordable Housing Objective 2	7
• Affordable Housing Objective 3	10

Goal Two: End Homelessness

• Homeless Objective 1	13
• Homeless Objective 2	14
• Homeless Objective 3	15
• Homeless Objective 4	16

Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities

• Community/Economic Development Objective 1	17
• Community/Economic Development Objective 2	19
• Community/Economic Development Objective 3	20

Section 106 National Historic Preservation 21

Monitoring Plan 22

Compliance with Statutory and Regulatory Requirements

A. Allocation Policies & RFP Processes	22
B. Contracting	23
C. Implementation and Project Management	24
D. Fiscal Controls	26
E. Outcome Measures	27

F. Discharge Policy	27
Funding Sources	28
A. Float Loan Activities	28
B. Program Income.....	29
C. Recaptured Funds	30
Specific CDBG Submission Requirements	32
Specific HOME Submission Requirements	33
Specific ESG Submission Requirements	36
Appendix A: Citizen Participation Documentation	37
Appendix B: Listing of Adopted 2009 Projects	38

2009 Action Plan:

One Year Use of Federal 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 2005-2009. The Action Plan also describes monitoring activities and fiscal controls.

Goal One: Increase the Supply and Availability of 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 *King County Consortium Consolidated Housing and Community Development Plan for 2005-2009* (H&CD 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 H&CD Plan, the institutional structure in the King County Consortium is relatively strong and diverse. In 2009, 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 King County Consortium in 2009, 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. 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 2009 funding levels follows:

Resource*

Federal. Public Housing Authorities

King County Housing Authority (KCHA) Public Housing & Section 8 Programs

KCHA Bond and Tax Credit Revenue

Federal. WA State Housing Finance Commission Programs

- Low Income Housing Tax Credit Program
- Tax-exempt Bond Financing Program

Federal. McKinney Homeless Assistance – Continuum of Care Competition (includes Supportive Housing Program, Shelter Plus Care, and Section 8 SRO Moderate Rehab Program)

Federal Health Care for the Homeless Network (Seattle-King County Department of Public Health)

Federal. Federal Emergency Management Administration (for emergency shelter and food)

State. Housing Trust Fund

State. Emergency Shelter Assistance Program

State Transitional Housing, Operating and Rent Assistance

Local Substitute House Bill 2060 regional Affordable Housing Program – King county – revenue from a document recording fee surcharge

Resource*

Local Veterans & Human Services Funds

Estimated 2009 Funding Levels*

Approximately \$12.3 million for public housing and \$82.7 million for Section 8 vouchers.

Approximately \$49 million in 2009.

Approximately \$14.4 million in tax credit authority for 2009.

Approximately \$176 million statewide in bond cap, plus unexpended residuals from the other bond cap set-asides. 2009 funds will be allocated in 2009 on a competitive basis. The King county housing financing commission distributes the funds between multi- and single-family housing based on demand.

About \$22 million will flow to King County programs in 2009 - \$5.1 million for Shelter Plus Care and approximately \$16.9 million for HUD Supportive Housing Program.

Federal 330 grant of \$1.97 million in 2009 (Seattle-King County region); \$457,000 in Medicaid Administrative Match; \$1.7 million in local funds.

Approximately \$1 million to King County (half for shelters, half for food).

From the Spring 2008 funding round, \$7.7 million is the recommended allocation for King County. King County has \$8.53 million in applications pending in the Fall, 2008 round.

Approximately \$1,140,000 to support shelters in King County.

Approximately \$1.6 million to support transitional housing for homeless families and individuals.

Estimated revenue of \$2.2 million for County-wide (capital and operating funds) in 2009.

Estimated 2009 Funding Levels*

Estimated 2009 allocation of \$1 million. The allocation of these dollars between operations and services is not known at this time.

Local. King County and suburban city general fund allocations for housing and housing-related services.

Suburban cities amounts unknown at this time. Many cities will allocate funds to support emergency shelters and related services.

Private. United Way of King County

Approximately \$6.5 million per year allocated to shelter, food, housing, and emergency services.

**These are estimated amounts and sources of funds, based 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 H&CD 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 Service Levy capital funds, a suburban jurisdiction's general funds, or, in some cases, cash from owners of property being rehabilitated, or project sponsor contributions. Project sponsors will be encouraged to leverage additional funds from the private sector when projects can support debt service.

Consortium-wide Housing: 2009 Actions

The following section describes, for each of the Consortium's three Affordable Housing Objectives, some of the actions that will be taken in 2009 to accomplish Goal I of the H&CD Plan: Increase the Supply and Availability of Decent, Affordable Housing. This includes a discussion of general actions planned to foster affordable housing and remove barriers. Please refer to the listing of adopted 2009 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.

AH1 Strategy 1A:

Make capital funds available for the new construction of good quality, permanent affordable rental housing for low- and moderate-income households; for the acquisition of existing rental housing and the rehabilitation of that housing into good quality, permanent affordable rental housing for low- and moderate-income households; and for the acquisition of land on which to build affordable and/or mixed-income rental housing; and for the long term preservation of existing affordable rental housing units.

AH1 Strategy 1A - Annual Output Measures:

- 1) An average of 300 units of rental housing will be constructed, or acquired and rehabilitated⁵. At least 50 of the 300 units of rental housing shall be targeted to persons/households with special needs.
- 2) An average of 500 new renter households will be served by rental units completed during the year.

2009 Projects funded to support this strategy include:

Project HH9000	HOME Subrecipient Housing Development
Project C09166	ARCH Housing Development Set-aside
Project C09167	North and East Sub-region Housing Finance Set-aside
Project C09204	King County CDBG Administration
Project C09375	Federal Way CDBG Program Administration
Project C09507	Renton CDBG Program Administration
Project C09555	Shoreline CDBG Program Administration

AH1 Strategy 1A - HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Decent Housing
- **Outcome:** Affordability

AH1 Strategy 1B:

Make capital funds available to rehabilitate existing rental units for low- to moderate income households. This strategy is different from acquisition and rehabilitation in Strategy 1. A: this Strategy 1.B 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 that the units will be accessible.

AH1 Strategy 1B - Annual Output Measure: From 5-100 units will be rehabilitated and/or modified.

AH1 Strategy 1B - Short-term Outcome: The tenant(s) have an improved quality of life due to the improvements/rehabilitation and/or modification(s).

AH1 Strategy 1B - HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Decent Housing
- **Outcome:** Affordability/Accessibility (Designation depends on goal of a particular project)

AH1 Strategy 1C:

King County staff will work in partnership and/or coordination with Consortium City 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:

2009 Projects funded to support this strategy include:

Project C09204	King County CDBG Administration
Project C09375	Federal Way CDBG Program Administration
Project C09507	Renton CDBG Program Administration
Project C09555	Shoreline CDBG Program Administration
Project HH9204	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 needed, to help Consortium cities meet Countywide Planning Policy goals for affordable housing.
- King County will assist non-profit affordable housing development organizations in assessing their need for development technical assistance, and will consider funding 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, and 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 the Greenbridge Hope VI mixed-income housing and community development project at the Park Lake Homes site in White Center. This work may be done in conjunction with a neighborhood revitalization strategy to be developed with the White Center community (see Goal #3, Objective #2 of the Consolidated Plan).
- King County will support legislation and other initiatives designed to increase funding and other support for affordable housing; and 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 on affordable housing planning issues; on applications for various programs, such as rental assistance and vouchers targeted to 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 DD 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 may work on the development of a program to fund affordable housing projects that:
 - ✓ Are environmentally sound (“green” housing); and
 - ✓ Are sustainable; and
 - ✓ Are projected to save on long-term costs for the owner and the residents; and
 - ✓ Are designed to accommodate all persons, regardless of their level of mobility; and
 - ✓ Allow residents to age in their home.

This program may adopt LEED environmental standards or a similar system of environmental standards, as well as “universal design”¹ standards for affordable housing project applicants that volunteer to participate. The Consortium will coordinate efforts to implement this program such that participating projects do not encounter barriers from local codes that may conflict with the adopted standards, or delays in contracting.

- King County may work with housing and community stakeholders to find and implement ways to reduce the move-in cost burden barrier to securing permanent housing for low- to moderate-income households, such as a security deposit bond program.
- King County may encourage and support housing developers’ in applying for HUD Section 202 and 811 programs to provide housing for seniors and persons with disabilities.
- King County may explore land banking for the construction of affordable rental housing, especially in areas targeted for future transit and/or slated for higher density development.

AH2 Strategy 1C - HUD Community Planning and Development (CPD) Performance Measures:

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

Affordable Housing Objective #2: Home Ownership

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

AH2 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.

AH2 Strategy 2A - Annual Output Measures:

- 1) An average of 300 low- to moderate-income homes will be improved/repaired.
- 2) An average of 300 low- to moderate income home owners will have their existing home repaired and/or improved.

¹ For more information about Universal Design see Affordable Housing Objective #3, Strategy 3.B.

Year 2009 Projects funded to support this strategy include:

Project C09039	Shoreline Minor Home Repair Program
Project C09238	Housing Repair Program
Project C09342	Tukwila, SeaTac, Des Moines Minor Home Repair
Project C09751	Renton Minor Home Repair Program
Project HH9107	Housing Repair Owner Occupied Loan Program

AH2 Strategy 2A - Short-term Outcome: The owners will have an improved quality of life, with little or no cost. Through improvements to their housing, some home owners will be able to continue to live independently in their home.

AH2 Strategy 2A HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Decent Housing
- **Outcome:** Affordability/Accessibility

AH2 Strategy 2B:

Make funds available for first-time home buyer opportunities, including education, housing counseling and down payment assistance for low- to moderate-income households who are prepared to purchase their first home; especially households who are under-served in the ownership housing market, including households with special needs. Note: 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.

Strategy AH 2B Annual Output Measure: Homebuyer services and assistance provided to 10 - 35 households.

Strategy AH 2B Outcomes:

Outcome #1 The household will succeed as a homeowner and be satisfied with homeownership over time.
 Outcome #2 The homeowner will build wealth/net worth by building equity in their home.

AH2 Strategy 2B HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Decent Housing
- **Outcome:** Affordability

2009 Projects funded to support this strategy include:

Project HH9000	HOME Subrecipient Housing Development
Project C09167	North and East Sub-region Housing Finance Set-aside

AH2 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 will be reported on as progress occurs, in narrative fashion.

- King County will support the creation of a range affordable home ownership 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 provide technical assistance, as needed, to help Consortium cities meet Countywide Planning Policy (CPP) goals for affordable housing. (See the Introduction Section of the plan for more information about the CPP).
- King County will support the Seattle-King County Coalition for Responsible Lending (“SKCCRL”) in combating the devastating effects of predatory lending in the King County region and in working with other organizations to coordinate efforts, such as the King County IDA Collaborative. King County will work with the Coalition to provide funds for predatory lending counseling and/or gap financing for eligible clients seeking a “rescue” loan who have been a victim of predatory lending and are at risk to lose their home.
- King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low- and moderate-income mobile home owners who might otherwise be displaced due to redevelopment. 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.
- King County will work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom home ownership is appropriate.
- King County will support the work of the King County Housing Authority to ensure that there are affordable ownership opportunities for low- and moderate-income households, especially Park Lake Homes tenants who are prepared for home ownership, in the Greenbridge HOPE VI project in White Center.
- 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 home ownership.
- 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.
- 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.

- 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.
- 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.

