



King County

Consolidated Annual Performance and Evaluation Report for the Year 2013

A summary and evaluation of how the King County Consortium used federal housing and community development funds in 2013 to help carry out the goals and objectives identified in the *Consolidated Housing and Community Development Plan for 2010 – 2014*.

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The King County Consortium 2013

The King County Consortium is an inter-jurisdictional partnership of King County and the cities and towns of Algona, Auburn, Bellevue, Black Diamond, Beaux Arts, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Federal Way, Hunts Point, Issaquah, Kenmore, Kent, Kirkland, Lake Forest Park, Maple Valley, Medina, Mercer Island, Newcastle, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville, and Yarrow Point.

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Executive Summary

King County's community stakeholders helped establish goals and objectives for the use of its Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Services Grant (ESG) formula funds. King County receives about \$6 million in federal formula funds from the U.S. Department of Housing and Urban Development (HUD) each year. Annual formula funds awarded are supplemented by program income, chiefly from loan repayments. The County administers these federal formula funds on behalf of King County and participating cities and towns in the King County Consortium.

In addition to receipt of federal formula funds, King County also administers federal Shelter Plus Care and Supportive Housing Program funds of approximately \$7 million, and approximately \$40 million in other state and local funds to assist low-income households and homeless households in order to end homelessness.

The goals and objectives that our stakeholders helped establish are described in the Consolidated Plan. There are specific objectives, strategies and annual performance targets for each of three major goals. Consistent with the intent of the federal funds, the three major goals are:

- Goal One: Ensure Decent, Affordable Housing
- Goal Two: Ending Homelessness
- Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities.

This is a summary of King County's performance in meeting its housing and community development goals, strategies and objectives during the year 2013.

Goal One: Ensure Decent, Affordable Housing

In 2013, the King County Consortium provided funding for housing strategies for very low, low and moderate-income households (households at or below 30 percent, 50 percent and 80 percent of the area median income [AMI]). Strategies include expanding and preserving the supply of rental and owner housing affordable to these income levels, preserving the housing of homeowners at these income levels, providing first-time homebuyer opportunities for households at these income levels and affirmatively furthering fair housing.

A total of 209 units of new affordable rental and ownership housing will be created with 2013 housing capital funds; 103 of those units are targeted to persons with special needs, including homeless households, persons with disabilities and households at risk of homelessness; 105 of those units were designated for households with extremely low incomes at or below 30 percent of AMI; seven (7) of those units are designated for qualified veteran tenants.

One (1) rental unit received assistance to modify the unit for accessibility features for an income-eligible household with a disability.

A total of 439 homes of low to moderate-income homeowners were repaired to improve the health and safety of the housing stock in King County; of the total, 139 units of substantial home repairs were completed by the King County Housing Repair Program and 300 minor home repairs were completed by the participating consortium cities in their separate minor home repair programs (Tukwila, Des Moines, Pacific and Covington).

Goal Two: Ending Homelessness

In 2013, the King County Consortium continued to work with the regional Committee to End Homelessness in King County (CEHKC) to align and coordinate our program with the goals and objectives of the Ten Year Plan to End Homelessness in King County. Strategies include housing stability services, temporary housing, services, permanent supportive housing and service enriched permanent housing. Strategies have increasingly moved towards permanent (non-time limited) housing with supportive services in order to reduce homelessness substantially, particularly chronic homelessness.

A total of 441 households received housing stability services through the King County Housing Stability Program (HSP) to stabilize them in their permanent housing; 94 percent of the households that received these services were still housed six months later, and 94 percent of households contacted were still housed 12 months after receiving service.

A total of 770 households were in permanent supportive housing at any given point in time during 2013 through the Shelter Plus-Care (SPC) Program, which serves homeless households with a history of mental illness, substance abuse and/or acquired immune deficiency syndrome (AIDS).

A total of 2,301 homeless households received access to permanent housing through rental assistance and/or housing support services with local funds.

A total of 54 households accessed permanent rental housing through Rapid Re-Housing programs in 2013; a total of 39 families with children received assistance with federal ESG funding; a total of 15 households without children (singles or couples) received assistance with federal ESG and local funding.

A total of 452,575 unit nights of emergency shelter were provided to homeless households who were safe and sheltered from the elements.

A total of 234,166 unit nights of transitional housing were provided to increase the housing stability of homeless households.

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

In 2014, the King County Consortium provided funding for human services, community facility, and public improvement strategies to benefit very low to moderate-income households and communities, as well as economic development strategies to increase the viability of existing commercial or industrial areas in very low to moderate-income communities and to increase employment opportunities for very low to moderate-income persons.

A total of three (3) community facility projects were finalized and marked completed in HUD's Integrated Disbursement and Information System (IDIS). And a total of seven (7) public infrastructure projects were completed and closed.

A total of 50,268 persons throughout the year received human service assistance.

A total of 199 low to moderate-income individuals and 26 small businesses received technical assistance through microenterprise programs offered to eligible persons who are working to retain or grow a small business, or who desire to start a new small business.

Introduction

Purpose of the Consolidated Annual Performance and Evaluation Report

The King County Consortium is pleased to present the *Consolidated Annual Performance and Evaluation Report* (CAPER) for the program year 2013. Each year, King County reports to the general public and to HUD about how it used federal funds available for housing and community development in the past year. This CAPER details the use of federal funds, as required, and other funds that were available in 2013 to help carry out the priority needs and strategies identified in the King County Consortium's *Consolidated Housing and Community Development Plan for 2010 – 2014* (Consolidated Plan), as amended.

To learn more about the housing and community development needs in King County outside Seattle, and the priorities for investment of federal funds in 2013, please refer to the consortium's Consolidated Plan and 2013 Action Plan on the Housing and Community Development Program website at:

http://www.kingcounty.gov/~media/socialServices/housing/documents/2013_Action_Plan_as_Amended_July_2013.ashx

The Consolidated Plan is a unified approach to planning for and addressing the housing and community development needs of low-income people in King County outside Seattle. Required by HUD, the plan consolidates planning for three federal programs under which King County receives annual grants based on a formula: Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG). Together, the HUD formula grant programs plus program income funds provide approximately \$8.2 million annually for affordable housing development, community development, infrastructure improvements, and human services/homeless assistance. The Consolidated Plan also provides guidance regarding the use of federal McKinney funds for homelessness¹, as well as other state and local funds for homelessness, housing and community development. In total, the King County Housing and Community Development Program administers approximately \$45 million for affordable housing, homelessness, services and community development.

The CAPER is designed to provide a meaningful overview of the King County Consortium's investments and activities to address affordable housing needs, work towards the end of homelessness, and to improve the living environment for low-income residents. Detailed information about specific projects supported with federal funds is located in Attachment E.

¹ McKinney homeless assistance funds are not provided to the consortium as a formula grant, but rather based on national competition, so the funds are not under the direct control of the consortium. However, the consortium has the ability to strongly influence the federal funding decisions via its guidance in the Consolidated Plan and its role in coordinating the local applications for the annual national competition.

Geographic Area Covered by the CAPER

King County prepares the Consolidated Plan and the CAPER on behalf of the King County Consortium, a special partnership between King County and most of the cities and towns in King County. King County partners with its cities and towns for the sharing of CDBG, HOME and ESG funds, as well as for a number of local funds. The CDBG Consortium is comprised of 29 regular CDBG Consortium cities and towns, plus the unincorporated areas of the County, and three CDBG Joint Agreement Consortium members for a total of 32 cities. It excludes Seattle, Bellevue, Federal Way, Kent and Auburn, which receive CDBG funds directly from the federal government. The City of Normandy Park declined to participate in the consortium. The City of Milton is also not included due to its participation in Pierce County CDBG and HOME programs. For the sharing of HOME funds, the consortium includes the regular CDBG Consortium and CDBG Joint Agreement Consortium cities, plus the cities of Bellevue, Federal Way, Kent and Auburn. For the sharing of direct ESG formula funds, the consortium includes King County, the regular CDBG Consortium jurisdictions and the Joint Cities CDBG Consortium jurisdictions. For the sharing of ESG funds acquired indirectly through the State of Washington, the consortium includes King County and the cities that receive a direct CDBG grant, except for the City of Seattle. Program-specific information is available upon request.

Program Accomplishments (Assessment of Three Five-Year Goals/Objectives)

Goal One: Ensure Decent, Affordable Housing

Goal One Long-term Projected Outcome

There will be an adequate supply of affordable housing in the consortium for low and moderate-income households, so that fewer households are paying more than they can afford.

Goal One Indicator

The 2010 Census will show that, as compared to the 2000 Census, the percentage of households at or below 50 percent of AMI who are severely cost-burdened will have been reduced.

Goal One Actual Outcome

The 2000 Census data provided information on the number of households paying more than 50 percent of their income for housing. This is considered a severe cost burden. The 2010 Census did not collect this information. The American Community Survey data for 2009 does include information on the number and percent of households paying 35 percent or more of their income on housing, and this number appears to have increased since 2000 for all income groups. Although there is no comparable data from 2010, it is likely that the percentage of households experiencing a severe cost burden has not decreased in this decade. The recession that affected King County from 2007 to 2012 has caused high unemployment, stagnant incomes, which have placed a heavy burden on both homeowners and renters.

Goal One Objectives

This broad goal of ensuring decent, affordable housing has been broken down into three objectives that are more specific and strategies that have shorter-term outputs that can be measured annually. They relate to 1) rental housing, 2) home ownership, and 3) fair housing choice. These three objectives, and the strategies to help achieve them, along with the projected and actual outputs for each of the strategies, are discussed below.

Affordable Housing Objective 1: Rental Housing

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

Affordable Housing Objective 1, Strategy 1A

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

Short-term Annual Output

The average number of rental units to be funded for new construction, acquisition and rehabilitation for affordable housing annually:

Strategy 1A (1) Projected Output

A total of 250 units of rental housing are to be funded. At least 30 of the 250 units of rental housing shall be targeted to persons/households with special needs (special needs include the elderly, frail elderly, homeless households and persons with disabilities).

Strategy 1A (1) Actual Output

A total of 209 units of rental housing received awards of 2013 funds, as follows:

A. New Units Funded for New Construction, Acquisition and Rehabilitation

A total of 209 new units of permanent rental housing received awards of 2013 funds; 103 of those units are targeted to persons with special needs, including homeless households, persons with disabilities and persons at risk of homelessness. Of the total, 105 units were designated for persons or households with incomes at or below 30 percent of area median income (AMI), and seven (7) units will be designated for qualified veteran tenants. Projects were funded through the annual competitive process to award a variety of federal, state, and local fund sources.

The following projects were funded to increase the supply of affordable rental housing by creating 209 new affordable units:

1. Renton Housing Authority (RHA): Kirkland Townhomes - New construction of 18 units of affordable townhome-style housing for families with incomes at or below 50 percent AMI, in Renton.
2. Navos: Independence Bridge - New construction of 24 studio units for permanent supportive housing for homeless young adults in Burien.
3. Foundation for the Challenged: FFC Homes VII - Acquisition and rehabilitation of two single-family homes with four bedrooms each – eight units total - to provide supportive housing for individuals with developmental disabilities, in Shoreline and East King County.
4. Plymouth Housing Group: Third and Virginia Apartments - New construction of 64 units of housing for formerly homeless individuals with extremely low incomes who are ready to move to housing with a lower level of services, in Seattle.
5. Friends of Youth: Kirkland Campus Phase I - new construction of two single-family homes with five beds each – to provide supportive housing for young adults aged 18 to 24, in Kirkland.
6. InterIm Community Development Agency: Hirabayashi Place - New construction of 85 units of rental housing for low and very low income households, with two units designated for individuals with developmental disabilities, in Seattle.

Strategy 1A (2) Projected Output

Rental units completed during the year will serve an average of 280 new renter households annually.

| Table: Goals for the Average Number of Renter Households to be Served Annually in Completed Housing Units by Household Type and Income with All Funds | | | | |
|--|-------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Type of Household | At or Below 30% of AMI | 31 percent to 50% of AMI | 51 percent to 60% of AMI | 61 percent to 80% of AMI |
| Small Related Households (2-4 persons) | High Need 30 | High Need 36 | Medium Need 7 | Low Need 3 |
| Large Related Households (5+ persons) | High Need 6 | High Need 22 | Medium Need 4 | Low Need 2 |
| Elderly Households | High Need | High Need | Medium Need | Low Need |
| | 16 | 22 | 3 | 2 |
| Households with Special Needs | High Need 16 | High Need 12 | Medium Need 3 | Low Need 2 |
| All Other Households | High Need 30 | High Need 48 | Medium Need 11 | Low Need 5 |
| Total Renter Households Served: 280 | 98 | 140 | 28 | 14 |
| Annual Goal = 280 | | | | |

Strategy 1A (2) Actual Output

In 2013, completed rental units served 486 renter households, most with incomes at or below 30 percent of AMI.

| Table: Actual Number of Renter Households to be Served Annually in Completed Housing Units by Household Type and Income with All Funds | | | | |
|---|-------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Type of Household | At or Below 30% of AMI | 31 percent to 50% of AMI | 51 percent to 60% of AMI | 61 percent to 80% of AMI |
| Small Related Households (2-4 persons) | High Need 101 | High Need 22 | Medium Need 4 | Low Need 6 |
| Large Related Households (5+ persons) | High Need 12 | High Need 5 | Medium Need 0 | Low Need 0 |
| Elderly Households | High Need 52 | High Need 8 | Medium Need 0 | Low Need 0 |
| Households with Special Needs | High Need 13 | High Need 2 | Medium Need 0 | Low Need 0 |
| All Other Households | High Need 257 | High Need 3 | Medium Need 1 | Low Need 0 |
| Total Renter Households Served: 486 | 435 | 40 | 5 | 6 |
| Annual Goal = 280 | | | | |

These activities are a few of those accomplished that address the following objective in HUD’s Community Planning and Development (CPD) Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcome: Affordability

Affordable Housing Objective 1, Strategy 1B

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

Annual Output Measures

Strategy 1B (1) Projected Output

A total of 5 to 40 units are rehabilitated and/or modified.

Strategy 1B (1) Actual Output

A total of one rental unit received accessibility modifications through the Housing Repair Program's (HRP) Home Accessibility Modification (HAM) Program. Repairs were made to an existing automatic door opener, enabling the resident to enter and exit their home. In general, this work includes the installation of life safety equipment for hearing impaired individuals (special smoke/fire detectors, wheelchair ramps, transition strips, and widening interior doorways).

Short-term Annual Outcomes

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

Strategy 1B (2) Projected Outcome Indicator

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

Strategy 1B (2) Actual Outcome Indicator

The individual receiving a Home Access Modification (HAM) survey replied as follows:

- Keeps my home in good shape: 5.0 out of five
- Solves a health or safety hazard: 5.0 out of five
- Provides the support I need to continue to live independently: 4.0 out of five
- Improves my quality of life: 3.0 out of five
- Greatly improves my feeling of safety: 3.0 out of five
- Overall satisfaction with the repair or service provided by the HRP: 3.0 out of five
- Did the program respond to your needs in a timely manner? Yes
- Did the County staff clearly explain what the program can and can't do? No
- If the Housing Repair program was not available to you, would you have made the repair(s) anyway? Yes
- Was the county staff responsive to your needs? Not sure
- Would you hire back the contractor(s) that you hired to complete the project? Yes

These activities are a few of those accomplished that address the following objective in the CPD Outcome Performance Measurement System:

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

Affordable Housing Objective 1, Strategy 1C

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

Strategy 1C (1) Projected Performance

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 help provide technical assistance, as feasible, to help consortium cities meet Countywide Planning Policy (CPP) goals for affordable housing.

Strategy 1C (1) Actual Performance

A. Surplus Property Program Activities

1. Yesler Building - King County staff drafted a development plan to convert the Yesler Building into mixed income apartments. The Yesler Building was originally built in 1907 and has been owned by King County since 1991. Until recently, the Yesler Building was used for office space. The site is a one minute walk from a light rail station and fits the priority for transit oriented development. King County will explore the potential dates for releasing an request for proposal (RFP) for this property in the coming years.
2. North Lot Property/Hirabayashi Place - HCD staff assisted with developing the covenant requirements for the affordable rental housing project, Hirabayashi Place. These affordable units are being developed as a part of the agreement with the North Lot Development LLC who commenced construction on 740 residential units in the west block at the former parking lot next to the stadiums. On June 25, 2012 the Metropolitan King County Council approved amending the covenant to approve increasing the affordable units from 100 to 115 and moving the location of some the affordable units to the nearby International District. The Hirabayashi Place project fulfills this agreement.
3. Sheriff's Kenmore Precinct facility - This facility is no longer necessary to the needs of King County as sheriff personnel have been relocated to other facilities. This was considered as a site for a community center and/or affordable housing.

During 2013, HCD staff conducted an analysis, with the assistance of DLR Group, and determined due to site constraints, and environmental factors, particularly wetlands and a sensitive Great Blue Heron rockery, the location is not suitable for development as affordable housing. King County staff will issue an RFP for a repurposing of the building and site.

4. Other Surplus Properties - Staff has continued to monitor and evaluate properties that are proposed to be designated as surplus properties to determine if they are suitable for affordable housing. During 2013, staff undertook review of several properties that various King County departments proposed to sell. These have not proved to be suitable for low or moderate-income or special needs housing development, but there continues to be about a half-dozen properties that have been set aside for eventual sale for affordable housing. Because of the slow housing market and shortage of capital funding, Housing and Community Development (HCD) and Real Estate Services agreed to postpone issuing an RFP for these properties (including the three properties from the 2009 RFP) until the housing market improves. It seems likely that at least some of these properties may be offered for sale for affordable housing development during 2014.

B. Fee Waivers and Density Bonus Activities

Staff collaborated with partners to implement private market affordable development in the Redmond Ridge area and the North Lot development in Seattle.

C. Collaboration with Puget Sound Regional Council on Housing Tools

Puget Sound Regional Council launched its Housing Innovations Program website in 2011. This website continues to provide in-depth descriptions of the most successful tools for creating housing choice and affordability. They have continued to provide technical assistance each year to help consortium cities meet affordable housing goals, especially smaller cities with less planning staff capacity.

D. Collaboration with King County Cities on the Housing Chapter of the Countywide Planning Policies (CPP) and Comprehensive Plans

As part of the 2012 update of the CPPs, HCD staff led an inter-jurisdictional team to update the housing section policies and these were adopted by the King County Council on August 20, 2012. In addition to revising the policies and narrative text of the housing chapter, staff included an appendix that will provide technical guidance to the County and Cities when they update the housing element of their respective comprehensive plans, as they are required to do before 2014. The appendix includes specific details on what to include in a housing analysis, and on tools and strategies that can be used to achieve their housing goals and targets. Because there was concern about the methodology used to allocate affordable housing targets to individual cities, agreement was found in the establishment of regional affordable housing targets. Housing and Community Development staff, in collaboration with King County Executive staff,

continues to support the implementation of programs and initiatives that will help the region to meet the regional affordable housing targets.

E. Use of the Housing Technical Appendix to the King County Comprehensive Plan 2014 Update

As part of the housing needs assessment for King County's updated Comprehensive Plan, HCD staff completed an extensive analysis of the demographics, income, housing economics and need, development trends, housing affordability, and available resources for affordable housing development in King County. This Housing Technical Appendix has been made available to city staff and elected officials through the King County and is serving as a resource and model for local jurisdictions as they update the housing element of their respective comprehensive plans.

F. Growing Transit Communities (GTC) Work Group

The Puget Sound Regional Council received a three year planning grant from the HUD Sustainable Communities Initiative in 2010 (on behalf of a large number of regional partners, including King County). The Central Puget Sound Region (four counties) formed the GTC work group to develop a plan for growing healthy, equitable and sustainable communities around major transit hubs.

During 2013, staff from HCD and many other King County departments, continued to participate in the last year of the planning grant. HCD staff was particularly involved in the development of the affordable housing elements of the final implementation strategies for GTC and in the Fair Housing Equity Assessment for the Central Puget Sound Region (see Fair Housing section of the CAPER on page 24) that will guide the strategies.

G. HousingSearchNW

In 2013, the housing locator website for all of King County, www.HousingSearchNW.org, was operational and received 406,054 searches. It provides a call center which can assist those with visual impairments or language barriers, and the website is available in over 20 languages. Landlords reported that 40 percent of their inquiries for rental units originated with the site. Detailed information on accessibility features of units is available.

H. Right Sized Parking

King County Metro was awarded a grant from the Federal Highway Administration Value Pricing Program for a right-sized parking project. The project assembled local information on multifamily residential parking demand to guide parking supply and management decisions in the future. The online parking calculator estimates parking use for multifamily developments. The program targets stakeholders, developers, financiers, public decision makers and residents.

Strategy 1C (2) Projected Performance

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

Strategy 1C (2) Actual Performance

Staff provided technical assistance to non-profit housing development organizations for portfolio preservation and life cycle cost analysis.

Strategy 1C (3) Projected Performance

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

Strategy 1C (3) Actual Performance

Staff had two inquiries and contacts with organizations interested in accessing the credit enhancement program. The King County Housing Authority (KCHA) met with HCD staff a number of times and is expected to make a large application for credit enhancement in 2014.

Strategy 1C (4) Projected Performance

King County will continue to collaborate with the KCHA to support the planning and development of Phase 1 (Greenbridge), and Phase 2 (Seola Gardens) of the Hope VI mixed-income housing and community development project at the former Park Lake Homes I and II sites in White Center. This work may be done in conjunction with the neighborhood revitalization strategy developed with the White Center community (see Goal 3, Objective 2 of the Consolidated Plan).

Strategy 1C (4) Actual Performance

During 2013, HCD staff worked with KCHA on the completion and opening of Seola Gardens, a great example of neighborhood revitalization. No longer a physically distressed community, Seola Gardens has been transformed into a new, well-designed urban neighborhood, comprising for-sale single-family homes, attached townhomes, multi-story apartments (Fairwind Apartments project, funded in 2010) and a mid-rise senior apartment building. It includes 177 new units of rental housing and over a hundred for-sale homes.

A new 6,500-square-foot community center for services, recreation and social events is located on the ground floor of Joseph House overlooking Lakewood Park. New parks, pea patch gardens, a trail system and public art enhance the site. In the first KCHA HOPE VI

community, Greenbridge, seven homes (Greenbridge Homeownership, Phase 2) are under construction to provide affordable homeownership opportunities to up to five moderate-income families.