AH2 Strategy 2C - HUD Community Planning and Development (CPD) 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 fair housing strategies and initiatives designed to affirmatively further fair housing and increase access to housing, and to housing programs and services for all low- to moderate-income households. King County staff may work with Consortium city staff and community stakeholder agencies on these fair housing strategies. These strategies do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

AH3 Strategy 3A:

The King County Consortium will develop a new “Analysis of Impediments to Fair Housing Choice” (AI) in 2005, as well as a new “Fair Housing Action Plan.” The Consortium’s current Fair Housing Action Plan activities have been updated annually as we have learned about new fair housing issues from community agencies and fair housing enforcement agencies, but we are in need of a new comprehensive analysis and plan to guide our activities.

The major impediments identified in the Consortium’s current AI include:

1) Housing Discrimination Impediments:

- rental market discrimination, with the most notable discrimination occurring on the basis of race, national origin, disability and familial status;
- discriminatory financing in home ownership, including predatory lending, on the basis of race or national origin and sometimes age;
- discriminatory zoning issues and practices and discrimination by housing associations.

2. Administrative Practice Impediments:

- citizens have a hard time accessing fair housing rights information on a day-to-day basis;
- confusion about where to go for help with fair housing and where to send people for help;

- most cities do not have the capacity to have their own fair housing enforcement mechanism, yet this is where most discrimination occurs;
 - sub-recipients¹³ have not traditionally been monitored for fair housing compliance.
3. Inadequate supply of affordable housing for households at the lowest income levels

2009 Projects funded to support this strategy include:

Project C09204	King County CDBG Administration
Project HH9204	HOME Program Administration

AH3 Strategy 3A - HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Decent Housing
- **Outcome:** Accessibility

AH3 Strategy 3B:

King County and the Consortium will continue to carry out initiatives and activities that further fair housing in the region as follows, until the new Fair Housing Action Plan is adopted:

1. Fair housing education and outreach, including improving access to housing:
 - King County staff will continue to work with community partners to disseminate fair housing information to the community and to community advocates who can help people get to the right agency for assistance.
 - King County staff will continue to support the Seattle-King County Coalition for Responsible Lending, a regional organization that works to stop discrimination in lending and predatory lending.
 - King County staff will continue to partner with civil rights enforcement agencies and community-based legal services agencies to conduct fair housing education forums for housing providers that receive funding through our programs, other housing providers, human services providers and city staff from the Consortium cities.
 - King County staff will explore effective means to provide outreach to the community about our programs and services that are directly accessible by the public, through culturally sensitive formats.
 - King County will work to increase access to housing for persons/households with special needs. King County staff will provide technical assistance to the WA State Division of Developmental Disabilities to increase access to affordable housing for clients on the State DDD caseload and will explore similar partnerships with other systems that serve special needs populations.
 - King County staff may work with community stakeholders to refine and/or develop efficient affordable housing search mechanisms that are sensitive to culture and language; that assist low- to moderate-income households in finding available units of affordable housing, in accessing applications for such affordable housing in an efficient manner, and in locating housing units that are accessible to persons with a disability.

2. Fair Housing Forums, Conferences and Meetings

King County staff will continue to work with local civil rights enforcements offices and other community agencies to sponsor and attend fair housing conferences, and to notify city staff and community agency staff about opportunities to learn more about fair housing at conferences.

The King County Consortium will hold an annual meeting of the participating HOME cities to discuss the Fair Housing Action Plan.

The Consortium will support the goals of the Northwest Center for Universal Design Coalition (NWCUDC). The NWCUDC is a group of King County professionals and private citizens organized to promote universal design principals, products and processes into both private and public spaces, and into the overall environment. Universal Design is defined as “the design of products and environments to be useable by all people, to the greatest extent possible, without the need for adaptation or specialized design.” The Coalition’s goals include the following: 1) developing a strategic plan that prepares the Coalition to advocate for public policy changes pertaining to universal design; 2) retrofitting a home to showcase the elements and benefits of universal design; 3) bringing universal design features to public spaces; and 4) increasing public awareness of universal design.

3. Fair Housing Enforcement

King County will continue to support the King County Office of Civil Rights (KCOCR), which provides fair housing enforcement, as well as education and training; and, the Consortium will work with the WA State Human Rights Commission on enforcement issues in incorporated cities where the KCOCR does not have jurisdiction.

4. Fair Housing Technical Assistance

King County staff will continue to provide fair housing technical assistance to housing providers, housing authorities, Consortium cities, agencies serving persons with disabilities and other service providers. This assistance often resolves potential fair housing issues and ensures that housing providers have adequate access to fair housing compliance information.

AH3 Strategy 3A - HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Decent Housing
- **Outcome:** Accessibility

Goal Two: Ending Homelessness

There are four objectives under the goal of ending homelessness. They relate to 1) homeless prevention, 2) permanent housing, 3) homeless housing programs such as emergency and transitional housing operating support, and 4) regional planning and coordination.

Goal Two Long-term Outcome(s): King County and the Consortium will develop a long-term outcome(s) for our goal to end homeless in coordination with the outcomes that are being developed through our region-wide Continuum of Care planning body, the Committee to End Homelessness. Long-term

outcomes will relate to the prevention and reduction of homelessness, particularly the reduction of chronic homelessness in King County.

Homelessness Objective #1: Prevention
Support Programs that Prevent Homelessness

H1 Strategy 1A:

Continue to allocate funds for 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 in to permanent rental housing. The Consortium will explore an amendment to the Consortium's Interlocal Cooperation Agreement in order to expand this program in 2006 and beyond.

H1 Strategy 1A - Annual Output Measure:

An average of 200 households will be served, with an increase in the number of households to be served that is proportionate to the increase in funding for this strategy in 2006 and beyond (if funding is expanded).

2009 Projects funded to support this strategy include:

Project C09101	Solid Ground of Washington Housing Stability Program
----------------	--

H1 Strategy 1A - Short-term Outcome: At least 75% of the households served remain stable in permanent housing.

H1 Strategy 1A - HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Decent Housing
- **Outcome:** Affordability

H1 Strategy 1B:

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

H1 Strategy 1C:

Ensure that Consortium homelessness prevention initiatives and programs are consistent with the Ten Year Plan to End Homelessness to be adopted by the Committee to End Homelessness in 2004. 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.

H2 Strategy 2A:

Provide permanent supportive housing for households with disabilities through the Shelter Plus Care Program and through additional programs as opportunities arise

H2 Strategy 2A - Annual Output Measure: Provide 464 units of permanent supportive rental housing through Shelter Plus Care rental assistance and associated supportive services

H2 Strategy 2A - Short-term Outcome: A majority of households served will remain housed and increase their housing stability.

H2 Strategy 2B:

Homeless Housing and Services Program funded with state-authorized 2163/1359 funds and other fund sources, as available, such as Veterans and Human Services Levy. Increase the number of permanent housing units available to homeless households through the provision of rental subsidies and support services that are linked to permanent housing.

H2 Strategy 2B - Annual Output Measure: Provide **250 homeless households** with rental assistance and/or housing support services.

H2 Strategy 2B - Short-term Outcome: A majority of the households served will remain housed and increase their housing stability.

H2 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% of AMI and below, and that are targeted to serve homeless households, including bunkhouses, SRO's and units that allow households to "transition in place". No performance measures; progress will be reported on in narrative fashion as it occurs. Please note, however, that Goal One has unit goals related to this strategy.

H2 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. No performance measures; progress will be reported on in narrative fashion as it occurs.

Homelessness

Homelessness Objective #3: Homeless Housing Programs

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

H3 Strategy 3A:

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

H3 Strategy 3A - Annual Output Measures:

1. Provide 86,000 unit nights of emergency shelter annually.
2. Provide 140,000 unit nights of transitional housing annually.

2009 Projects proposed for funding to support this strategy include:

ESG	
Project C09067	Solid Ground Family Emergency Shelter Operations
Project C09070	ESG Administration
Project C09075	Emergency Shelter Grant Contingency
Project C09077	YWCA Emergency Shelter
Project C09080	Multi-Service Center Family Shelter Operating Cost
Project C09081	Avondale Park Emergency Shelter
Project C09082	Avondale Park Emergency Shelter Services
Project C09083	Hopelink Kenmore Family Shelter
Project C09084	DAWN Emergency Shelter
North East and South County Regions	
Project C09175	YWCA Emergency Shelter Operations
Project C09177	Congregations for the Homeless Operating Cost
Project C09178	Hospitality House Emergency Shelter Support
Project C09179	My Sister's Home EDVP Emergency Shelter Operations
Project C09186	Redmond Hopelink Center Emergency Assistance
Project C09187	Sno-Valley Hopelink Center Emergency Assistance
Project C09192	Kenmore Hopelink Family Shelter Operating Cost
Project C09193	Kirkland Center Emergency Assistance
Project C09194	Sky Valley Community Resource Center Emergency Assistance
Project C09282	Youth Haven Emergency Shelter
Project C09296	HOME /ARISE Mens Shelter
Project C09074	Multi-Service Center Family Shelter
Project C09153	YWCA Emergency Shelter Operations
Project C09155	Adolescent Youth Shelter
Project C09162	Northshore Hopelink Center Emergency Assist.
Project C09174	Multi Service Center Emergency Assistance

H3 Strategy 3A - Short-term Outcomes:

Outcome #1 Homeless persons/households are safe and sheltered from the elements for the night.

Outcome #2 Shelters that house persons longer than 30 days and all transitional housing projects: Increase the housing stability of homeless households by helping them to move along the housing continuum into more stable housing.

H3 Strategy 3A - HUD Community Planning and Development (CPD) Performance Measures:

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

H3 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 King County Consortium will approach homeless planning and coordination as a regional issue. King County will work with the Committee to End Homelessness, 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.

H4 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, adopted by the Committee to End Homelessness in 2004, and any subsequent updates that may occur over the span of the 5-year Consolidated Plan.

H4 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.

H4 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).

H4 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.

2009 Projects funded to support this strategy include:

Project C09204	King County CDBG Administration
Project C09375	Federal Way CDBG Program Administration
Project C09070	Emergency Shelter Grant Administration

Goal Three: 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 goal. Rather, there are separate outcome measures related to individual strategies within each of the three objectives.

Community/Economic Development (CD/ED) 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.

CD/ED1 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. The Consortium will explore methods of more efficiently coordinating the allocation of funds for regional and/or sub-regional community facility projects.

CD/ED1 Strategy 1A - Annual Output Measure: Complete an average of **3** community facility capital projects.

2009 Projects funded to support this strategy include:

Project C09057	Northshore Senior Center Renovation
Project C09100	Des Moines Area Food Bank - Acquisition
Project C09152	Valley Cities Counseling & Consultation - FW Acquisition *

*Identified as a project to receive additional funds per adopted JRC Policy.

CD/ED1 Strategy 1A - Long-term Outcomes: Human service facility providers will be able to: 1) increase the amount or type of services they provide, or 2) increase the number of people they serve, or 3) increase the quality and/or accessibility (of the building as well as the geographic location) of service provision.

CD/ED1 Strategy 1A - HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Suitable Living Environment
- **Outcome:** Accessibility for the purpose of creating suitable living environments.

Strategy B:

The Consortium will allocate funds for priority human services as identified in the needs analysis portion of the plan and as identified by Consortium jurisdictions. The Consortium will evaluate the Housing Stability Program and homelessness services for increases, in relation to other human services for the 2009 funding cycle (See Goal II, End Homelessness, Objective #1).

CD/ED1 - 1B Annual Output Measure: Serve an average of 50,000 unduplicated persons.

2009 Projects funded to support this strategy include:

Project C09145	Shoreline/Lake Forest Park Senior Center
Project C09449	Neighborhood House Helpline Eviction Prevention Program
Project C09453	South King County Food Coalition
Project C09487	Federal Way Emergency Services (HSS1)
Project C09489	Federal Way Special Needs (HSS2)
Project C09495	Federal Way Low income Family with Children Services
Project C09498	Renton Parents & Children Together PACT
Project C09165	Solid Ground Tenant Counseling and Mediation Services
Project C09169	ReWA Emergency Assistance for Refugees and Immigrants

CD/ED1 – 1B Outcomes

Outcomes for the various service areas will be consistent with the King County Regional Outcomes Alignment Planning Process

CD/ED1- 1B HUD Community Planning and Development (CPD) 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.

CD/ED Objective #2 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.

CD/ED Objective #2 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.

CD/ED2 Strategy 2A:

Make CDBG capital funds available to for high priority public infrastructure improvements and/or park facility needs, including accessibility improvements, in a range of low- to moderate-income areas of the Consortium.

CD/ED2 2A - Annual Outputs: Complete and average of 3 public infrastructure/park facilities projects.

CD/ED2 2A HUD Community Planning and Development (CPD) Performance Measures:

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

2009 Projects funded to support this strategy include:

Project C09023	Shoreline Sidewalk Accessibility Improvements
Project C09058	Skykomish Wastewater Facilities Project *
Project C09122	Black Diamond Morgan St Sidewalk Phase II
Project C09123	Burien Hazel Valley Elementary School Sidewalk Project
Project C09127	Des Moines S. 216th Sidewalk Improvements
Project C09051	Section 108 Loan Repayment

*Identified as a project to receive additional funds per adopted JRC Policy.

CD/ED2 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 will 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. The Consortium may develop a work group to identify and develop NRSA plans.

CD/ED2 Strategy 2B Outputs and Outcomes: will be determined independently for each NRS developed. Outcomes may include increases in property values, safer streets, less crime, etc.

CD/ED2 Strategy 2B - HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Economic Opportunity
- **Outcome:** Sustainability

CD/ED2 Strategy 2C:

Assist small and/or economically disadvantaged businesses that are located in predominately low- to moderate-income communities, or that are combating blight, to rehabilitate and/or improve their commercial property to benefit the surrounding community and/or remove blight. These projects may or may not be connected with a NRS.

CD/ED Strategy 2C: Annual Output: Improve and average of 4 commercial properties

CD/ED2 Strategy 2C – Outcome: The surrounding low- to moderate-income neighborhood is improved by having better commercial services and shopping opportunities available to it, or by having blight removed.

CD/ED Strategy 2C - HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Economic Opportunity
- **Outcome:** Sustainability

Community/Economic Development Objective #3: Economic Opportunities
Expand economic opportunities for low- to 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 Countywide Planning Policies.

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.

CD/ED3 Strategy 3A:

Assist businesses that provide services to predominantly low to moderate-income communities and/or businesses that create or retain jobs for low- to moderate-income persons by providing CDBG loans and loan guarantees.

CD/ED3 Strategy 3A - Outputs and Outcomes: This strategy does not have annual goals, and will be reported by narrative in the CAPER as opportunities arise. See related benchmarks in the White Center NRSA, Appendix L.

CD/ED3 Strategy 3A - HUD Community Planning and Development (CPD) Performance Measures:

- **Objective:** Economic Opportunity
- **Outcome:** Sustainability

2009 Projects funded to support this strategy include:

Project C09685	King County Small Business Loan Program
Project C09121	Washington CASH - Micro-enterprise
Project C09283	Highline Community College - Small Business Development Center

Section 106 National Historic Preservation

In its role as a recipient of funds from the US Department of Housing and Urban Development (HUD), the King County Department of Community and Human Services, 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 be 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. 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 Housing and Community Development Environmental Review Specialist at (206) 263-9099.

HCD is currently working with the King County Roads Division archaeologist to craft 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 will assist the County in complying with any applicable Federal and State laws and regulations, particularly 36 CFR 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, Chapter 27.53 Archaeological Sites and Resources.

Monitoring Plan

HCD contracts most of the funds to subrecipients (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 subrecipient 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 H&CD Plan goals. Efforts are underway by HCD to update the current Monitoring Plan to provide a general framework that 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 and
- definitions of terms used in monitoring processes.

Monitoring to Meet Overall Consolidated H&CD 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 Subrecipient Compliance with Statutory and Regulatory Requirements

King County has four major steps of review to ensure compliance with requirements: These are (a) allocation policies and RFP processes, (b) contracting requirements (c) implementation and program management, and (d) fiscal controls. Each of these will be discussed in turn below.

A. Allocation Policies and RFP Processes

King County adopted the H&CD Plan which guides the application and allocation process for CDBG funded projects. The H&CD Plan also guides the two King County Housing Finance Programs that allocate Sub-region Housing Set-aside CDBG and HOME funds, as well as the allocation of ESG funds through a competitive process.

Agencies requesting funds are asked to respond to general and program-specific policies in their application and only those meeting the policies are moved forward for evaluation and potential recommendation for funding. The general policies incorporate federal, state and local requirements. These policies include, among others:

- consistency with local codes and policies
- restrictions on change of use of property/buildings assisted with federal funds

- establishment of a legally binding public interest
- minimization of displacement and provision of relocation assistance
- adherence to federal wage rates
- compliance with federal audit requirements
- adherence to lead-based paint abatement regulations
- establishment of affordable rents, and
- documentation to verify client eligibility.

Housing projects are also asked to respond to the following housing activity policies in the National Affordable Housing Act, and are identified in the housing section of the H&CD Plan:

- address needs/gaps identified in the H&CD Plan
- utilize other funds effectively
- affirmatively further fair housing practices
- develop an affirmative marketing plan, and
- complete an environmental review checklist.

All projects requesting CDBG, HOME or ESG funds are evaluated to determine if they are (1) program eligible and priority based on program policies, (2) consistent with local, state and federal regulations, and (3) viable as submitted.

B. Contracting

Projects funded through HOME, CDBG or ESG will be required to enter into a contract with King County. In addition to the scope of work, duration, and projected accomplishments or performance, each contract contains federal, state and local program requirements by which each agency must abide or they will not be reimbursed. These include, but are not limited to, requirements related to:

- | | |
|--|--|
| • audits | • restrictions on change of use |
| • subcontracting | • acquisition and relocation |
| • insurance coverage | • housing quality standards |
| • conflict of interest issues | • public information |
| • grounds for suspension or termination | • certification regarding lobbying |
| • corrective action | • evaluation and recordkeeping |
| • prohibition of political activities | • bid procedures |
| • non-substitution of local funds | • acquisition procedures |
| • constitutional prohibition against funding of religious activities | • relocation and one for one replacement housing |
| • environmental review | • Section 504/handicapped accessibility |
| • nondiscrimination practices | • Construction |
| • procurement standards | • Lead based paint abatement |
| • labor standards | • Section 3 compliance |

The King County Prosecuting Attorney annually reviews and approves boilerplate contract language that incorporates all federal, state and county rules and regulations into HCD program contracts. This coordinates contracting in program areas – documenting a unified and consistent procedure.

Contracts are provided to the agencies for their review before being executed. Agencies clearly understand that the contract requirements are the criteria against which they will be monitored.

Technical assistance is provided to the sub-grantee to ensure that all conditions that accompany the agreement are understood.

C. Implementation and Program Management

Each HCD Program area has specific priorities of accomplishments in implementing its respective programs. The following depicts the monitoring goals of each program.

1. Housing Finance Program (CDBG, HOME and Local Funds)

Projects supported by HFP funds create or preserve housing that is affordable to income-eligible households. These projects include permanent housing such as multi-family rental, single-family group homes, and homeownership, as well as transitional housing. Local county funds are specifically prioritized for developing housing for individuals and families with special housing needs. Eligible uses for capital expenditure in general are:

- New construction
- Acquisition and rehab
- Preservation of existing affordable housing units
- Other development costs associated with project completion

Monitoring Goals: Specific areas of compliance and monitoring for all funded projects that are under contract include but are not limited to the following:

- if applicable, agency procurement and wage standards
- population being served and number of regulated units
- income eligibility of housing occupants
- housing affordability
- equal opportunity and affirmative marketing, adherence to applicable fair housing standards
- adherence to applicable property standards
- fiscal responsibility and general admin recordkeeping
- safe and sanitary housing maintained in good physical repair

2. Community Development Section (CDBG Funds)

Community Development projects are used for a variety of activities but are restricted to those that meet a preset national objective and serve low to moderate-income areas that qualify by census data or clients who fit within limited clientele qualifications. Funded projects include, but are not limited to: acquisition, rehabilitation, public services, relocation, public facilities, economic development, Special Activities by CBDOs, and planning and capacity building.

Monitoring Goals: Specific areas of compliance and monitoring for all funded projects that are under contract include but are not limited to:

- documenting King County's compliance with requirements for conducting subrecipient monitoring (set for in CDBG Program Regulations). Assure that subrecipient program administration and funded projects are completed in compliance with established regulations and that project activities continue to serve the target population identified in the initial application
- ensure that CDBG subrecipients are complying with applicable federal regulations, OMB Circulars and King County ordinances (regulatory requirements) relating to financial

management systems, procurement and contracting , property management and disposition, labor standards, record keeping and reporting requirements;

- ensure that CDBG subrecipients are meeting performance requirements specified in the subrecipient agreement and target populations are being served;
- technical assistance is provided in a timely fashion to ensure regulatory compliance is understood.

3. Housing Repair Program(s) (CDBG and HOME Funds)

The Housing Repair Program administers CDBG and HOME funded housing repair projects. Most projects are administered directly. The only subrecipients that need monitoring are several cities which have minor repair programs using CDBG dollars

Monitoring Goals: Ensure program is following all regulatory processes and procedures including but not limited to:

- Income verification
- Lead-based paint regulations
- Environmental review
- Section 504//disabilities /act (ADA)

Review structure of program to determine:

- Performance and Eligibility/Program Benefit
- File management/record keeping
- Grievance procedures
- Adequate and proper insurance

4. Homeless Assistance Fund (CDBG and ESG Funds)

The Homeless Assistance Funds (HAF) comprise a combination of Consortium-wide Emergency Shelter Grant (ESG) dollars and Community Development Block Grant County and Small Cities (CDBG-CSC) dollars.

The HAF grants are awarded through a competitive application process on a bi-annual basis.

Projects supported by HAF funds can be used for a range of activities that serve homeless persons and provide homeless prevention, such as shelter operation and maintenance costs and supportive services provided by shelter programs.

Monitoring Goals:

- document King County's compliance with requirement for conducting sub-recipient monitoring (set forth in CDBG and ESG Program regulations);
- ensure that CDBG and ESG sub-recipients are complying with applicable federal regulations, OMB Circulars and King County ordinances (regulatory requirements);
- ensure that CDBG and ESG sub-recipients are meeting performance requirements specified in the sub-recipient agreement;
- ensure adherence to fair housing standards; and
- implement DCHS policies regarding contract monitoring.

5. McKinney Homeless Assistance (Supportive Housing Program & Shelter Plus Care Program)

Projects supported by McKinney funds include:

- Capital (to build transitional housing units)
 - Operations (utility, maintenance, etc. of transitional housing)
 - Lease (of space for transitional housing and necessary support services)
 - Services (case management and other costs associated with the provision of transitional housing and supportive services)
 - Rental Assistance (to clients who reside in permanent supportive housing)
- Monitoring Goal: The goals of the McKinney monitoring process are to verify:
- that the programs/projects are serving eligible clients;
 - proper rent calculation;
 - that the projects are operating at capacity or the appropriate utilization (i.e. clients are receiving the applicable services/housing at the levels indicated in the McKinney contract);
 - that the project/program goals are achieved; and
 - that projects/programs are complying with federal administrative requirements.