Strategy 1C (5) Projected Performance

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.

Strategy 1C (5) Actual Performance

The HCD Program worked with the Washington Low Income Housing Alliance (WLIHA) to secure a state appropriation of \$68 million to the Washington State Housing Trust Fund (HTF). The HTF allocation starts at zero every legislative session and HCD works with other housing advocates to support an increase to this fund for homeless and affordable housing. The HCD also worked with the Committee to End Homelessness in King County, WLIHA, and private apartment owners to extend local funding sources for homeless housing and services due to sunset in 2015 and 2017.

Strategy 1C (6) Projected Performance

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.

Strategy 1C (6) Actual Performance

During 2013, HCD staff worked with the KCHA, Seattle Housing Authority (SHA), and the Veterans Administration regarding the use of Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers to plan for the housing needs of the most vulnerable members of the community. In addition, staff and other local funders worked to coordinate housing authority vouchers with the consortium's capital funds, regional supportive services, and operating support funding for non-time limited housing with supportive services administered by HCD. This allowed the agencies to completely fund high priority very low-income and homeless housing projects.

Strategy 1C (7) Projected Performance

King County will continue to 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. This effort will help 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.

Strategy 1C (7) Actual Performance

A. Collaboration with the Washington State Division of Developmental Disabilities (DDD)

The HCD staff worked with Region 2 of the Washington State DDD and the King County Developmental Disabilities Division (KCDDD) to coordinate funding decisions between the Housing Finance Program (HFP) and Developmental Disabilities (DD) mainstream system services. This work ensures that the highest-priority needs are being met in a manner that is consistent with the responsibilities of the public funders. The HCD funding decisions for DD housing projects are predicated on explicit endorsement from State DDD for the project concept and are conditioned with the requirement that the housing providers will enter into client referral agreements for the housing units.

B. Administration of Client Care Coordination

The HCD continues to work with the Mental Health, Chemical Abuse and Dependency Services Division (MHCADSD); Public Health - Seattle & King County; United Way of King County; the Committee to End Homelessness in King County (CEHKC); the City of Seattle; the Veterans Administration Regional Office; other homeless housing funder partners; and participating agencies to jointly administer the Client Care Coordination system that coordinates targeted recruitment of persons who are high utilizers of jails, hospitals and shelters, and vulnerable chronically homeless adults into appropriate housing units with a high level of services available.

C. Veterans Housing Needs Assessment

A veterans housing needs assessment, completed at the end of 2010, provided valuable information, specifically an inventory of all housing units and beds set-aside for veterans, which was used to develop the recommendations for the King County Five Year Plan to End Homelessness for Veterans, completed in 2011. This inventory was updated in program year 2013.

D. Veteran's Boot Camp

In July 2013, the Continuum of Care (CoC) participated in veteran housing placement boot camp in Los Angeles. Participants at the boot camp included key representatives from our CoC, including the Veterans Administration (VA), public housing authorities, local government, and veteran service providers. The boot camp launched work that continues in our CoC to rapidly re-house veterans through better coordination and

alignment of resources. Our CoC has established measurable targets, defined by 100 day goals around increasing housing placement rates as compared to baseline goals. Significant progress has been made, against aggressive targets with monthly placements up 51 percent.

| Original 100 Day Goal | | | Progress Against Original 100 Day Goal | | |
|--|--------------|-----------------------|--|------------------------|------------------------------------|
| Baseline monthly Housing Placement (pre boot camp) | Monthly Goal | Goal for Total Housed | Monthly Housing Placement | % Change from Baseline | Total Housed Through December 2013 |
| 57 | 92 | 100 | 86 | 51% | 317 |

Strategy 1C (8) Projected Performance

The King County HCD will partner with 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.

Strategy 1C (8) Actual Performance

A. Secure housing for people with developmental disabilities

1. A total of ten new units will be created – HCD and KCDDD continued to coordinate during the 2013 capital funding round to fund ten units of housing for extremely low-income individuals with developmental disabilities using KCDDD Housing Innovations for Persons with Developmental Disabilities and other funds. This housing will expand housing options for persons with developmental disabilities.
2. The KCDDD continued to coordinate an emergency housing assistance program to provide homelessness prevention assistance to adults and families on the Washington State DDD caseload who were in jeopardy of losing their housing. In 2013, this program made 57 awards to adults and families with an average award of \$515 per grantee.
3. The KCDDD contracts with O’Neill and Associates, LLC to provide planning and support services for individuals receiving housing vouchers so that they can live independently in the community.
4. The KCDDD continues to provide housing information and referral to clients on the DDD caseload, including referral to affordable housing and information on ways to create affordable housing for family members with developmental disabilities. King County referred 21 people who have a developmental disability and placed them in appropriate housing in 2013.

- B. The KCDDD had 17 KCHA Section 8 vouchers issued through the Housing Access and Services Program in 2013 for households where an adult with DD was rent-burdened, homeless, extremely low income or involuntarily displaced.

Strategy 1C (9) Projected Performance

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.

Strategy 1C (9) Actual Performance

- A. Statewide coordinated compliance and monitoring

The HCD continues to participate on a regular basis with local and state public funders on issues regarding annual compliance monitoring and physical property inspections. This collaboration resulted in a web-based combined annual report form, which agencies have been using since 2009. The HCD continues to work with the Washington Department of Commerce to gain efficiency by coordinating inspection requirements for jointly funded/subsidized projects and avoiding duplication of effort.

- B. Statewide coordinated funding award process

In 2013, HCD continued a highly coordinated process of award allocation with the local and state capital funders. The enhanced level of coordination resulted in successfully leveraging outcomes with the State Department of Commerce and the highly competitive Low-Income Housing Tax Credits through the Washington State Housing Finance Commission.

Strategy 1C (9) Projected Performance

King County continues to prioritize funding for affordable housing projects that have the following qualities:

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

Strategy 1C (10) Actual Performance

The County continues to encourage applicants for housing funds to use life-cycle cost analysis for selected components of planned housing projects in order to justify assumptions

and specifications incorporated into project design. All new projects are required to submit a capital needs assessment report within six months of being placed in service. The County will continue to offer both training and technical information to prospective applicants, as needed, to support their efforts to design and build more sustainable housing projects.

Strategy 1C (11) Projected Performance

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

Strategy 1C (11) Actual Performance

In 2013, HCD staff participated in implementation of the updated statewide Evergreen Sustainable Development Standard (ESDS) version 2.2 which will be applicable to projects funded with the 2014 funds, by contributing to discussions and issue resolution relating to requests for exceptions and waivers arising from particular project circumstances.

Strategy 1C (12) Projected Performance

King County continues to work with housing and community stakeholders to implement the Landlord Liaison Project (LLP) throughout King County in order to reduce barriers to securing permanent housing for low to moderate-income households.

Strategy 1C (12) Actual Performance

Local Homeless Housing and Services Funds supported the LLP, which placed 394 households in permanent housing in 2013. Without the incentives and support provided by the LLP, these households would not have been able to secure permanent housing on their own.

Strategy 1C (13) Projected Performance

King County may encourage and support housing developers in applying for HUD Section 202 and 811 programs to provide housing for older adults and persons with disabilities.

Strategy 1C (13) Actual Performance

Housing and Community Development awarded 2014 funds to a senior affordable housing project in South King County during the 2013 fall funding round, and made a conditional funding award for the 2014 funding round for a second senior affordable housing project

located in East King County. These projects will incorporate universal design, providing an aging in place option for seniors to stay in their housing communities.

Strategy 1C (14) Projected Performance

King County may explore the feasibility of land banking for the construction of affordable rental housing, especially in areas targeted for future transit and/or slated for higher density development.

Strategy 1C (14) Actual Performance

Housing and Community Development is collaborating with partners through the Growing Transit Communities Initiative to secure funding from public and private sources in order to establish a land acquisition fund for the purchase of land for affordable housing at high capacity transit hubs. The fund will provide long-term interim loans that will allow the projects to secure take-out financing to develop the affordable housing. The inclusion of affordable housing will ensure that low-income people have access to new healthy and sustainable communities that are developed around high capacity transit stations. Housing access at these locations will also provide access to transportation and jobs.

HUD Community Planning and Development Performance Measures

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

Affordable Housing Objective 2: Homeownership

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

Affordable Housing Objective 2, Strategy 2A

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

Short-term Annual Output

Strategy 2A (1) Projected Output

An average of 511 low to moderate-income homes will have their existing homes repaired and or improved annually; of these, 150 will be a major repairs, and 361 will be minor repairs.

Of this total, 150 repairs are accomplished through the Consortium-wide King County Major Housing Repair Program activity, which addresses major home repair issues, vital health and safety emergencies and manufactured home grants.

The remaining 361 are minor home repairs through separate activities operated by Joint Agreement cities and by a partnership of South Sub-region cities.

Strategy 2A (1) Actual Performance

A total of 439 homes of low to moderate-income homeowners were repaired in 2013, as follows:

- A. A total of 139 households were served through the major home repair program. There were 112 CDBG-funded repair contracts/projects, four emergency repairs contracts, and 27 HOME-funded repairs. The total investment made for projects closed in 2013 was \$883,236.
 1. The HRP also committed and approved 2013 CDBG funds to 31 repair projects where construction is underway and will be completed and reported in the 2014 Capex. The committed funds represent \$233,581 in CDBG funds. The HRP committed to an additional six (6) projects using 2012 and 2013 HOME funds, representing a total of \$59,850 of HOME Investment Partnership funding.
 2. The HRP seeks to leverage private funds, where possible, to stretch our CDBG funds to as many qualifying residents as possible. The HRP leverages private funds of individual homeowners and matches the private funds with CDBG or HOME dollars under our Deferred Payment Loan (DPL) matching program. The HRP leveraged \$13,185 of private homeowner funds (13 projects) and matched those funds with federal DPL funds, which allowed HRP to complete projects that are more comprehensive. CDBG-funded activities took place within the territory of the King County CDBG Consortium, outside the city limits of Seattle, Bellevue, Kent, Auburn, Normandy Park, and Federal Way.
- B. A total of 300 minor home repairs were completed for homes by minor home repair programs, operated by the cities of Renton, SeaTac, Covington, Tukwila, Des Moines and Shoreline. The Joint Agreement cities of Renton and Shoreline chose the minor home repair activity, and the remaining regular CDBG cities submitted a joint application to administer a minor home repair program collectively. Minor repairs include small electrical, plumbing, carpentry, and disability access improvement jobs.

All of these programs enabled homeowners to maintain healthy and safe homes. This preserves and enhances energy efficiency in the housing stock in King County.

Strategy 2A (1) Short-term Outcome

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

Strategy 2A (1) Short-term Outcome

Residents indicated that the repairs keep their home in good condition, saves money on their energy bills, provides support needed to continue living independently and solves a health hazard or a safety problem.

Surveys were completed by 59 of the housing repair clients through December 31, 2013. The response rate to the survey is 42 percent. The survey asked each program participant 6 questions regarding quality of life, health, and safety, and overall satisfaction from the services that the HRP provided. These questions were rated on a scale of one through five, one indicating a low importance or value and five representing high importance and averaged by the total 59 respondents. Five additional yes/no questions were asked regarding other areas of the housing repair process. Our clients responded as follows:

- Keeps my home in good shape : 4.32 out of five
- Solves a health or safety hazard: 3.97 out of five
- Provides the support I need to continue to live independently : 3.63 out of five
- Improves my quality of life: 3.51 out of five
- Greatly improves my feeling of safety: 4.88 out of five
- Overall satisfaction with the repair or service provided by the HRP: 4.40 out of five
- Did the program respond to you needs in a timely manner? A total of 93 percent of respondents said yes, three (3) percent said no, and two (2) individuals did not answer the question
- Did the County staff clearly explain what the program can and can't do? A total of 92 percent of respondents said yes, 4 percent said no, and 1 individuals did not answer the question
- If the Housing Repair program was not available to you, would you have made the repair(s) anyway? A total of 68 percent of respondents said no, 31 percent said yes, and one (1) individuals did not answer the question
- Was the county staff responsive to your needs? Ninety seven (97) percent said yes and one (1) percent said no and two (2) percent did not answer the question

- Would you hire back the contractor(s) that you hired to complete the project? A total of 90 percent of respondents said yes, seven (7) percent said no, and two (2) individuals did not answer the question.

These activities are a few of those accomplished that address the following objective in the CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability/Accessibility

Affordable Housing Objective 2, Strategy 2B

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

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

Strategy 2B (1) Projected Output

Provide homebuyer services and assistance for ten (10) to 35 households.

Strategy 2B (1) Actual Output

- A. A total of 22 home ownership opportunities were created using 2013 HOME, CDBG and other local funds, as described below:
 1. Habitat for Humanity – East King County, Carnation Cottages: Fourteen (14) units of new construction housing for households with incomes at or below 50 percent AMI in Carnation.
 2. HomeSight – Greenbridge Home Ownership Phase 2: Provide purchase assistance for up to eight (8) first-time home buyers with incomes at or below 80 percent AMI in the White Center area of unincorporated King County.
- B. A total of 12 homeownership units were completed or underway during 2013.
 1. Habitat for Humanity of East King County/Community Housing Development Organization: La Fortuna – Completion of construction of eleven (11) units of

affordable homeownership in Renton for first-time homebuyers with incomes between 40 and 60 percent of AMI. Nine of the homes were sold in 2013. The final two homes will be sold in the first quarter of 2014. HomeSight provided down payment assistance to one homebuyer in White Center using HOME program income in 2013. One additional home in Greenbridge Phase I (above the number reported for 2012) was sold and occupied.

2. House Key ARCH Program provided downpayment assistance to one (1) homebuyer in 2013. One of the barriers has been the lack of affordable homes in the acquisition price range for this program. House prices in King County have continued to increase in 2013 with the median price at \$380,000.

Strategy 2B (2) Projected Output

Through the use of the NSP revolving loan funds, acquire, rehabilitate, provide energy efficiency upgrades to approximately three (3) to six (6) additional foreclosed properties, and provide homebuyer or affordable rental opportunities for additional income-eligible households (over successive years of the program).

Strategy 2B (2) Actual Output

In 2013, the NSP program successfully acquired one single-family foreclosed property through the use of NSP-1 revolving funds. The unit was completely rehabilitated, including energy efficiency upgrades and was sold in 2013. About \$129,000 in remaining proceeds of sale are available to recover another home in 2014. King County was awarded \$2,465,051 in NSP funds in 2010 to recover foreclosed properties and sell or rent them to income eligible households. King County contacted local nonprofit and for-profit/nonprofit partnerships to purchase, and rehabilitate the homes under the direction of the King County Housing Repair Program (KCHRP). Agencies identified and purchased homes with approval of King County, made repairs including energy upgrades, maintained the homes until sold or rented, and prepared eligible households for homeownership. Proceeds from sale of recovered homes totaled \$1,352,264 and revolved back into the program to purchase recover additional properties. In total, King County purchased and rehabilitated: One four-plex for rent to formally homeless households, one single family home for rent to disabled households, three single family homes for sale to disabled households, and nine single family homes for sale to NSP eligible households.

Strategy 2B (3) Projected Outcome

- A. Households assisted will succeed as a homeowner and be satisfied with homeownership over time.
- B. Homeowners assisted will build equity in their home.

Strategy 2B (3) Actual Outcome

Anecdotal evidence suggests that home owners at Vashon HouseHold's project, Roseballen, may not yet be building equity in their homes, mostly due to the still-sluggish housing market following the recent recession and also due to relatively low turnover in homes in projects of this type. Roseballen was funded and built on a community land trust model requiring "sweat equity" from buyers. Ongoing organizational challenges arising from the need for cooperative community relations among home owners were addressed by Vashon HouseHold during 2013.

These activities are a few of those accomplished that address the following objective in the CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability

Affordable Housing Objective 2, Strategy 2C

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

Strategy 2C (1) Projected Performance

King County will support the creation of a range of 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 assist in providing technical assistance, as feasible, to help consortium cities meet CPPs goals for affordable housing.

Strategy 2C (1) Actual Performance

Five new developments in Redmond and Kirkland with inclusionary zoning were completed in 2013, offering homes to families with incomes at or below 80 percent of AMI.

A Regional Coalition for Housing (ARCH) is a partnership of 15 East King County jurisdictions, including King County representation for the unincorporated areas, that works together to further the development of affordable housing in East King County. From 1994 through 2012, ARCH and King County generated a total of 1,087 low to moderate--income units and 470 affordable workforce units through a variety of incentive and zoning programs. These have been completed and are occupied. In 2013, ARCH and King County have generated an additional 47 low to moderate--income units and two (2) affordable workforce units through incentive programs. In total, 1,606 affordable units have been created on the eastside.

| Table: Eastside (ARCH) Workforce and Affordable Units Created by Incentives | | | | | |
|---|------------|-----------|------------|------------|--------------|
| | Workforce | | Low-Mod | | Total |
| | Owner | Renter | Owner | Renter | |
| 1994-2012 | 452 | 18 | 203 | 884 | 1,557 |
| 2013 | 2 | 0 | 2 | 45 | 49 |
| Total | 454 | 18 | 205 | 929 | 1,606 |
| Workforce units are those affordable at 100-120 % of AMI. Low-Mod units are affordable at 80% AMI or below. | | | | | |

Strategy 2C (2) Projected Performance

King County will work with certified housing counseling agencies and the countywide Asset Building Coalition to support efforts to assist income-eligible homeowner households at risk of foreclosure.

Strategy 2C (2) Actual Performance

King County HCD and CEHKC staff began working with the City of Seattle in 2012 to collaborate on an Asset Building Initiative, and that work continued in 2013. The initiative implemented a Living Cities Financial Empowerment Grant, which assisted our region with mainstreaming asset-building strategies into social service systems. In order to include regions in King County outside Seattle, King County provided \$40,000 in funding to supplement a \$300,000 Living Cities Grant. The Living Cities Grant has increased the financial empowerment and asset building knowledge base of seven participating homelessness prevention agencies through the training of 144 staff members. The Financial Empowerment Client Assessment tool was set up in Safe Harbors HMIS and the clients are assisted with completing the assessment. Specific outcomes for the initiative in 2013 include the following:

- A total of 672 households entered a Homeless Prevention program in 2013, and 630 of those (94%) completed the Financial Empowerment Assessment tool at program entry;
- Of those completing the assessment, the majority (63%) reported having a bank account;
- Seventy eight percent (78%) of the clients reported having debt, but only 55% of those identified all sources and amounts at the time of assessment;
- The majority of clients (86%) were not using payday lending or check cashing services;
- Most clients (53%) had not ever pulled their credit report.

Strategy 2C (3) Projected Performance

King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low and moderate-income mobile homeowners who might otherwise be displaced due to redevelopment. King County will explore a comprehensive strategy to extend further 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.

Strategy 2C (3) Actual Performance

King County staff continue to work with representatives of private non-profit and industry groups to discuss strategies to protect mobile home parks in King County from redevelopment. Research indicated that there may be as many as nine such parks remaining in the urban areas of King County where redevelopment would be more likely to occur than in rural areas.

Strategy 2C (4) Projected Performance

King County will support the work of the KCHA to ensure that there are affordable ownership opportunities for low and moderate-income households (especially Park Lake Homes' tenants who are prepared for home ownership) in the Greenbridge HOPE VI project in White Center.

Strategy 2C (4) Projected Performance

A second phase was added to the HCD contract with HomeSight to develop an additional 5 affordable homeownership opportunities at KCHA's Greenbridge HOPE VI Construction was underway as of the end of 2013.

Strategy 2C (5) Projected Performance

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.

Strategy 2C (5) Actual Performance

King County's Home Choice Plus-ARCH program provides downpayment assistance to first-time homebuyers in East King County. A Regional Coalition for Housing and the Housing Finance Commission conducted outreach to identify potential first-time homebuyers distributing program brochures through ARCH offices, the North Bellevue Community Center, eastside city halls, and the Chinese Information and Service Center. A Regional Coalition for Housing has also conducted outreach at community events such as community college fairs.

Strategy 2C (6) Projected Performance

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.

Strategy 2C (6) Actual Performance

The HCD continues to work with Habitat for Humanity, Homestead Community Land Trust (HCLT) and other non-profit organizations to support programs and projects that reduce the cost of homeownership for low to moderate-income households.

Strategy 2C (7) Projected Performance

King County may work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom homeownership is appropriate.

Strategy 2C (7) Actual Performance

No outcomes to report for 2013.

Strategy 2C (8) Projected Performance

King County may advocate for a waiver or regulatory change to enable the consortium to assist low to moderate-income condominium owners with the payment of common area repair assessments that exceed regular homeowner dues and are unaffordable to the low to moderate-income condominium owner.

Strategy 2C (8) Actual Performance

No performance to report at this time.

Strategy 2C (9) Projected Performance

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.

Strategy 2C (9) Actual Performance

King County HCD is an active member of the Growing Transit Communities Initiative for the tri-county Puget Sound region. The initiative was funded with a HUD Sustainable Communities grant. King County is a partner in implementing the initiative, and HCD is contributing in-kind staff time. One of the sub-committees of the affordable housing

committee is working to create an acquisition fund to acquire land for affordable housing near transit stations along the light rail corridor and major bus rapid transit stations.

Strategy 2C (10) Projected Performance

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.

Strategy 2C (10) Actual Performance

The HCD Program ended discussions with housing authority staff on this initiative, based on an understanding between KCHA and King County that this use of vouchers would not be a priority for approximately the next five years due to the regional focus on ending homelessness.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

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

Affordable Housing Objective 3 Fair Housing

Plan for and support a fair housing strategy that affirmatively furthers fair housing, and increases access to housing and housing programs and services for very low to moderate-income households. King County staff will work with consortium city staff and community stakeholder agencies to carry out its Fair Housing Action Plan, adopted in 2007. These strategies do not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.