D. Fiscal Controls

The County has standardized procedures to ensure that fiscal information on HOME, CDBG and ESG funds submitted to the HUD cash and management information system is correct and complete. Once our HUD contract is executed and the funds are added to our letter of credit for HOME, CDBG and ESG funds, separate accounts are set up through the County's Office of Financial Management.

Each approved project is linked to each account authorized by the respective letter of credit via the County's Accounting Resource and Management System. A continuing balance for each project is maintained on a mainframe computer and can be accessed on a daily basis. A separate account for HOME matching funds has been set up and the HOME Coordinator is responsible for monitoring allocations and expenditures to ensure the matching requirements have been met.

When the subgrantee requests reimbursement, they are required to submit both a County voucher reimbursement request and backup documentation that the costs were actually incurred, as well as a performance accomplishment report. Individual project managers and a fiscal staff person review both. The fiscal staff reviews the expenditure and related records to ascertain when CDBG funds, and local funds which were repaid with CDBG funds, were first obligated or expended and ascertain if any funds were obligated or expended prior to HUD's approval of the Request for Release of Funds (RROF). Reimbursement requests are also reviewed for appropriateness and eligibility under contracted provisions. If an inappropriate or ineligible cost is incurred, or if performance falls far below projections, the County will not reimburse the sub-grantee and will meet with them to try to rectify the situation.

The completion of a project does not necessarily end the County's involvement with the project. For example, once a construction or real property acquisition project is completed, the County will secure the public interest in the project and restrict any potential change of use via a promissory note and deed of trust instrument against the real property. HOME, CDBG and ESG funds are subject to payback, with a share of the appreciated value, if the use of the property changes.

In addition to our internal fiscal controls, our fiscal process is audited periodically by the state to ensure we adhere to county, state and federal (e.g. HUD) requirements in the management of the H&CD programs.

In 2009 the Monitoring Plan Team will continue to fine tune the Monitoring Plan Desk Guide that depicts the overall goals, definitions, monitoring requirements, tools and timelines of each program area. The

effort will assist in providing a coordinated and streamlined approach to monitoring for regulatory requirements and compliance with each of the funding sources, while meeting the minimum thresholds set forth by the Community Services Division.

E. Outcome Measures

Outcome measures for activities supporting Federal Register Notice dated March 7, 2006 are noted on Table 3c documents submitted to HUD as a supplement to the Action Plan.

F. Discharge Policy

The jurisdiction has established policies for a discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such person. (99.225(c) (10))

2009 Funds Available

The King County CDBG and HOME Consortia will receive approximately \$10,006,109+ in Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and other federal funds in 2009. Additionally projected program income and recaptured funds provide a total available for 2009 allocations of \$11,784,070.

CDBG Funds:

2009 Entitlement		\$ 5,881,643+	
Projected Program Income		<u>\$750,000</u>	
	Sub-total	\$ 6,631,643	
Recaptured Grant Funds	<u>\$ 827,961</u>		
Total CDBG Funds			<u>\$7,459,604</u>

HOME Funds:

2009 Entitlement and Program Income		\$3,924,654+	
		<u>\$ 200,000</u>	
Total HOME Funds			<u>\$4,124,654</u>

Emergency Shelter Grant Funds:

Emergency Shelter Grant		\$ 199,812+	
Total ESG Funds			<u>\$199,812</u>

Total Federal Funds			<u>\$11,784,070</u>
----------------------------	--	--	----------------------------

Float Loan Activities

Vashon House Hold (VHH) Float Loan On September 25, 2008 the Joint Recommendations Committee approved a \$2.21 Million CDBG Interim (Float) Loan for VHH to acquire the Davis Freeman Apartments on Vashon Island. The loan was approved with the following conditions: 1) VHH provides an irrevocable letter(s) of credit from appropriate lending institution(s) having a rating of "A" or better, per the Consortium's float loan guidelines. 2) VHH's willingness to grant first position liens and affordable housing covenants on the properties, 3) Provision of appraisal supporting the purchase price of the property. 4) Completion of Phase I Environmental Review and federal Environmental Review Process, and 5) Completion of Capital Needs Assessment. As of the date of the publishing of this draft action plan, the conditions have not been satisfied and the loan has not been initiated.

Program Income

The following sources of program income are expected to be received and are allocated for 2009 activities.

Housing Repair Loan Paybacks	\$ 744,750
Housing Stability Loan Repayments	\$ 5,250
TOTAL CDBG Program Income	\$750,000

The above CDBG Program Income repayments represent an estimate of program income available for 2009 project activities.

TOTAL HOME Program Income	\$200,000
----------------------------------	------------------

CDBG Recaptured Funds

The following funds are available from earlier projects which have been completed with an under run or which have been canceled during 2008. These funds have been recaptured and reallocated to the 2009 CDBG Program.

According to policies stated in the 2009-20011 CDBG Interlocal Cooperation Agreement with the King County Consortium cities, which was adopted by all the Consortium members, recaptured administration dollars and other Consortium-wide funds are shared and reallocated among the Consortium partners.

Area	Project Number	ProjectTitle	Funds Received
<i>Consortium-Wide CDBG Fund</i>			
	C04206	King County Admin - Capital RE Public Improvements	\$5,981.00
	C05205	King County Admin - Capital Re Community Facilities	\$36,789.00
	C05206	King County Administration - Capital Re Public Improvements	\$31,522.00
	C06204	King County CDBG Program Administration	\$147,964.00
	C06205	King County Admin- Capital RE Community Facilities	\$10,867.00
	C06206	King County Admin Capital RE Public Improvements	\$123,944.00
	C06208	King County Admin Capital RE Housing	\$45,706.00
	C07011	King County Relocation Activities	\$20,948.00
	C07101	Fremont Public Association Housing Stability Project	\$15,058.00
	C07205	KC Community Facility Project Management	\$16,451.00
	C07206	KC Public Improvements Project Management	\$59,997.00
			\$515,227.00
<i>County & Small Cities CDBG Fund</i>			
	C04307	King County CSC Admin-Capital RE Community Facilities	\$81,319.00
	C05309	King County CSC Admin - Cost RE Public Improvements	\$69,453.00
			\$150,772.00
<i>Covington, City of CDBG Fund</i>			
	C03120	Covington CDBG Program Administration	\$2,992.00
			\$2,992.00
<i>Des Moines, City of CDBG Fund</i>			
	C03237	Des Moines Wesley Home Cross Walk Signal Replacement	\$24,733.00
			\$24,733.00
<i>Federal Way, City of CDBG Fund</i>			
	C07375	Federal Way CDBG Program Administration	\$2,668.00
	C07495	Federal Way Low-income Family with Children Services (HSS3)	\$2,711.00
			\$5,379.00

North/East Sub-Region

C06203	Duvall Cherry Street Water Main Replacement	\$340.00	
C06233	Hopelink Rural Connections	\$8,593.00	
C07179	EDVP Emergency Shelter Operations	\$1.00	
	Sky Valley Community Resource Center Emergency		
C07194	Assistance	\$5,284.00	
C07282	FOY Emergency Youth Shelter Operations	\$8,663.00	
			\$22,881.00

Renton, City of CDBG Fund

C05391	SKC First Homes Program	\$31,140.00	
C07497	Children's Home Society of WA Strengthening Families	\$1.00	
	Institute for Family Development-Parents and Children		
C07498	Together (PACT)	\$2,446.00	
C07507	Renton CDBG Program Administration	\$205.00	
C07603	Renton Unallocated Funds	\$61,469.00	
C07751	Renton Minor Housing Repair Program	\$2,906.00	
			\$98,167.00

Shoreline, City of CDBG Fund

C04150	Paramount House	\$60.00	
			\$60.00

South Sub-Region

C06168	Algona Sport Court	\$187.00	
C06235	Multi-Service Center Employment Services by CBDO	\$5,049.00	
C06709	Lutheran Community Services A&E, Project Mgmt.	\$80.00	
C07342	Tukwila/SeaTac/Des Moines Minor Home Repair	\$1,362.00	
			\$6,678.00

Tukwila, City of CDBG Fund

C05699	Tukwila Minor Home Repair	\$1,072.00	
			\$1,072.00

<i>Grand Total</i>	
<i>Sum:</i>	\$827,961.00

Please note that any of the above projects which were involved in a substantial change, (defined as the amount to be expended was changed by 25 percent unless the decrease was the result of an under run; the purpose, scope, location or beneficiaries of the project was changed; a project was canceled; or a new project was funded) were published and citizens were allowed to comment.

Specific CDBG Submission Requirements

Allocation Priorities

CDBG funds are being distributed to activities within the following three geographic designations and are intended to further the goals and objectives of the 5-year Consolidated Plan (see Executive Summary).

- 1) Regional
 - a. Housing Repair Set-aside (25% of funds available – entitlement + program income)
 - b. Housing Stability Set-aside (5% of 15% public service funds available – entitlement + program income)
- 2) North/East Sub-region (43% of remaining funds available after Consortium Set-asides)
 - a. Emergency Assistance (50% of N/E share of public service funds) and Emergency Shelters (50% of N/E share of public service funds)
 - b. Housing (targets 30% of N/E capital entitlement funds)
 - c. Public Infrastructure/Community Facilities
- 3) South Sub-region (57% of remaining funds available after Consortium Set-asides)
 - a. Emergency Assistance (50% of South share of public service funds) and Emergency Shelters (50% of South share of public service funds)
 - b. Minor Home Repair
 - c. Public Infrastructure/Community Facilities
 - d. Economic Development Micro-Enterprise

Low/Mod Benefit

100 percent of CDBG funds available will be used for activities that benefit persons of low- and moderate-income.

CDBG law authorizes an exception criterion in order for grantees to be able to undertake area benefit activities at section 105(2)(A)(ii) of the HCD act of 1974 as amended. The King County Consortium is granted an exception to the 51% low- and moderate-income (LMI) criteria for LMI area benefit projects. The LMI area benefit criteria for the King County Consortium is 45% based on data posted at HUD's website.

<http://www.hud.gov/offices/cpd/systems/census/lowmod/exception.cfm>

Specific HOME Submission Requirements

Title II of the Cranston-Gonzalez National Affordable Housing Act 24 CFR Part 92

Recapture/Resale Provisions:

HOME funds used for housing rehabilitation will be subject to recapture if the property is sold, title is transferred, or the owner does not comply with affordability requirements. HOME funds used for housing development or preservation of rental housing will be subject to recapture if affordable rental housing is not provided for low-income household, in accordance with the contract requirements. For home ownership projects, if the home does not continue to be the principal residence of the homebuyer for the duration of the period of affordability, the HOME investment is subject to recapture. The amount subject to recapture is based upon the amount of HOME assistance that enabled the homebuyer to purchase the home. This includes any HOME assistance that reduced the purchase price from fair market value to an affordable price but excludes the development subsidy. The recaptured HOME funds will be used for other HOME-eligible activities or to assist subsequent homebuyers depending upon the design of the homeownership program.

Tenant-Based Rental Assistance:

The Consortium does not engage in this activity.

Other Forms of Investment:

The Consortium does not use forms of investment other than those described in 24 CFR 92.206(b).