Affordable Housing Objective 3, Strategy 3A

King County's Analysis of Impediments to Fair Housing Choice (AI) was developed in 2006, and informed the development of the Consortium's Fair Housing Action Plan 2007-2013. The AI identified the following impediments:

- A. Discriminatory conduct in rental housing – data and testing revealed that discrimination occurs in the rental housing market, especially with respect to disability, race/color, national origin, family status, and gender. Findings for this impediment were established through focus groups, analyzing civil rights office complaint data, analyzing testing data and interviews/testimony from stakeholders.
- B. Disparate impacts exist in rental housing, creating barriers to a number of populations. Rental property screening procedures often have disparate impacts on persons with

disabilities, persons who do not speak English as a first language, and persons who are undocumented. Findings for this impediment were established through focus groups and interviews/testimony from stakeholders.

- C. Discriminatory conduct creates barriers in home purchase and ownership housing for persons of color (primarily non-Asian persons of color) in King County; barriers also exist for persons with disabilities in the condominium market predominantly. Findings for this impediment were established through fair lending testing data and interviews/testimony.
- D. Disparate impacts exist in home purchase and ownership housing for persons of color (primarily non-Asian persons of color): denial/withdrawal rate on mortgage applications is considerably higher for persons of color than for white households; Federal Housing Administration lending in King County is highly concentrated amongst Hispanic households; the highest levels of subprime home purchase and refinance loans are in predominantly minority and racially diverse areas of the County; the highest levels of payday lending are in predominantly minority and racially diverse areas of the County; many households are in trouble on their home payment, in part, due to overextensions on payday loans. Findings for this impediment were established through Home Mortgage Disclosure Act data, Washington State Department of Financial Institutions Study of Payday Lending, and interviews/testimony.
- E. Informational, Systemic and/or Institutional Impediments to Fair Housing Choice (primarily for persons with disabilities). These impediments include: lack of comprehensive service systems for persons with hoarding disorder; lack of adequate temporary guardianship and guardianship services; inadequate payee programs to cover the need; lack of an affordable housing locator system that is accessible to persons with disabilities; complaints regarding WA State Human Rights Commission intake and investigation process; lack of “just cause” eviction protection County-wide; and zoning code definitions. Findings for this impediment were established through interviews/testimony and zoning code data.

Development of the Fair Housing Equity Assessment in 2013

In 2013, HCD finished our work with regional partners to create a Fair Housing Equity Assessment (FHEA) for the Central Puget Sound Region, which will be the central component of our consortium’s updated AI. The issues identified through this assessment and the suggested strategies will be incorporated into the update of the Consortium’s Consolidated Housing and Community Development Plan for 2015 - 2019.

Given the delay in the issuance of the new AI rule from HUD, the King County Consortium will use the regional FHEA to update the King County Consortium’s AI until we learn more about the final AI requirements.

King County and the Consortium will carry out activities identified in the adopted Fair Housing Action Plan 2007-2013 in order to further fair housing in the region.

Strategy 3A (1) Projected Performance

Action Area 1 - Coordinate fair housing workshops, trainings and outreach with local partners covering rental housing issues as well as zoning/land use issues. Trainings will be crafted to meet the needs of housing funders, housing providers, service providers, private attorneys, commissioners, judges and planners.

Strategy 3A (1) Actual Performance

Action Area 1

| Table: Fair Housing Trainings, Workshops and Outreach Conducted in 2013 | |
|--|---|
| 2013 Date | Name of Event |
| 2-19 | Algona Pacific Food Bank (information table) |
| 2-19 | Auburn Public Health Clinic (information table) |
| 2-21 | Issaquah Food Bank (information table) |
| 2-21 | Renton Public Health Clinic (information table) |
| 2-26 | Auburn Food Bank (information table) |
| 2-26 | Federal Way Public Health Clinic (information table) |
| 2-27 | Bimonthly FH Workshop |
| 2-27 | Bimonthly FH Seminar |
| 2-28 | FH workshop, YWCA |
| 3-5 | Enumclaw Food Bank (information table) |
| 3-5 | Birch Creek Public Health Clinic (information table) |
| 3-26 | Northshore Public Health Clinic (information table) |
| 3-26 | King County Public Library; Woodinville |
| 3-29 | Fair Housing 101 for Seattle/King County Family Homelessness Initiative housing providers, Mercer Island Community Center |
| 4-9 | Issaquah Food Bank (information table) |
| 4-9 | Renton Public Health Clinic (information table) |
| 4-11 | Black Diamond Food Bank (information table) |
| 4-11 | Federal Way Public Health Clinic (information table) |
| 4-18 | Tacoma FH Conference - workshop(s) |
| 5-16 | WA State Annual Homeless Conference, Tacoma presentation on shelter/transitional housing |

Table: Fair Housing Trainings, Workshops and Outreach Conducted in 2013

| 2013 Date | Name of Event |
|-----------|---|
| 5-16 | FH workshop, Cirrus Asset Management |
| 5-29 | Bimonthly FH Workshop |
| 5-29 | Bimonthly FH Seminar |
| 6-13 | FH workshop, Landlord Liaison Project |
| 6-19 | FH workshop, Landlord Liaison Project |
| 6-20 | HDC Resident Services Affinity Group - disability accommodations workshop |
| 6-21 | Federal Way Public Health Clinic (information table) |
| 7-2 | Issaquah Food Bank (information table) |
| 7-2 | Northshore Public Health Clinic (information table) |
| 7-9 | Enumclaw Food Bank (information table) |
| 7-9 | Auburn Public Health Clinic (information table) |
| 7-15 | FH workshop, Cornell & Assoc. Property Management |
| 7-16 | Algona Pacific Food Bank (information table) |
| 7-16 | Renton Public Health Clinic (information table) |
| 7-18 | FH workshop, Catholic Housing Services |
| 7-25 | Black Diamond Food Bank (information table) |
| 7-25 | Birch Creek Public Health Clinic (information table) |
| 7-26 | FH workshop, Cornell & Associates Property Management |
| 7-31 | Bimonthly FH Workshop |
| 7-31 | Bimonthly FH Seminar |
| 8-13 | Auburn Food Bank (information table) |
| 8-13 | Federal Way Public Health Clinic (information table) |
| 8-14 | FH workshop, KCHA main office |
| 8-15 | FH workshop, KCHA, Shoreline |
| 9-19 | Algona Pacific King County Library (information table) |
| 9-19 | Federal Way King County Library (information table) |
| 9-19 | Auburn King County Library (information table) |
| 9-19 | Black Diamond King County Library (information table) |

Table: Fair Housing Trainings, Workshops and Outreach Conducted in 2013

| 2013 Date | Name of Event |
|-----------|--|
| 9-25 | FH Basics, Bellevue City Hall |
| 9-26 | Bimonthly FH Workshop |
| 9-26 | Bimonthly FH Seminar |
| 10-7 | Housing Washington, Spokane (materials only) |
| 10-19 | Bridging the Gap (information table) |
| 11-5 | FH workshop, HopeLink, Redmond Service Center |
| 11-13 | Bimonthly FH Workshop |
| 11-13 | Bimonthly FH Seminar |
| 11-21 | Kent King County Library (information table) |
| 11-21 | Covington King County Library (information table) |
| 11-21 | Maple Valley King County Library (information table) |
| 11-21 | Issaquah King County Library (information table) |
| 11-26 | FH workshop, Solid Ground |
| 12-10 | TRENDS booth, WA State Convention Center, Seattle |
| 12-17 | Enumclaw Food Bank (information table) |
| 12-17 | Enumclaw Community Center (information table) |
| 12-17 | Enumclaw Youth and Family Services (information table) |

Strategy 3A (2) Projected Performance

Action Area 2 - Coordinate fair housing/lending/predatory lending workshops and trainings on ownership housing issues with local partners. Trainings will be crafted to meet the needs of lenders, realtors and real estate agents, community-based housing counselors, senior services agencies and homebuyers.

Strategy 3A (2) Actual Performance

Action Area 2 - The King County Office of Civil Rights (KCOCR) provided Fair Housing information/Fair Lending materials for a number of the workshops in 2013 as listed above that included the topic of homeownership.

Strategy 3A (3) Projected Performance

Action Area 3 - Provide written informational materials about fair housing, basic landlord-tenant issues and fair lending/predatory lending. Materials will be created for housing consumers, landlords, community agencies and others. Look for funding opportunities for a fair housing advertising campaign.

Strategy 3A (3) Actual Performance

Action Area 3 - The KCOCR distributed fair housing materials widely to landlords, property managers, members of the public, and services agencies, including materials translated into several different languages.

- A. The KCOCR distributed fair housing materials in print and compact disk format at the above-listed outreach events, including:
 - 1. More than 1,000 fair housing CDs
 - 2. More than 1,000 booklets entitled "Fair Housing in Washington State: Top 100 Questions for Housing Providers"
 - 3. More than 500 booklets entitled "A Guide to Fair Housing for Nonprofit Housing and Shelter Providers".

- B. The KCOCR distributed hundreds of the following publications:
 - 1. Sample Policy – Reasonable Accommodations and Modifications for People with Disabilities
 - 2. Sample Policy – Service Animals
 - 3. Sample Policy – Harassment & Retaliation
 - 4. Sample Policy – Domestic Violence & Fair Housing
 - 5. Fair Housing posters
 - 6. Reasonable Accommodations & Modifications for Residents with Disabilities
 - 7. Housing Discrimination & Your Civil Rights (in four (4) languages)
 - 8. Domestic Violence and Your Housing Rights brochure (in four (4) languages)
 - 9. OCR brochures (in three (3) languages).

- C. Most fair housing publications were updated in 2013 to streamline the information and provide it in "plain language" at a lower reading level, as well as to meet the needs of diverse cultural communities.

- D. King County Office of Civil Rights (KCOCR) completed development of a new guidebook entitled "A Guide to Fair Housing for Nonprofit Housing and Shelter

Providers". The HCD Program requested assistance from KCOCR to create the policy materials and a specialized training session for homeless housing providers due to the identification of some fair housing barriers in screening processes. HCD coordinated the work together with City of Seattle Office of Housing staff.

Strategy 3A (4) Projected Performance

Action Area 4 - Provide technical assistance to contracted housing providers and others to affirmatively promote fair housing choice. Consider a menu of enhanced fair housing requirements for contracted agencies, as well as agencies entering agreements with King County to include affordable housing in a for-profit development. Monitor new requirements.

Strategy 3A (4) Actual Performance

Action Area 4 - Fair Housing information for contracted housing providers is available on the HCD website. In 2013, HCD continued to provide technical assistance to a number of agencies regarding fair housing questions, including agencies providing homeless housing for families and for youth and young adults. Special training sessions and technical assistance (TA) workshops were held during 2013 for the family homelessness system, and a training and TA sessions were planned during 2013 for youth and young adult providers (which will be held in 2014).

Strategy 3A (5) Projected Performance

Action Area 5 - Work with the community to advance programs and initiatives that promote positive change for persons impacted by impediments to fair housing choice, including providing civil rights enforcement services, and working to fill supportive services and housing needs, including success in housing strategies for homeless households.

Strategy 3A (5) Actual Performance

Action Area 5

A. Housing Search Northwest

HCD continues to be a sponsor of the regional affordable rental housing locator website, www.HousingSearchNW.org. The site continues to add new landlords and properties, and provides a call center which can assist those with visual impairments or language barriers; the website is also accessible in over 20 languages. Detailed information on accessibility features of units is available.

B. King County Office of Civil Rights Enforcement Program 2013

The KCOCR has fair housing enforcement jurisdiction over the unincorporated areas of King County. In 2013, KCOCR investigated fair housing complaints made to their office

to determine whether there were adequate bases to file complaints, and administered their caseload, as follows:

1. Caseload Disposition

- Cases filed during 2013 - two (2) cases
- Cases filed during prior years and carried over to 2013 - three (3) cases
- Cases closed during 2013 - four (4) cases
- Cases previously closed with pre-finding settlement, and monitored during 2013 - zero (0) cases.

2. Resolution of Cases Closed during 2013

- No cause finding - three (3) cases
- Reasonable cause finding - zero (0) cases
- Pre-finding settlement - one (1) cases
- Case withdrawn by complainant - zero (0) cases

3. Bases of Cases Filed During 2013 by Protected Class

(Note: some complaints had multiple bases)

- Disability - two (2) cases
- Race - one (1) cases
- National Origin - zero (0) cases
- Section 8 - zero (0) cases
- Familial Status - zero (0) cases
- Gender - zero (0) cases
- Religion - zero (0) cases
- Retaliation - zero (0) cases

C. Fill existing service gaps and housing needs, including success in housing strategies for homeless households.

King County HCD and jurisdictions in the King County Consortium participate in a number of regional initiatives with public and private funders, with the CEHKC to provide support programs that assist homeless and at-risk households with barriers to securing housing. Many of the households accessing these programs are persons with a disability or multiple disabilities, or a temporary disability which may have impacted their tenancy or criminal history.

1. Landlord Liaison Project (LLP)

King County HCD, in partnership with the City of Seattle and the United Way of King County, continued to fund the regional LLP through a contract with the YWCA of Seattle-King County-Snohomish County. The program has made tremendous strides to continue building a larger network of landlords in King County that are willing to lower their screening criteria in order to rent their units to homeless households with barriers to securing rental housing, such as criminal history, prior negative tenancy or credit history, lack of tenancy history or lack of credit history. The participating landlords are provided with 24-hour phone support from the LLP staff and a number of risk mitigation tools and resources. The LLP also continues to host trainings for landlords, partner agencies, and tenants on topics of de-escalation, mainstream resources, and fair housing.

In 2013, the LLP placed 394 households in permanent housing through a network of participating service agencies. A total of 171 landlords (349 properties) were enrolled in the program in 2013.

2. Client Care Coordination

This system helps to move very vulnerable households who are homeless, chronically homeless or at risk of homelessness into housing with supportive services available on site to help them increase their health, well-being and stability. The system provides targeted recruitment into housing with enhanced services for households that often have multiple disabilities and other barriers to securing housing on their own. In King County, we have found that disability is the protected class for which the largest number of discrimination complaints is received each year, thus, the Client Care Coordination system provides an important response to that impediment.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcome: Accessibility

Goal Two: End Homelessness

King County and the consortium have adopted long-term outcomes for our goal to end homelessness in coordination with the outcomes developed through our region-wide continuum of care planning body, the CEHKC. Long-term outcomes relate to the reduction of homelessness, and particularly the reduction of chronic homelessness in King County. There is no one overarching outcome for this community development goal. Rather, there are separate outcome measures related to individual strategies within each of the objectives.

This goal has been broken down into four more specific objectives. Strategies for these four objectives, along with projected and actual outputs are described below.

Homelessness Objective 1: Prevention

Support programs that prevent homelessness.

Homeless Objective 1, Strategy 1A

Support the consortium-wide Housing Stability Program (HSP), 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.

Short-term Annual Output

Strategy 1A (1) Projected Output

A total of 492 households will be served through all funding sources attributed to this activity.

Of the total, 120 households will be served with CDBG public services funds. The balance will be served by the King County Veterans and Human Services Levy, ESG and Rapid Re-Housing Program (HPRP) funds.

Strategy 1A (1) Actual Output

A. A total of 441 households (1,044 individuals) were served through the King County Consortium's HSP in 2013 through the use of CDBG funds and local levy funds, as described below.

1. A total of 131 households (327 individuals) were assisted with CDBG funded homeless prevention services through the HSP in 2013.
2. A total of 310 households (717 individuals) were assisted Veterans and Human Services (VHS) Levy funded homeless prevention services through the HSP in 2013. A total of 144 Veteran households were served (274 individuals) and 166 non-veteran households (443 individuals) were provided with housing stability services with VHS Levy funds.

Short-term Annual Outcome

Strategy 1A (2) Projected Outcome

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

Strategy 1A (2) Actual Outcome

Households are interviewed six months after they receive assistance to determine if they have remained stable and to see if they need referrals or other information. During 2013, 418 households were reached and interviewed; 393 of those households remained permanently

housed after six months for a 94 percent success rate. At 12 months post service, 329 households were reached and interviewed; 309 remained housed for a 94 percent success rate.

Homelessness Objective 1, Strategy 1B

Strategy 1B does not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion. The homeless activities identified in this strategy are a portion of the overall human services set-aside of the Consortium, which is reported on page 51, Goal Three, Strategy 1B – Priority Human Services. The homeless activities in this strategy have been prioritized by the Consortium for emergency assistance needs.

Strategy 1B (1) Projected Performance

Support other initiatives and programs designed to prevent homelessness.

Strategy 1B (1) Actual Performance

CDBG funds were awarded projects that provided emergency support services and/or emergency funding activities that are designed to help prevent homelessness for individuals. In 2013, service levels dropped due to reduced funding. The projects that provided such services are below.

A. Emergency assistance was provided by:

- Maple Valley Food Bank Emergency Housing Assistance – 108 individuals served
- HopeLink Emergency Assistance – 8,690 individuals served.

Homeless prevention assistance was provided by:

- HopeLink Service Centers, Eviction Prevention Assistance – 82 individuals served
- King County Bar Association Housing Justice Project, Kent Courthouse – 2,081 individuals served.

Homelessness Objective 1, Strategy 1C

Strategy 1C does not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.

Strategy 1C (1) Projected Performance

Ensure that consortium homelessness prevention initiatives and programs are consistent with the Ten Year Plan to End Homelessness in King County. Performance measures are reported in the narrative below.

Strategy 1C (1) Actual Performance

The Ten Year Plan to End Homelessness in King County has a strong emphasis on prevention. Specific prevention strategies for the various population groups of homeless people are being developed. King County staff is actively participating in this process, both helping to shape prevention strategies and ensuring the programs King County funds are consistent with the strategies. King County is leading a thorough and inclusive planning process to re-design the system to address family homelessness, based on several principles or “pillars” which include coordinated entry, prevention, Rapid Re-Housing, tailored services and economic development.

These activities are a few of those accomplished that address the following objective in HUD’s CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability

Homelessness Objective 2: Permanent Housing

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

Homelessness Objective 2, Strategy 2A

- A. Provide permanent supportive housing for persons with disabilities through the SPC Program per federal program requirements.
- B. Provide permanent supportive housing opportunities and service-enriched housing opportunities for the broad population of homeless households through the locally funded Supportive Housing Program, which administers Homeless Housing and Services (HHS) Funds.
- C. Support additional programs as opportunities arise.

Note: King County is not the recipient of Housing Opportunities for Persons with AIDS (HOPWA) funds for our region; King County coordinates with the City of Seattle, which manages the HOPWA grant for the Seattle-King County region, and the City of Seattle reports on the region’s HOPWA funds in their CAPER. King County coordinates our funding with the City of Seattle and contributes resources from our Consolidated Plan, including SPC and local resources towards the supply of supportive housing which includes structural features and services to enable persons with HIV/AIDS needs to live in dignity and independence.

Strategy 2A (1) Projected Output

- A. Provide 520 units of permanent supportive housing through the SPC Program rental assistance and associated supportive services provided through HUD SPC funding.

- B. Provide 250 units of non-time-limited housing with support services and/or service-enriched housing through local HHS Funds.

Strategy 2A (1) Actual Output

- A. A total of 770 households were in permanent supportive housing at any given point during the year of 2013 using funding for 520 units through the SPC. This is because our SPC system works aggressively to use funds that represent the difference between the rent standard and actual rents in order to house additional persons eligible for the program. In 2013, this was the difference between 520 units and 770 units, which means that we added 250 units of capacity to the system.
- B. A total of 2,301 homeless households were provided with rental assistance and supportive services in non-time-limited housing with local HHS Funds administered by HCD.

Strategy 2A (2) Projected Outcome

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

Strategy 2A (2) Actual Outcome

- A. In the SPC Program, 97 percent² of households remained permanently housed for at least one year after entering the program.
- B. In the locally supported program, 90 percent of households that moved into permanent housing remained in permanent housing for at least one year.

Homelessness Objective 2, Strategy 2B

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

Annual Output Measures

Strategy 2B (1) Projected Output

Fifty families with children are to be housed with an appropriate level of temporary rental assistance and housing case management.

² Calculated from 2013 APRs; only counts those that entered the program at least one year prior to measurement.

Strategy 2B (1) Actual Output

HPRP recovery funds were one-time multi-year funds that were no longer available in 2013. Following upon the national success of Rapid Re-Housing, the Consortium has allocated new Emergency Solutions Grant (ESG) funds and local funds for Rapid Re-Housing.

A total of 54 households were able to access permanent housing quickly through Rapid Re-Housing assistance in 2013, as follows:

A total of 39 families with children accessed permanent housing in the private market rental units and received stabilization services with federal ESG and local funds. This program also received support from United Way of King County and the Bill & Melinda Gates Foundation. This program also partners with the King County Employment and Education Resources (EER) Career Connections team to provide comprehensive and individualized employment and career-oriented education services to eligible Rapid Re-Housing clients.

Strategy 2B (2) Projected Outcome

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

Strategy 2B (2) Actual Outcome

A total of 15 households without children (singles or couples) accessed private market rental units and received stabilization services with ESG and local funds.

Strategy 2B (3) Projected Outcome

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

Strategy 2B (3) Actual Outcome

- A. Of the 39 family households who were eligible to be measured for this outcome, 93 percent maintained permanent housing for at least one year or exited the program to a stable housing situation.
- B. Of the 15 households without children who were eligible to be measured for this outcome, 13 household's secured permanent housing and two exited the program. Of the 13 households that secured permanent housing, ten retained their housing for at least six months.

Homelessness Objective 2, Strategy 2C

Coordinate with public housing funders, community-based organizations, housing organizations and other stakeholders to plan for a range of additional permanent housing units and options that serve very low-income households at 30 percent of AMI and below, and that are targeted to

serve homeless households, including bunkhouses, single room occupancy (SRO) units, and units that allow households to transition in place.

Strategy 2C (1) Projected Performance

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

Some of our housing projects will address this strategy, as well as Affordable Housing Goal 1, Objective 1, Strategy 1A.

Strategy 2C (1) Actual Performance

The HCD staff work with the regional Homeless Housing Funders Group on an ongoing and regular basis to coordinate a unified Notice of Funding Availability and common priorities for homeless housing. A variety of homeless housing units were funded through this process in 2013, including units for chronically homeless persons and scattered site units with rental assistance and support services. This work group also continues to implement a system to place high utilizers of emergency services and those most vulnerable into housing quickly through a targeted recruitment and referral system called Client Care Coordination. In addition, in April 2013, a new county-wide system for families with children experiencing homelessness launched that provides a centralized and uniform intake process to assess their housing needs and make appropriate referrals to homeless housing resources.