Affirmative Marketing:

King County has policies and procedures for affirmative marketing of vacant units in projects of five or more HOME-assisted housing units, per 24 CFR 92.351. The County will advertise the HOME Program in publications throughout the County and will notify all housing related community organizations about the availability of HOME funds and the eligible activities. The County's Office of Civil Rights Enforcement requirements for equal access to programs will be adhered to from the initial stages of program development.

King County will use the following procedures to inform the public, property owners, and potential tenants about federal and County fair housing laws that apply to the HOME Program.

1. The Equal Housing Opportunity logo will be used in all press releases, display advertising, and brochures used to market King County's rehabilitation program, as well as on the project application form; and
2. Owners will be informed of fair housing requirements during the initial interview and preliminary application process.

Requirements and Procedures for Owners:

King County will require owners to display the Fair Housing poster at project sites, and to use the Equal Housing Opportunity logo on all advertising notifying the public of available rental units in projects

rehabilitated through the County's HOME Program. The County will further require owners to use commercial media to advertise the availability of renovated units, especially in local newspapers serving the project area, including at least two minority newspapers.

King County will require building owners to maintain management records documenting their efforts to affirmatively market available rental units. Owners are required to have copies of advertisements for available units and copies of notices provided to outreach agencies to inform and solicit applications from persons in the housing market area who are not likely to apply for the housing without special outreach. Affirmative marketing records are available for review by the County at any time. This information is used to assess the results of the owner's affirmative marketing efforts. King County requires the owner to maintain rejected housing applications along with a statement explaining why the applicant was rejected.

King County staff will assess affirmative marketing efforts of owners receiving HOME dollars through the following:

- periodic visits by County staff to completed projects;
- an annual review of records for a random sample of projects rehabilitated with HOME funds;
- periodic checks for advertisements including the Equal Housing Opportunity logo, notices to minority and outreach agencies; and
- verification of rents charged, and a record of approved and rejected tenant applications for housing.

If the review of the owner's efforts to affirmatively market units shows the owner has not complied with the County's affirmative marketing requirements, the County will inform the owner of the review findings in writing and give the owner time to correct the problems before a second record review is conducted. An owner's failure to correct problems and comply with affirmative marketing requirements may result in the County calling due the deferred-payment loan made to the owner for the property, or charging interest on the loan.

Assistance for First-Time Homebuyers

Homeownership activities supported with HOME funds must:

- ensure that potential homebuyers are screened for income eligibility and potential success as a homeowner;
- preserve long-term affordability (minimum of 15 years for existing units or 20 years for new units);
- include resale restrictions which recapture HOME contribution when homes are sold during period of affordability for use in another HOME-eligible activity or by another eligible homebuyer.

In addition, first-time homebuyers should have a household income of at least 50% of median income unless the homeownership program can demonstrate that the homebuyers will be successful homeowners through the provision of intensive one-on-one training and/or counseling on the responsibilities and rights of homeowners. This will ensure that assisted buyers will be more likely to maintain their homes, keep up with monthly payments, and be prepared to budget successfully for increases in property taxes and insurance.

Education and counseling activities will only be funded in conjunction with a homeownership program or project (e.g., down payment assistance, new construction). Funding for homeownership education and counseling activities will not exceed \$25,000 per program or project, and the total funds available for these activities annually will not exceed 5% of the funds available in the competitive pot.

Opportunities for homeownership can be developed or preserved through:

- use of limited equity cooperative model or community land trust model;
- use of a sweat equity model;
- nonprofit acquisition of a mobile home park in danger of conversion to another use in order to maintain its long-term affordability;
- nonprofit organization partnering with for-profit organizations to develop a first-time homebuyer program serving a neighborhood or community; or
- revolving loan funds to be used for downpayment assistance or mortgage subsidy through a second or third mortgage.

Proceeds from repayments of loans to assisted homebuyers will be used for another HOME-eligible activity (pursuant to the Multifamily Housing Property Disposition Reform Act of 1994) or to assist another eligible homebuyer. The monitoring of the recapture of HOME funds or subsequent sales and long-term affordability will be addressed by the nature of the limited equity cooperatives, community land trusts, or nonprofit organization homebuyer assistance programs.

HOME Matching Funds

The sources of matching funds for rental housing projects funded with HOME are King County's local general fund, the Regional Affordable Housing Program (RAHP) funds and Veterans and Human Service Levy capital funds. RAHP funds are a dedicated state-adopted housing resource (a document recording fee surcharge) administered by King County, and are targeted to the creation of affordable housing. Veterans and Human Service Levy capital funds are targeted to housing development projects that provide permanent supportive housing to homeless veterans and other homeless families and individuals. The sources of match for the HOME-funded owner-occupied rehabilitation program are owner contributions.

Home Compliance with Uniform Relocation Act

King County certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, implementing regulations at 49 CFR Part 24 and the requirements of 24 CFR part 92.353.

Specific ESG Requirements

Title 24 Chapter V Part 576

ESG Targets

The King County Consortium currently targets available Emergency Shelter Grant (ESG) funds for the following:

- maintain the existing supply of emergency shelter beds for homeless families and individuals, and
- maintain operating support for the existing emergency shelter system;

ESG funds and CDBG funds were awarded to non-profit organizations through a combined competitive Request for Proposals process called the Homeless Assistance Fund. Project selection was based on how well the application furthers the Continuum of Care strategies. This is the second year of the 2-year award for the project activities.

Sources of Matching Funds:

Matching funds generated are as follows: other federal - \$165,518; other public -\$886,053; private foundations - \$187,754, fund raising - \$223,880; totaling \$1,463,205. The match sources include Community Development Block Grant funds, private donations, local jurisdictions' general fund support, and state funds for shelter programs.

Appendix A

Citizen Participation

The County and Consortium Cities held joint application workshops in March with the City of Federal Way and another with the City of Renton. Additional Community Facilities and Public Improvements workshops were held in May to provide technical assistance to interested applicants. Over ten additional technical assistance one-on-one meetings were conducted by HCD staff during March, April and May prior to the application submission deadline. In addition, HCD Staff and South Sub-Region Advisory Group members participated in onsite tours of proposed projects. A Public Forum was held September 4th and applicants were invited to present their proposals to the Sub-Region Advisory Group members. There were over 25 persons in attendance. This allowed for direct communication between the applicants and the Sub-Region Advisory Group members concerning details of each proposed project. The Sub-region Advisory Group then met as sub-regions to review and finalize the recommendations they made within their respective areas to finalize comprehensive funding recommendations to the Joint Recommendations Committee (JRC). The JRC considered the recommendations and adopted them without modifications at the public hearing held on September 25, 2008.

The public was invited to comment on the housing and community development needs of the communities served by the King County CDBG Consortium at both the Sub-Regional Public Forums and at the Joint Recommendations Committee meeting held September 25, 2008, at the King County International Airport, Bldg. 7300, Room 110, 7377 Perimeter Rd. South, Seattle, WA 98108. Participation by persons of low- or moderate-income, was encouraged. Particularly residents of predominantly low- and moderate-income neighborhoods, slum or blighted areas, and areas in which the grantee proposes to use CDBG funds.

King County Housing and Community Development (HCD) also offered web site access to its federal HUD grant plans and performance reporting documents at www.metrokc.gov/dchs/csd/housing. Public comments are received and responded to as well as incorporated into the Citizen Participation portion of this plan.

Summary of Public Comments

The 2009 CDBG proposed projects are available for public review between October 14 and November 14, 2008. An ad was published on October 3rd announcing the availability of the Draft 2009 Action Plan. The Joint agreement cities held public meetings on their proposed projects before they were adopted by the individual city councils.

The Inter-jurisdictional Advisory Group held a Public Forum on September 4, 2008, for the purpose of hearing brief presentations from applicants of the King County Consortium-wide Funds. The Forum also invited citizens to provide comments concerning housing and community development needs within their communities.

Any comments on the Draft 2009 Action Plan are to be submitted in writing and received no later than 4:30 p.m. on November 14, 2008 at the office of the King County Housing & Community Development

Program, Attn: Eric Wilcox, Community Development Planner, 401 5th Avenue, Suite 510, Seattle, WA 98104-1598, or by email at eric.wilcox@kingcounty.gov.

Appendix B

Listing of Adopted 2009 Projects

The federal funds will be allocated to the activities listed in the following pages. The activities will be implemented in the 2009 program year. They are consistent with the King County Consortium Consolidated Housing and Community Development Plan for 2005-2009 and meet the applicable federal requirements for the CDBG, HOME and ESG programs. The activities predominantly benefit persons who are at or below 80 percent of the area median income.

2009

13-Oct-08

Action Plan

Project #	Project Title	Allocation
0356	HOME Grant	
HH9000	HOME Subrecipient Housing Development	\$3,412,189
Applicants	King County Housing and Community Development	
Activity Type:	Acquisition of Housing - 570.201 (m)	
Location:	Consortium-wide/ 401 Fifth Ave Seattle 98104-	
Description:	Funds will be used to select housing development projects through a competitive process in conjunction with King County's Housing Finance Program in Fall of 2008. 15% of HOME allocation (approximately \$618,698.10) will be used for CHDO eligible projects. This Action Plan will be amended to include descriptions of individual projects once they are selected.	
National Objective:	LMH	Hud Matrix 01 Start Date: 10/6/2008 End Date:
Objective Number:	AH1	Priority Need: Rental Housing to LMI/Special Needs
Source of Funds:	Home Investment Partnerships Fund	
HH9107	Housing Repair Owner - Occupied Loan Program	\$300,000
Applicants	King County Housing and Community Development	
Activity Type:	Housing Rehabilitation - 570.202	
Location:		
Description:	Funds will be used to provide interest free deferred payment loans to low- and moderate-income homeowners (up to 80% of median) to bring eligible houses to Housing Quality Standards (HQS). Access to the program is provided through the King County Housing Repair Program (206) 296-7640.	
National Objective:	LMH	Hud Matrix 14A Start Date: 10/6/2008 End Date:
Objective Number:	AH2A	Priority Need: Home Ownership & Housing Preservation
Source of Funds:	Home Investment Partnerships Fund	
HH9204	HOME Program Administration	\$412,465
Applicants	King County Housing and Community Development	
Activity Type:	Program Administration - 570.206	
Location:	Consortium-wide	
Description:	Funds will support the administration of the King County HOME Consortium Program.	
National Objective:	NA	Hud Matrix 21H Start Date: 10/6/2008 End Date:
Objective Number:		Priority Need:
Source of Funds:	Home Investment Partnerships Fund	
0356	HOME Grant Total	\$4,124,654

C09023 Shoreline Sidewalk Accessibility Improvements **\$58,993**
Applicants Shoreline, City of
Activity Type: Public Facilities - 570.201(c)
Location: various locations - Citywide Shoreline
Description: Construct curb ramps, sidewalk improvements and wheelchair pads at bus stops within the City of Shoreline for increased accessibility for persons with disabilities.
Performance Measures: 1 Public Facilities
National Objective: LMC **Hud Matrix** 03L **Start Date:** 1/1/2009 **End Date:**
Objective Number: CD2/ED2 **Priority Need:** Improve Living Environment
Source of Funds: Shoreline, City of CDBG Fund

C09039 Shoreline Minor Home Repair Program **\$70,000**
Applicants Shoreline, City of
Activity Type: Housing Rehabilitation - 570.202
Location: 2208 2nd Ave, Suite 100 Seattle 98121-
Description: Funds will be used to provide low-cost electrical, plumbing, carpentry and disability access repairs to low-income, elderly and/or disabled homeowners.
Performance Measures: 50 Housing Units
National Objective: LMC **Hud Matrix** 14A **Start Date:** 1/1/2009 **End Date:**
Objective Number: AH2A **Priority Need:** Home Ownership & Housing Preservation
Source of Funds: Shoreline, City of CDBG Fund