Homelessness Objective 2, Strategy 2D

Ensure that all initiatives and programs related to permanent supportive housing for the formerly homeless and other forms of permanent housing targeted to homeless households are consistent with the Ten Year Plan to End Homelessness in King County. Progress will be reported on the narrative below.

All permanent housing targeted to homeless households is consistent with the Ten Year Plan to End Homelessness. The Department of Community and Human Services (DCHS) works closely to align planning, initiatives, and programs for homeless populations.

Homelessness Objective 3: Homeless Housing Program

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

Homelessness Objective 3, Strategy 3A

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

| Homeless Households and Individuals Served in Shelters and Transitional Housing 2013 CDBG | | |
|--|-------------------|--------------------|
| | Households Served | Individuals Served |
| Transitional Housing | N/A | N/A |
| Emergency Shelter | 765 | 876 |

Strategy 3A (1) Projected Output

Provide 213,225 unit nights of emergency shelter annually.

Strategy 3A (1) Actual Output

A total of 452,575 unit nights of emergency shelter were provided by programs funded with federal, state and local fund sources, as follows: ESG, CDBG, Regional Affordable Housing Program (RAHP) Operation and Maintenance funds, State Consolidated Homeless Grant (CHG) funds, and a small amount of current expense funds for emergency winter shelters. Emergency winter shelters are only open October through March. An emergency shelter unit night is defined as the provision of emergency housing for an eligible household for a period of up to 24 hours, including one night.

A. CDBG Funded Shelters

Shelters funded with CDBG include the YWCA, HopeLink Kenmore Family Shelter, Friends of Youth Haven, Redmond's Sophia Way Winter Shelter and Redmond Homeless Eastside Shelter and Renton Domestic Abuse Women's Network.

B. ESG Funded Shelters

Shelters funded with ESG include, HopeLink Avondale Park, HopeLink Kenmore Family Shelter, Multi Service Center and the YWCA Emergency Shelter.

Strategy 3A (2) Projected Output

Provide 130,267 unit nights of transitional housing annually.

Strategy 3A (2) Actual Outputs

A total of 234,166 unit nights of transitional housing were provided by programs funded with federal, state and local funds, as follows: McKinney Supportive Housing, State CHG funds and RAHP Operating and Maintenance.

Note: We collect unit nights, rather than bed nights. For family shelters, a bed night is not a meaningful measure because the number can vary significantly depending on the size of the family. An emergency shelter unit night is defined as the provision of emergency housing for an eligible household for a period of up to 24 hours, including one night, and the household may be a single individual, or it may be a family of two or more.

Short-term Outcome

Strategy 3A (3) Projected Outcome

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

Strategy 3A (3) Actual Outcome

Individuals and households receiving bed nights of emergency shelter were safe and sheltered from the elements for the night.

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

Strategy 3A (4) Projected Outcome

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

Strategy 3A (4) Actual Outcome

A. Indicator One

This indicator calculates the number and percentage of individuals and/or households who move from emergency shelter to transitional or permanent housing.

Actual Outcome for Indicator One

A total of 3,542 households exited emergency shelter, with 1,641 moving to either transitional or permanent housing, for a success rate of 46 percent using this indicator³.

B. Indicator Two

The number and percentage of individuals and/or households who move from transitional housing to permanent housing or who successfully transition in place.

³ This outcome does not include data from seasonal winter shelters and mass overnight shelters, where exit data is generally not available.

Actual Outcome for Indicator Two

A total of 472 households exited from transitional housing; of these, 423 moved to permanent housing. This represents a 90 percent success rate using this indicator.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

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

Homelessness Objective 3, Strategy 3B

Strategy 3B (1) Projected Performance

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.

Strategy 3B (1) Actual Performance

Staff from King County and other consortium jurisdictions participates in a variety of work groups of the CEHKC to ensure that all shelter and transitional housing activities are consistent with the Ten Year Plan to End Homelessness.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

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

Homeless Objective 4, Strategy 4A

The consortium will approach homelessness planning and coordination as a regional issue. King County will work with the CEHKC, 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.

Strategy 4A (1) Projected Performance

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.

Strategy 4A (1) Projected Performance

- A. There have been conscious, consistent efforts to ensure that to the extent possible, all homeless projects and initiatives are consistent with the Ten Year Plan to End Homelessness. There is representation from throughout the consortium on the various committees of the CEHKC, from the governing board to task forces and work groups, as well as frequent communication and consultation between CEHKC staff, DCHS and HCD staff, and members of the consortium.
- B. A CEHKC working committee, the Funders Group, continues to ensure that local private and public funders have a heightened and accountable role in the implementation of the Ten Year Plan to End Homelessness. The HCD staffs the DCHS Department Director on this committee, which has taken a lead role in coordinating work plans and funding streams in order to be most efficient in coordinating resources. In 2013, the implementation steps for the Family Homelessness Initiative were coordinated with CEHKC and the Ten Year Plan to End Homelessness in King County, and involved a number of CEHKC sub-committees.

Homelessness Objective 4, Strategy 4B

Strategy 4B (1) Projected Performance

The consortium, with King County as the lead, will continue to provide a leadership role in the Countywide HUD Homeless Assistance (McKinney) Continuum of Care annual competitive funding round, or its successor.

Strategy 4B (1) Actual Performance

A County staff person in HCD continues to lead the McKinney planning process in coordination with staff from the City of Seattle.

Homelessness Objective 4, Strategy 4C

Strategy 4C (1) Projected Performance

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

Strategy 4C (1) Actual Performance

- A. King County HCD staff continues to staff DCHS managers on the Safe Harbors leadership committees, and to participate in efforts to improve the HMIS. The consortium uses Local Document Recording fee revenue, state Consolidated Homeless Grant funds, and federal McKinney funds to help support the Safe Harbors HMIS. In partnership with our consortium cities, King County, the City of Seattle and United Way

provide oversight and guidance to the Safe Harbors staff team, which is housed by the City of Seattle. In 2013, Safe Harbors received a final report for technical assistance provided through HUD focused on strengthening the HMIS and its governance. A related work plan was developed and implementation begun. A Temporary Advisory Group was incorporated to support development of the work plan, a strengthened governance structure, and, in response to a King County proviso, examination of location options for Safe Harbors management. In 2013, continued and substantial improvement was made in the amount and accuracy of data reported to Safe Harbors. Sponsoring partners, including King County, are increasingly using HMIS data for contract accountability.

- B. In addition, King County HCD staff coordinated with Safe Harbors/HMIS in 2013 to strengthen the needed infrastructure and refine the process that allows HMIS to act as the data system platform for the coordinated entry and assessment system for homeless families with children, Family Housing Connection, which was launched in April 2012. Using HMIS as the platform for the new system allows:
1. A system-wide view of demand, with an unduplicated number of families with children requesting assistance. In addition, the basic data collected on the initial assessment provide a composite picture of these families: who they are (race, family size, and composition), service needs, and housing barriers.
 2. Planners and policy makers to identify the true demand/need for various housing resources (e.g. number of Rapid Re-Housing slots). Comparing families requesting assistance to those currently accessing homeless housing programs also allows the system to understand if there are equity and social justice issues, and whether the highest-needs families are currently being served or screened out.

Homelessness Objective 4, Strategy 4D

Strategy 4D (1) Projected Performance

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

Strategy 4D (1) Actual Performance

The HCD staff continued to represent consortium interests in working with other systems, such as Public Health-Seattle & King County, the MHCADSD, and the King County Veterans Program, to advocate for increased coordination between housing and services fund sources and programs.

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 Objective 1: Human Services Agencies

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

Community/ Economic Development Objective 1, Strategy 1A

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

Strategy 1A (1) Projected Output

An average of three community facility projects completed.

Strategy 1A (1) Actual Performance

In 2013, three community facility projects were finalized and marked completed in HUD's IDIS.

- A. Sno-Valley Senior Center Renovation Phase I – Funding was provided for the design and construction of accessible men's and women's restrooms on the second floor to accommodate the increase in usage from the recent addition of five program rooms. Construction began in late 2011. The first of several phases of the senior center's master plan for facility improvements was completed.
- B. Sno-Valley Senior Center Renovation Phase II – Funding was provided for replacement of the failing siding of the facility, and window replacement with energy-efficient windows, which allow natural heating and cooling to take place.
- C. Burien Community Center Facility - Rehabilitation (Roof). Funds were used for the replacement of the roof at the Burien Community Center, the final phase of a comprehensive rehab the City has completed for the facility.

Additional details relating to the project activity can be found in the public facilities section of Attachment F.

These activities address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Accessibility for the purpose of creating suitable living environments

Strategy 1A (2) Projected Outcome

Human service facility providers will be able to:

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

Strategy 1A (2) Actual Outcome

- A. Sno-Valley Senior Center - Funding was provided for the completion of a renovated, safe and expanded senior center to deliver senior transportation assistance; health, exercise and nutrition programs provided by staff/volunteers and/or partner health organizations; and other senior recreation activities.
- B. Burien Community Center Roof Replacement - Funding was provided for the completion of roof replacement, which is the final phase of a comprehensive rehab for the City of Burien's community services center facility. This provides the City of Burien to adequately serve residents with community services in a safe and secure environment.

The following project activities are underway:

- A. Dynamic Partners Burien Therapy Center Play Structure – Funding was provided for the installation of a play structure appropriate to meet the therapeutic needs of the children being served at the therapy center. Issues surfaced during the environmental review phase related to toxic plumes located under the surface where the play structure was slated to be constructed. Agency is considering other options or locations for the playground and will decide if it will relinquish the CDBG funds for recapture. A decision shall be made prior to May 2014.
- B. Enumclaw Senior Center Rehabilitation – Funding was provided for the rehabilitation of a senior facility addressing electrical, plumbing and ADA accessibility. Bid has been awarded and construction will be completed in Spring 2014.

- C. Sno-Valley Senior Center Program Space Phase III – The project will subdivide a large room into program rooms to be used for 'wellness' rooms and will replace aged heat pumps in the senior facility. Design and construction will occur in 2014.
- D. SeaTac Valley Ridge Community Center Expansion – Funding was provided for the design and construction to expand an existing facility to house a teen center that currently shares space with a pre-school program. Design and construction will occur in 2014.

These activities are a few of those accomplished or are targeted to address the following objective in the CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Accessibility for the purpose of creating suitable living environments.

Community/Economic Development Objective 1, Strategy 1B

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

Strategy 1B (1) Projected Output

An average of 50,000 unduplicated persons served.

Strategy 1B (1) Actual Output

The consortium served a total of 50,268 persons throughout the year with the following types of emergency related service activities.

- A. In 2013, the consortium funded the following:
 - 1. Provided distribution of food products to food banks through a food bank coalition located within the consortium – Des Moines Area Food Bank Coalition Emergency Assistance.
 - 2. Provided salary for staff to provide low-income persons with emergency assistance for food, housing, emergency shelter and transportation.
 - 3. Provided low-income households with homelessness prevention assistance and emergency assistance through funds for such things as utility assistance, rent assistance, other emergency funding needs, and transportation; projects detailed in Goal Two: End Homelessness, Objective 1 and Objective 3– Support Programs that Help Prevent Homelessness on page 39 and page 43.