C09051 Section 108 Loan Repayment **\$174,369**
Applicants King County Housing and Community Development
Activity Type: Public Improvements - 570.201(c)
Location: Consortium-wide Seattle 98104-
Description: Funds will be used to repay a portion of the Greenbridge Section 108 Loan.
Census CT265 BG1-4; CT266 BG1-2;
T 267 BG1-5; CT268 BG1-5
National Objective: LMA **Hud Matrix** 03K **Start Date:** 1/1/2009 **End Date:**
Objective Number: CD2/ED2 **Priority Need:** Improve Living Environment
Source of Funds: Consortium-Wide CDBG Fund

C09057 Northshore Senior Center Renovation **\$80,000**
Applicants Northshore Senior Center
Activity Type: Public Facilities - 570.201(c)
Location:
Description: Funds will be used for replacement of entry doors providing upgraded ADA accessibility and curb improvements to the senior center.
Performance Measures: 1 Public Facilities
National Objective: LMC **Hud Matrix** 03E **Start Date:** 1/1/2009 **End Date:**
Objective Number: CD1/ED1 **Priority Need:** Provision of Human Services
Source of Funds: North/East Sub-Region

C09058	Skykomish Wastewater Facilities Project	\$575,700
Applicants	Skykomish, Town of	
Activity Type:	Public Improvements - 570.201(c)	
Location:	Town of Skykomish, WA	
Description:	Funds will be used for new sewer collection and conveyance infrastructure for the residential area of the Town of Skykomish.	
Performance Measures:	1 Public Facilities	
National Objective:	LMA Hud Matrix 03J Start Date: 1/1/2009 End Date:	
Objective Number:	CD2/ED2 Priority Need: Improve Living Environment	
Source of Funds:	North/East Sub-Region	
<hr/>		
C09100	Des Moines Area Food Bank - Acquisition	\$106,400
Applicants	Des Moines Area Food Bank	
Activity Type:	Acquisition of Real Property - 570.201 (a)	
Location:		
Description:	CDBG funds will be used to acquire a facility for activities related to the delivery of emergency food assistance.	
Performance Measures:	1 Public Facilities	
National Objective:	LMC Hud Matrix 01 Start Date: 1/1/2009 End Date:	
Objective Number:	CD1/ED1 Priority Need: Provision of Human Services	
Source of Funds:	South Sub-Region	
<hr/>		
C09101	Solid Ground of Washington Housing Stability Program	\$337,583
Applicants	Solid Ground Emergency Shelter Operations	
Activity Type:	Public Service - 570.201(e)	
Location:	Consortium-wide/ 1501 N 45th Seattle 98103-	
Description:	Funds will be used to assist low-income persons at risk of homelessness to stabilize their housing.	
Performance Measures:	529 People (General)	
National Objective:	LMC Hud Matrix 05S Start Date: 1/1/2009 End Date:	
Objective Number:	H1 Priority Need: Prevent Homelessness	
Source of Funds:	Consortium-Wide CDBG Fund \$256,145	
Source of Funds:	Federal Way, City of CDBG Fund \$40,428	
Source of Funds:	Renton, City of CDBG Fund \$23,125	
Source of Funds:	Shoreline, City of CDBG Fund \$17,885	
<hr/>		
C09121	Washington CASH - Micro-enterprise	\$46,699
Applicants	Washington Community Alliance for Self-Help	
Activity Type:	Microenterprise Assistance - 570.201 (o)	
Location:	2100 24th Avenue South, Seattle, WA 98144	
Description:	Funds will be used to provide comprehensive microenterprise development activities designed to build businesses and address the economic needs of low-income families in the south sub-region of King County (specifically Burien, Renton, Skyway and SeaTac.)	
Performance Measures:	60 Businesses	
National Objective:	LMCM Hud Matrix 18B Start Date: 1/1/2009 End Date:	
Objective Number:	CD3/ED3 Priority Need: Economic Opportunit	
Source of Funds:	South Sub-Region	

C09122	Black Diamond Morgan St Sidewalk Phase II	\$363,600
Applicants	Black Diamond, City of	
Activity Type:	Public Improvements - 570.201(c)	
Location:	Morgan Street, Black Diamond, WA	
Description:	Funds will be used to construct 1,000 SY of new sidewalks, 1,500 LF of curbs and 1,250 LF of storm drainage along Morgan Street Morganville neighborhood and the City's Old Town to complete elementary school walking route and connect to the new King County Library.	
Performance Measures:	1 Public Facilities Census Survey Performed	
National Objective:	LMA Hud Matrix 03L Start Date: 1/1/2009 End Date:	
Objective Number:	CD2/ED2 Priority Need: Improve Living Environment	
Source of Funds:	South Sub-Region	
<hr/>		
C09123	Burien Hazel Valley Elementary School Sidewalk Project	\$200,000
Applicants	Burien, City of	
Activity Type:	Public Improvements - 570.201(c)	
Location:	SW 132nd St between Ambaum Blvd SW and 5th Ave SW, Burien, Washington	
Description:	Funds will be used for construction of 1,700 feet of six-foot-wide sidewalk located on the north side of SW 132nd St between Ambaum Blvd SW and 5th Ave SW, adjacent to Hazel Valley Elementary School in Burien. *CT267BG002; *CT268BG022; *CT275BG005; CT276BG001; *CT275BG004; *CT275BG003. *Indicates partial Census Tract	
Performance Measures:	1 Public Facilities	
National Objective:	LMA Hud Matrix 03L Start Date: 1/1/2009 End Date:	
Objective Number:	CD2/ED2 Priority Need: Improve Living Environment	
Source of Funds:	South Sub-Region	
<hr/>		
C09127	Des Moines S. 216th Sidewalk Improvements	\$450,000
Applicants	Des Moines, City of	
Activity Type:	Public Improvements - 570.201(c)	
Location:	216th Street, Des Moines WA	
Description:	CDBG funds will be used for the construction of curb, gutter and sidewalks on both sides of S. 216th Street between 11th Ave South and Marine View Drive in Des Moines.	
Performance Measures:	1 Public Facilities Census Meets Exception Criteria Threshold of 45%	
National Objective:	LMA Hud Matrix 03L Start Date: 1/1/2009 End Date:	
Objective Number:	CD2/ED2 Priority Need: Improve Living Environment	
Source of Funds:	South Sub-Region	
<hr/>		
C09145	Shoreline/Lake Forest Park Senior Center	\$39,268
Applicants	Shoreline, City of	
Activity Type:	Public Service - 570.201(e)	
Location:	18560 NE 1st Avenue NE, #1 Shoreline 98155-	
Description:	Funds will be used to provide social, recreational, nutritional, health, legal, educational and counseling services to seniors. Other services include meals on wheels, congregate nutrition, senior rights assistance, information and advocacy, in-home assistance.	
Performance Measures:	876 People (General)	
National Objective:	LMC Hud Matrix 05A Start Date: 1/1/2009 End Date:	
Objective Number:	CD1/ED1 Priority Need: Provision of Human Services	
Source of Funds:	Shoreline, City of CDBG Fund	

C09162 Northshore Hopelink Center Emergency Assistance **\$15,000**

Applicants Hopelink

Activity Type: Public Service - 570.201(e)

Location: 18220 96th Ave. NE Bothell 98011-

Description: Bothell Emergency Services Center. Funds will be used to provide emergency assistance such as food, shelter and transportation to at-risk low income households.

Performance Measures: 1,639 People (General)

National Objective: LMC **Hud Matrix** 05 **Start Date:** 1/1/2009 **End Date:**

Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS

Source of Funds: North/East Sub-Region

C09165 Solid Ground Tenant Counseling and Mediation Services **\$18,000**

Applicants Solid Ground of Washington

Activity Type: Public Service - 570.201(e)

Location: 1501 N. 45th ST Seattle 98103-

Description: Counseling and assistance to renters facing urgent housing crisis in South King County.

Performance Measures: 4,759 People (General)

National Objective: LMC **Hud Matrix** 05 **Start Date:** 1/1/2009 **End Date:**

Objective Number: CD1/ED1 **Priority Need:** Provision of Human Services

Source of Funds: South Sub-Region

C09166 ARCH Housing Development Set-aside **\$232,272**

Applicants A Regional Coalition for Housing

Activity Type: Acquisition - 570.201 (a)

Location: Consortium-wide / 16225 NE 77th St. #A3 Redmond

Description: Funds will be used for one or two housing development projects being selected through a competitive process. ARCH will make a recommendation to the Consortium, which will make a decision in the Fall of 2008. This Action Plan will be amended to include descriptions of individual projects once they are selected.

Housing Units

National Objective: LMH **Hud Matrix** 001 **Start Date:** 10/7/2008 **End Date:**

Objective Number: AH1A **Priority Need:** Home Ownership & Housing Preservation

Source of Funds: North/East Sub-Region

C09167 North and East Sub-region Housing Finance Set-aside **\$40,989**

Applicants King County Housing and Community Development

Activity Type: Acquisition - 570.201 (a)

Location: NorthEast Sub-Region /401 5th Suite 510 Seattle 98104-

Description: Funds will be used for allocations to housing development projects in conjunction with the King County Housing Finance Program application cycle.

Housing Units

National Objective: LMH **Hud Matrix** 022 **Start Date:** 10/7/2008 **End Date:**

Objective Number: AH1A **Priority Need:** Home Ownership & Housing Preservation

Source of Funds: North/East Sub-Region

C09169 ReWA Emergency Assistance for Refugees and Immigrants **\$15,000**
Applicants Refugee Women's Alliance
Activity Type: Public Service - 570.201(e)
Location: 15245 International Blvd. S Seattle 98108-
Description: Funds will be used for direct disbursements of motel vouchers, rent subsidy, bill payment, food gift cards and bus passes for refugees and immigrants. Emergency Assistance Program
Performance Measures: 3,429 People (General)
National Objective: LMC **Hud Matrix** 05 **Start Date:** 1/1/2009 **End Date:**
Objective Number: CD1/ED1 **Priority Need:** Provision of Human Services
Source of Funds: South Sub-Region

C09174 Multi Service Center Emergency Assistance **\$35,000**
Applicants Renton, Community Services Division, City of
Activity Type: Public Service - 570.201(e)
Location: 1230 S 336th St Federal Way 98003-
Description: Funds will be used to provide motel vouchers and emergency assistance vouchers severe weather for gas, utility bills, or prescription medication for City of Renton residents.
Performance Measures: 23 People (General)
National Objective: LMA **Hud Matrix** 05 **Start Date:** 1/1/2009 **End Date:**
Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS
Source of Funds: Renton, City of CDBG Fund

C09175 YWCA Emergency Shelter Operations **\$23,500**
Applicants YWCA
Activity Type: Public Service - 570.201(e)
Location: 1010 2nd Street Renton 98057-
Description: Funds will be used for operating expenses for the emergency shelter programs in Kent, Renton and Auburn. Family Shelter - 14 units
Performance Measures: 152 People (General)
National Objective: LMC **Hud Matrix** 03T **Start Date:** 1/1/2009 **End Date:**
Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS
Source of Funds: North/East Sub-Region

C09177 Congregations for the Homeless Operating Cost **\$15,000**
Applicants Eastside Interfaith Social Concerns Council
Activity Type: Public Service - 570.201(e)
Location: PO Box 662 Bellevue 98009-
Description: Funds will be used to support operations of an emergency shelter for single men in East King County.
Performance Measures: 144 People (General)
National Objective: LMC **Hud Matrix** 03T **Start Date:** 1/1/2009 **End Date:**
Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS
Source of Funds: North/East Sub-Region

C09178 Hospitality House Emergency Shelter Support **\$15,000**
Applicants Hospitality House
Activity Type: Public Service - 570.201(e)
Location: 1501 N 45th St Seattle 98103-
Description: Funds will be used to provide approximately 80 single homeless women with emergency shelter. Single Women's Shelter - 9 beds
Performance Measures: 80 People (General)
National Objective: LMC **Hud Matrix** 03T **Start Date:** 1/1/2009 **End Date:**
Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS
Source of Funds: North/East Sub-Region

C09179 My Sister's Home EDVP Emergency Shelter Operations **\$47,846**
Applicants Eastside Domestic Violence Program
Activity Type: Public Service - 570.201(e)
Location: PO Box 6390 Bellevue 98008-
Description: Funds will be used to provide emergency shelter to approximately 60 households composed of women and children who are homeless due to domestic violence through Eastside Domestic Violence Program.
Performance Measures: 140 People (General)
National Objective: LMC **Hud Matrix** 03T **Start Date:** 1/1/2009 **End Date:**
Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS
Source of Funds: North/East Sub-Region

C09186 Redmond Hopelink Center Emergency Assistance **\$33,383**
Applicants Hopelink
Activity Type: Public Service - 570.201(e)
Location: 16225 NE 87th Suite A-1 Redmond 98073-
Description: Funds will be used to provide emergency assistance such as food, shelter and transportation to at-risk low income households.
Performance Measures: 2,297 People (General)
National Objective: LMC **Hud Matrix** 05 **Start Date:** 1/1/2009 **End Date:**
Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS
Source of Funds: North/East Sub-Region

C09187 Sno-Valley Hopelink Center Emergency Assistance **\$28,409**
Applicants Hopelink
Activity Type: Public Service - 570.201(e)
Location: 31957 E. Commercial St Carnation 98014-
Description: Funds will be used to provide low income persons with emergency assistance such as food, shelter and transportation.
Performance Measures: 1,346 People (General)
National Objective: LMC **Hud Matrix** 05 **Start Date:** 10/7/2008 **End Date:**
Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS
Source of Funds: North/East Sub-Region

C09192 Kenmore Hopelink Family Shelter Operating Cost **\$32,879**
Applicants Hopelink
Activity Type: Public Service - 570.201(e)
Location: 18015 63rd Ave NE Kenmore 98028-
Description: Funds will be used to support operations of a family shelter in North / East King County.
Performance Measures: 3,925 People (General)
National Objective: LMC **Hud Matrix** 05 **Start Date:** 1/1/2009 **End Date:**
Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS
Source of Funds: North/East Sub-Region

C09193 Kirkland Center Emergency Assistance **\$19,033**
Applicants Hopelink
Activity Type: Public Service - 570.201(e)
Location: 13013 NE 65th Street Kirkland 98033-
Description: Funds will be used to provide one-time financial and short term food assistance for low income individuals and families in the north and east King County.
Performance Measures: 2,093 People (General)
National Objective: LMC **Hud Matrix** 005 **Start Date:** 10/7/2008 **End Date:**
Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS
Source of Funds: North/East Sub-Region

C09194 Sky Valley Community Resource Center Emergency Assistance **\$15,000**
Applicants Volunteers of America, Western Washington
Activity Type: Public Service - 570.201(e)
Location: 422 SW 102nd St Seattle 98146-
Description: Funds will be used to provide low income households emergency assistance and eviction prevention services.
Performance Measures: 69 People (General)
National Objective: LMC **Hud Matrix** 05 **Start Date:** 1/1/2009 **End Date:**
Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS
Source of Funds: North/East Sub-Region

C09204 King County CDBG Administration **\$1,306,360**
Applicants King County Housing and Community Development
Activity Type: Program Administration - 570.206
Location: Consortium-wide/ 401 Fifth Ave - Suite 510. Seattle 98104-
Description: Funds will be used for administration and coordination of the housing and community development activities in the King County Consortium.
National Objective: NA **Hud Matrix** 21A **Start Date:** 1/1/2009 **End Date:**
Objective Number: C4 **Priority Need:** Planning and Admin.
Source of Funds: Consortium-Wide CDBG Fund \$1,138,362
Source of Funds: Federal Way, City of CDBG Fund \$85,977
Source of Funds: Renton, City of CDBG Fund \$46,250
Source of Funds: Shoreline, City of CDBG Fund \$35,771

C09224 DAWN Emergency Shelter Operating Cost **\$8,550**
Applicants Domestic Abuse Women's Network

Activity Type: Public Service - 570.201(e)

Location: Confidential

Description: Funds will be used to support emergency shelter with supportive services for women and children affected by domestic violence.

Performance Measures: 9 People (General)

National Objective: LMC **Hud Matrix** 03T **Start Date:** 1/1/2009 **End Date:**

Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS

Source of Funds: South Sub-Region

C09238 King County Housing Repair Program **\$1,657,912**

Applicants King County Housing and Community Development

Activity Type: Housing Rehabilitation - 570.202

Location: Consortium-wide/ 401 Fifth Ave. Seattle 98104-

Description: Funds will be used to provide interest free deferred payment loans to low- and moderate-income homeowners (up to 80% of median) for health and safety repairs. Low-income homeowners (up to 50% of median) are eligible for emergency and mobile home grants. Specific activities will be determined as the funding year progresses (and the Action Plan will be amended), and these activities will be similar to those activities identified by HUD's IDIS no. 2305, 2304, and 2308.

Performance Measures: 300 Housing Units

National Objective: LMH **Hud Matrix** 14A **Start Date:** 1/1/2009 **End Date:**

Objective Number: AH2A **Priority Need:** Home Ownership & Housing Preservation

Source of Funds: Consortium-Wide CDBG Fund \$1,272,053

Source of Funds: Federal Way, City of CDBG Fund \$180,807

Source of Funds: Renton, City of CDBG Fund \$115,625

Source of Funds: Shoreline, City of CDBG Fund \$89,427

C09241 Capital Project Implementation **\$304,243**

Applicants King County Housing and Community Development

Activity Type: Contingencies (Unallocated and Reserved Funds)

Location: Consortium Wide / 401 5th Avenue- Suite 510 Seattle 98104-

Description: Funds are budgeted for contingency costs related to capital project implementation.

National Objective: NA **Hud Matrix** 022 **Start Date:** 1/1/2009 **End Date:**

Objective Number: CD2/ED2 **Priority Need:** Improve Living Environment

Source of Funds: Consortium-Wide CDBG Fund \$273,374

Source of Funds: Federal Way, City of CDBG Fund \$14,465

Source of Funds: Renton, City of CDBG Fund \$9,250

Source of Funds: Shoreline, City of CDBG Fund \$7,154

C09282 FOY Youth Haven Emergency Shelter **\$15,000**

Applicants Friends of Youth

Activity Type: Public Service - 570.201(e)

Location: 2818 161 St SE Bellevue / 15507 70th Ave Bellevue/Kenmore 98008/9802
Ne Kenmor

Description: Funds will be used to provide emergency shelter beds for youth ages 11 to 17, in Bellevue and Kenmore. Youth Shelter - 10 units

Performance Measures: 100 People (General)

National Objective: LMC **Hud Matrix** 03T **Start Date:** 1/1/2009 **End Date:**

Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS

Source of Funds: North/East Sub-Region

1C09296 CCS HOME /ARISE Mens Shelter **\$28,933**

Applicants Catholic Community Services

Activity Type: Public Service - 570.201(e)

Location: Rotating Shelter / 100 23rd Ave South - Kent 98035-
Seattle

Description: Funds will be used to support operations of an emergency shelter for single men located in South King County. Men's Shelter - 50 beds

Performance Measures: 50 People (General)

National Objective: LMC **Hud Matrix** 05 **Start Date:** 1/1/2009 **End Date:**

Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS

Source of Funds: North/East Sub-Region

C09342 Tukwila, SeaTac, Des Moines Minor Home Repair **\$75,000**

Applicants Tukwila, City of

Activity Type: Housing Rehabilitation - 570.202

Location: SeaTac, Des Moines Tukwila / 6200 Southcenter Bvd Tukwila 98188-

Description: Funds will be used to provide minor home repairs to eligible resident homeowners living in SeaTac, Tukwila and Des Moines. The program will maintain safety and health of the occupants and preserve the dwelling and/or conserve energy. Activities may include earthquake preparedness, replacing broken switches and sockets, light fixtures, repairing heat sources, gutters and downspouts, replacing or repairing faucets, toilets, sinks, drains, broken or leaky pipes, and repairing minor roof leaks. Program is offered on a first come, first serve basis, and residents receive repairs until funds are depleted. If participating cities are unable to implement the program, the program will be reduced by the amount of funds that each city agreed to manage.

Performance Measures: 69 Housing Units

National Objective: LMH **Hud Matrix** 14A **Start Date:** 1/1/2009 **End Date:**

Objective Number: AH2A **Priority Need:** Home Ownership & Housing Preservation

Source of Funds: South Sub-Region

C09375 Federal Way CDBG Program Administration **\$85,977**

Applicants Federal Way, City of

Activity Type: Program Administration - 570.206

Location: 33325 8th Ave S Federal Way 98003-

Description: Funds will be used to support administration of the CDBG program and planning activities.

National Objective: NA **Hud Matrix** 21A **Start Date:** 1/1/2009 **End Date:**

Objective Number: C4 **Priority Need:** Planning and Admin.

Source of Funds: Federal Way, City of CDBG Fund

C09449 Neighborhood House Helpline Eviction Prevention Program **\$25,775**

Applicants Neighborhood House

Activity Type: Public Service - 570.201(e)

Location: 9800 8th Ave SW Seattle 98106-

Description: Funds will be used to provide low income households emergency assistance and eviction prevention services in White Center at the Emergency Services Support Center

Performance Measures: 603 People (General)

National Objective: LMC **Hud Matrix** 05 **Start Date:** 1/1/2009 **End Date:**

Objective Number: CD1/ED1 **Priority Need:** Provision of Human Services

Source of Funds: South Sub-Region

C09453 South King County Food Coalition **\$88,000**

Applicants	Des Moines Area Food Bank		
Activity Type:	Public Service - 570.201(e)		
Location:	South Sub-Region/22225 9th Ave. S	Des Moines	98198-
Description:	Funds will be used to provide emergency food assistance to South King County households at the following locations: Des Moines Area Food Bank, Enumclaw Food Bank, Highline Area food Bank, Maple Valley Food Bank, Tukwila Food Pantry, Vashon Island Food Bank, and White Center Food Bank.		
Performance Measures:	31,600 People (General)		
National Objective:	LMC	Hud Matrix	05
Start Date:	1/1/2009	End Date:	
Objective Number:	CD1/ED1	Priority Need:	Provision of Human Services
Source of Funds:	South Sub-Region		
C09487	Federal Way Emergency Services (HSS1)		\$25,104
Applicants	Federal Way, City of		
Activity Type:	Public Service - 570.201(e)		
Location:	33431 13th Place S & 1200 S 336th St	Federal Way	98003-
Description:	Funds will be used to contract for emergency services for residents of Federal Way with the Community Health Centers of King County and Multi-Service Center Food Bank		
Performance Measures:	455 People (General)		
National Objective:	LMC	Hud Matrix	05
Start Date:	1/1/2009	End Date:	
Objective Number:	CD1/ED1	Priority Need:	Provision of Human Services
Source of Funds:	Federal Way, City of CDBG Fund		
C09489	Federal Way Special Needs (HSS2)		\$31,000
Applicants	Federal Way, City of		
Activity Type:	Public Service - 570.201(e)		
Location:	3921 Talbott Rd S; 4016 352nd Street; 33926 9th Av	Renton; Auburn; Federal Way	98055; 980
Description:	Funds will be used to contract services for special needs elderly and disabled residents of Federal Way with the ElderHealth Northwest, Federal Way Senior Center and Orion Industries.		
Performance Measures:	31 People (General)		
National Objective:	LMC	Hud Matrix	05
Start Date:	1/1/2009	End Date:	
Objective Number:	CD1/ED1	Priority Need:	Provision of Human Services
Source of Funds:	Federal Way, City of CDBG Fund		
C09495	Federal Way Low income Family with Children Services		\$29,873
Applicants	Federal Way, City of		
Activity Type:	Public Service - 570.201(e)		
Location:	City Wide / 33530 First Way South	Federal Way	98003-
Description:	Funds will be used to contract services for low-income families with children in Federal Way with Big Brothers Big Sisters of King and Pierce Counties and the Institute for Family Development.		
Performance Measures:	77 People (General)		
National Objective:	LMC	Hud Matrix	05
Start Date:	1/1/2009	End Date:	
Objective Number:	CD1/ED1	Priority Need:	Provision of Human Services
Source of Funds:	Federal Way, City of CDBG Fund		
C09498	Renton Parents & Children Together PACT		\$12,710

Applicants Renton, Community Services Division, City of
Activity Type: Public Service - 570.201(e)
Location: City-wide/ 1055 South Grady Way Renton 98058-
Description: Funds will be used to provide in home counseling, skill building and support services to high risk children and their families in Renton.
Performance Measures: 24 People (General)
National Objective: LMC **Hud Matrix** 05 **Start Date:** 1/1/2009 **End Date:**
Objective Number: CD1/ED1 **Priority Need:** Provision of Human Services
Source of Funds: Renton, City of CDBG Fund

C09507 Renton CDBG Program Administration **\$47,710**
Applicants Renton, City of
Activity Type: Program Administration - 570.206
Location: 1055 South Grady Way Renton 98055-
Description: Funds will be used to support administration of the CDBG program and planning activities.
National Objective: NA **Hud Matrix** 21A **Start Date:** 1/1/2009 **End Date:**
Objective Number: C4 **Priority Need:** Planning and Admin.
Source of Funds: Renton, City of CDBG Fund

C09555 Shoreline CDBG Program Administration **\$39,268**
Applicants Shoreline, City of
Activity Type: Program Administration - 570.206
Location: 17544 Midvale Avenue N. Shoreline 98133-
Description: The City of Shoreline will use 2009 CDBG Pass-through funds to plan and administer the City's 2009 CDBG projects in accordance with the CDBG ICA. The funds will be used to support Personnel, Office or Operating Supplies, Communications, and Travel and Training purposes in the support of the Shoreline CDBG program.
National Objective: NA **Hud Matrix** 21A **Start Date:** 1/1/2009 **End Date:**
Objective Number: C4 **Priority Need:** Planning and Admin.
Source of Funds: Shoreline, City of CDBG Fund

C09603 Renton Unallocated Capital Contingency **\$70,997**
Applicants Renton, City of
Activity Type: Contingencies (Unallocated and Reserved Funds)
Location: City-Wide / 1055 South Grady Way Renton 98057-
Description: Unallocated funds that will be available for reallocation in 2009 if a need is presented and project(s) allocated through City Council.
National Objective: NA **Hud Matrix** 022 **Start Date:** 1/1/2009 **End Date:**
Objective Number: CD1/ED1 **Priority Need:** Provision of Human Services
Source of Funds: Renton, City of CDBG Fund

C09609 Consortium Unallocated Capital Contingency **\$12,501**
Applicants King County Housing and Community Development
Activity Type: Contingencies (Unallocated and Reserved Funds)
Location: Consortium-wide / 401 5th Ave. Suite 510 Seattle
Description: Unallocated funds to be made available for contingencies and distributed upon final HUD allocation determination in Spring 2009.
National Objective: NA **Hud Matrix** 022 **Start Date:** 1/1/2009 **End Date:**
Objective Number: CD1/ED1 **Priority Need:** Provision of Human Services
Source of Funds: Consortium-Wide CDBG Fund

C09685 Small Business Loan Program **\$1**
Applicants King County Housing and Community Development
Activity Type: Economic Development for For-Profit Organizations - 570.203
Location: Consortium-wide / 401 5th Ave. Suite 510 Seattle
Description: Funds will be used to provide loans to small businesses located in the King County Consortium and to provide servicing of the loans. Currently there is approximately \$300,000 available from program income generated from this project in previous years. Specific activities will be set up, as eligible loans are identified, throughout the funding year.
Performance Measures: 10 Businesses
National Objective: LMJ **Hud Matrix** 18A **Start Date:** 1/1/2009 **End Date:**
Objective Number: CD3/ED3 **Priority Need:** Economic Opportunitites
Source of Funds: Consortium-Wide CDBG Fund

C09751 Renton Minor Home Repair Program
\$200,000
Applicants Renton, City of
Activity Type: Housing Rehabilitation - 570.202
Location: 1055 South Grady Way Renton 98055-
Description: Funds will be used to maintain affordable housing for extremely low to low income City of Renton resident homeowners by providing minor repair services focused on increasing the health and safety of residents, providing modifications for disabilities and preserving the dwelling as decent, safe and affordable housing.
Performance Measures: 233 Housing Units
National Objective: LMC **Hud Matrix** 14A **Start Date:** 1/1/2009 **End Date:**
Objective Number: AH2A **Priority Need:** Home Ownership & Housing Preservation
Source of Funds: Renton, City of CDBG Fund

0390 Community Development Block Grant Total \$7,459,604

0391 Emergency Shelter Grant

C09067 Solid Ground Family Emergency Shelter Operations **\$28,149**

Applicants Solid Ground of Washington

Activity Type: Public Service - 570.201(e)

Location: 3 sites Seattle 98103-

Description: Fund will support operations of an emergency shelter program which houses families in neighborhood-based apartment units

Performance Measures: 14

National Objective: LMC **Hud Matrix** 03T **Start Date:** 1/1/2009 **End Date:**

Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS

Source of Funds:Emergency Shelter Grant Fund

C09070 ESG Administration **\$9,991**

Applicants King County Housing and Community Development

Activity Type: Program Administration - 570.206

Location: 401 Fifth Avenue Seattle 98104-

Description: Funds will be used to administer the Emergency Shelter Grant Program.

National Objective: NA **Hud Matrix** 21A **Start Date:** 1/1/2009 **End Date:**

Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS

Source of Funds: Emergency Shelter Grant Fund

C09074 Multi-Service Center Family Shelter **\$12,000**

Applicants Multi-Service Center

Activity Type: Public Service - 570.201(e)

Location: S. 239th Place and Military Rd Kent

Description: Funds will support operations of an emergency shelter for families in South King County. Family Emergency Shelter- 15 units

Performance Measures: 15 Households (General)

National Objective: **Hud Matrix** 03T **Start Date:** 1/1/2009 **End Date:**

Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS

Source of Funds: Emergency Shelter Grant Fund

C09075 Emergency Shelter Grant Contingency **\$821**

Applicants King County Housing and Community Development

Activity Type: Contingencies (Unallocated and Reserved Funds)

Location: 401 Fifth Avenue Seattle 98104-

Description: Funds will be distributed per Contingency Plan once final allocations have been determined by HUD and a grant agreement is in place.

National Objective: NA **Hud Matrix** **Start Date:** 10/7/2008 **End Date:**

Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS

Source of Funds:Emergency Shelter Grant Fund

C09077 YWCA Emergency Shelter **\$10,642**

Applicants YWCA

Activity Type: ESG 24CFR 576 - Emergency Shelter

Location: 1010 South 2nd Street Renton 98057-

Description: Funds will be used for operating of an emergency shelter program located in Kent, Renton and Auburn. Family Emergency Shelter - 14 units.

Performance Measures: 14 Housing Units

National Objective: LMC **Hud Matrix** 03T **Start Date:** 1/1/2009 **End Date:**

Objective Number: H3 **Priority Need:** Homeless & HIV/AIDS

Source of Funds:Emergency Shelter Grant Fund

C09080	Multi-Service Center Family Shelter Operating Cost	\$45,088
Applicants	Multi-Service Center	
Activity Type:	ESG 24CFR 576 - Emergency Shelter	
Location:	S. 239th Place and Military Rd Kent	
Description:	Funds will be used to pay for emergency shelter operations in South King County. Family Emergency Shelter- 15 units	
Performance Measures:	15 Housing Units	
National Objective:	LMC Hud Matrix 03T	Start Date: 1/1/2009 End Date:
Objective Number:	H3 Priority Need: Homeless & HIV/AIDS	
Source of Funds:	Emergency Shelter Grant Fund	
C09081	Avondale Park Emergency Shelter	\$10,000
Applicants	Hopelink	
Activity Type:	ESG 24 CFR 576 - Emergency Assistance	
Location:	18435 NE 98th Way Redmond 98052-	
Description:	Funds will support operations of an emergency shelter for families in North / East King County.	
Performance Measures:	8 Housing Units	
National Objective:	LMC Hud Matrix 03T	Start Date: 1/1/2009 End Date:
Objective Number:	H3 Priority Need: Homeless & HIV/AIDS	
Source of Funds:	Emergency Shelter Grant Fund	
C09082	Avondale Park Emergency Shelter Services	\$25,000
Applicants	Hopelink	
Activity Type:	ESG 24CFR 576 - Emergency Shelter	
Location:	18435 NE 98th Way Redmond 98052-	
Description:	Funds will support services of an emergency shelter for families in North / East King County.	
Performance Measures:	8 Housing Units	
National Objective:	LMC Hud Matrix 05	Start Date: 1/1/2009 End Date:
Objective Number:	H3 Priority Need: Homeless & HIV/AIDS	
Source of Funds:	Emergency Shelter Grant Fund	
C09083	Hopelink Kenmore Family Shelter	\$18,121
Applicants	Hopelink	
Activity Type:	ESG 24 CFR 576 - Emergency Assistance	
Location:	18015 63rd Ave NE Kenmore 98028-	
Description:	Funds will be used to support operations of a family shelter in North/East King County. Family Emergency Shelter - 9 units	
Performance Measures:	9 Housing Units	
National Objective:	LMC Hud Matrix 03T	Start Date: 1/1/2009 End Date:
Objective Number:	H3 Priority Need: Homeless & HIV/AIDS	
Source of Funds:	Emergency Shelter Grant Fund	

C09084	DAWN Emergency Shelter	\$40,000
Applicants	Domestic Abuse Women's Network	
Activity Type:	Public Service - 570.201(e)	
Location:	Confidential PO Box 88007 Tukwila 98138-	
Description:	Funds will be used to support emergency shelter with supportive services for women and children affected by domestic violence. Domestic Violence Shelter - 9 units	
Performance Measures:	9 Housing Units	
National Objective:	LMC Hud Matrix 03T Start Date: 1/1/2009 End Date:	
Objective Number:	H3 Priority Need: Homeless & HIV/AIDS	
Source of Funds:	Emergency Shelter Grant Fund	
0391	Emergency Shelter Grant Total	\$199,812

Grand Total **\$11,784,070**

Reasonable accommodation available for people with disabilities available upon request. Please call (206) 296-8672 TTY: 711 (Relay Service)