B. In 2013, Redmond funded the following:

1. Provided funds to support the services and operation of two winter shelters for homeless individuals on the Eastside. The Congregation for the Homeless shelter provided 161 men with supportive emergency services and overnight stays.
2. Provided funds to support Sophia Way Women's Shelter, which provided shelter for 123 women and children.

C. In 2013, Renton funded the following:

1. Provided case management and emergency assistance to 29 eligible clients to meet basic needs as clients work to access social services and meet basic need.
2. Provided motel vouchers and emergency assistance vouchers during severe weather for gas, utility bills, or prescription medication for 181 City of Renton residents.
3. Provided confidential emergency shelter for 15 women and children who were domestic abuse survivors, and hotel/motel vouchers as needed.

D. In 2013, Shoreline funded the following:

1. Provided social, recreational, nutritional, health, legal, educational, and counseling services to 467 seniors.
2. Other services, including meals on wheels, congregate nutrition, senior rights assistance, information and advocacy, and in-home assistance.

These activities address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: 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 CPPs.

Community/Economic Development Objective 2, Strategy 2A

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

Strategy 2A (1) Projected Output

An average of three (3) public infrastructure/park facilities projects will be completed annually.

Strategy 2A (1) Actual Output

A total of seven (7) public infrastructure projects were completed and closed in 2013 as follows:

A. Parks

1. SeaTac Neighborhood Skate Park – Funding was provided for a skateboard park targeted for small children enjoying the sport of skateboarding. Construction was completed and a ribbon cutting ceremony held in July.
2. North Shorewood Park Play Structure Replacement - Funding was provided for the replacment of a neighborhood park’s play structure, which consists of a set of swings and two rocking horse toys. The existing structure was originally installed in 1993 and was at the end of its useful life.

B. Infrastructure

1. Baring Water Association New Well & Improvements – Funding was provided for the provision of a new well approximately 200 feet deep, replacement of 1,325 feet of waterline and construction of a new snow shed for reservoir tanks.
2. Black Diamond 5th Ave Water Main Replacement - Funding was provided to replace two water mains, along with two outdated fire hydrants in the City of Black Diamond.
3. King County Department of Transportation, Roads Services Division, White Center Sidewalks along 17th Avenue Southwest – Funding was provided for the construction of 1,300 feet of gutters, and sidewalks in a targeted low and moderate-income area. Design was completed in 2011. Construction was completed in April and labor compliance closed out in June 2013.
4. Snoqualmie SE Gove St Street Lights – Funding was provided for the purchase and installation of seven street light poles with luminaries to improve safety for residents.
5. Valley View 10th Ave S Sewer Extension Phase I – Funding was provided for the extension of safe and reliable public sewer service along 10th Avenue South in Burien to 24 households by construction of new sewer mains and connecting to existing sewers downstream of the project area. Residents now have connection to the system and eligible resident’s connection fees have been covered through the program.

C. Projects Underway

1. 2011 Funded Project

Renton Avenue South Pedestrian Safety Project - King County Department of Transportation's Roads Services Division has completed sidewalk design and is ready for construction for Renton Avenue South to address pedestrian safety and neighborhood revitalization. The final phase of landscaping is slated to be completed in Spring 2014.

2. 2012 Funded Projects

Duvall ADA Ramp Replacement – Funding was provided for design and construction to remove existing curb and walkway barriers and provide 15 ADA curb ramps with truncated domes for a low to moderate-income area of Duvall. Design is fully completed and available remaining funds will cover two curb ramps with associated drainage elements. Project is slated to be completed in Spring 2014.

Duvall Taylor Park Soldier Retaining Wall – Funding was provided for design and construction of a structural retaining wall just south of the Taylor Park Play area to provide long term stabilization for the slope bordering the park. Environmental review and design has been completed; construction slated for summer of 2014.

3. 2013 Funded Projects

Burien Dottie Harper Park Improvements– Funding was provided for new play structures at Dottie Harper Park that are 20 years old. The outdated play structures will be removed and new play structures, benches, garbage cans, and a soft surface pathway will be added.

Skykomish Pedestrian & Drainage Improvements Phase I – Funding was provided for the design and construction of sidewalks, curbs, gutters and drainage improvements in the central residential area of the Town of Skykomish; 214 residents will benefit from the infrastructure improvements.

Valley View Sewer District Phase II – Funding was provided to complete the extension of safe and reliable public sewer service along 10th Avenue South in Burien to 10 households. Funding also covers King County Wastewater Treatment Division's capacity charges and other charges for income-eligible households. Construction will be completed and fees will be paid for income-eligible households in 2014.

D. Greenbridge Section 108 Loan

The consortium continues to make annual payments for the Greenbridge Section 108 Loan. The infrastructure portion of the Greenbridge project in White Center has been completed and the multi-family rental housing has been built and occupied. For additional information about the Greenbridge project and the White Center neighborhood where the project is located, see the discussion below on the White Center Neighborhood Revitalization Strategy Area (NRSA).

These activities address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living Environment
- Outcomes: Affordability for the purpose of creating suitable living environments.

Community/Economic Development Objective 2, Strategy 2B

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

Strategy 2B Projected Outcomes

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

The consortium may explore whether there are other high poverty areas that may benefit from a NRSA and whether there are human services needs that are specific to NRSA neighborhoods. Consortium cities will lead the process of exploring whether there are any areas within their jurisdiction that may benefit from a NRSA. Outcomes will be determined independently for each NRSA developed. Outcomes may include increases in property values, safer streets, and less crime.

Strategy 2B Actual Outcomes

White Center NRSA Benchmarks through 2013:

The Neighborhood Revitalization Strategy for White Center, which was adopted in late 2008, was updated and incorporated into the 2010 to 2014 Consolidated Plan. Benchmarks and outcomes achieved in 2013 are referenced in a chart in Attachment E along with cumulative accomplishments through 2013.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Economic Opportunity
- Outcomes: Sustainability

All activities for the White Center NRSA are reported in Attachment E.

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.

Community/Economic Development Objective 3, Strategy 3A

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

Objective 3, Strategy 3A Projected Output

This strategy does not have annual goals, and will be reported by narrative in the CAPER as opportunities arise.

Objective 3, Strategy 3A Actual Output

There was no loan activity in 2013.

Community/Economic Development Objective 3, Strategy 3B

Assist small micro-enterprise⁴ businesses by providing assistance for comprehensive economic development activities designed to address the economic needs of low to moderate-income persons or households seeking to start or expand their own small micro-enterprise businesses.

Fund Sources – Federal CDBG funds, and private funding

Objective 3, Strategy 3B Projected Outputs

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

⁴ Microenterprise means a business having five or fewer employees, one or more of whom owns the business.

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

Objective 3, Strategy 3B (1)Actual Outputs

A. A total of 199 low to moderate-income individuals were served through two funded microenterprise programs.

1. A total of 96 low to moderate-income individuals were served with comprehensive microenterprise development activities designed to build small business success and address the economic needs of low-income families in the south sub-region of King County through a contract with Washington Community Alliance for Self-Help (CASH).
2. A total of 103 low to moderate-income individuals received technical assistance in starting or growing a microenterprise business in South Sub-Region Cities by: 1) providing intensive operations training and technical assistance to improve business management and decision-making capabilities; 2) delivering “Microenterprise English as a Second Language” modules to improve business and financial literacy, through a contract with Highline Community College StartZone. Communities served included Algona, Black Diamond, Burien, Covington, Des Moines, Enumclaw, Maple Valley, Pacific, SeaTac, Tukwila and the unincorporated South Sub-region of King County.

| Table: Number of Businesses and Persons Assisted in Economic Development Activities 2013 CDBG | | | | |
|--|---------------------------------|------------------------------|-----------------------------------|---------------------------|
| Priority Need Category | # of Businesses Assisted | # of Persons Assisted | # of Jobs Created/Retained | % of Jobs Assisted |
| StartZone Microenterprise Program | 3 | 103 | 6 | 14% |
| Washington CASH | 23 | 96 | 37 | 86% |
| TOTAL: | 26 | 199 | 43 | 100% |

These activities are a few of those accomplished that address the following objective in HUD’s CPD Outcome Performance Measurement System:

- Objective: Economic Opportunity
- Outcomes: Sustainability

Public Housing and Resident Initiatives

King County Housing Authority

The King County Consortium and the KCHA continue to strengthen their partnership as they work together in addressing the County's housing needs. Building on its past performance as one of the strongest housing authorities in the nation, KCHA's Public Housing Program and Housing Choice Voucher (Section 8) Program continue to perform at the highest level while KCHA's bond and tax credit properties continue to expand in number in order to meet the housing needs of King County's working families.

The KCHA is an independent municipal corporation established under Washington State Law. The housing authority continues to play a vital role in assisting local government in rising to the challenge of developing housing and settlement patterns that are sustainable over the long term while protecting the environment and quality of life in this region. In addition to providing decent affordable housing to the County's elderly, disabled, and poorest households, KCHA continues to both shape and assist private market efforts to expand the stock of affordable workforce housing.

Overview

Since its establishment in 1939, the KCHA has played a key role in providing affordable housing options for the residents of the Puget Sound region. Serving those with the greatest need is its primary mission and its programs ensure that diverse populations – homeless families, elderly and disabled households, immigrants and refugees, the working poor – all benefit from KCHA's programs. Nationally recognized for its innovative programs, KCHA has consistently achieved designation as a HUD High Performer under evaluations of its Public Housing and Section 8 voucher programs.

The KCHA owns and manages nearly 3,700 units of federally subsidized housing for families, the elderly, and people living with disabilities, and 4,500 units of workforce housing, financed through tax credits and/or tax-exempt bonds. An additional 9,300 households are assisted through the Section 8 program, which subsidizes families to rent housing on the private market. In partnership with local service agencies, KCHA provides about 130 units of emergency and transitional housing for homeless families and people with special needs. Many households are also assisted through the 430 units of manufactured housing owned by KCHA. The KCHA delivers housing repair project management assistance and weatherization services to private low-income homeowners, mobile home owners, and landlords who rent to income-eligible tenants living in King County. The KCHA also provides tax-exempt financing to other affordable housing developers.

Moving to Work

In 2003, seeking a long-term solution to ongoing reductions in support for federal housing programs, KCHA entered the HUD's Moving to Work (MTW) demonstration program. One of fewer than 39 high-performing agencies selected for the program, MTW participation provides KCHA a unique opportunity to break away from overly restrictive federal housing program rules

and constraints in favor of new approaches to delivering affordable housing in our local communities. As an MTW agency, KCHA's Public Housing Operating, Capital, and Section 8 program resources are combined in a single block grant with funding flexibility. The KCHA may use the MTW block grant to fund a wide array of affordable housing initiatives. These initiatives include, but are not limited to, general operation of the Public Housing or Section 8 Voucher programs, capital improvements, site acquisition and development, case management and supportive services, and other approaches to the provision of housing services to low income households. Funding by the MTW block grant is not subject to most regulations in Sections 8 and 9 of the U.S. Housing Act of 1937. In early 2009, KCHA executed a revised MTW contract with HUD, which secures KCHA's participation in the MTW program through 2018.

Education Initiatives

The KCHA houses over 14,000 children in its federally assisted programs. Many of these children live in homes where English is not the primary language. The academic success of these youth is the lynchpin of our efforts to prevent multi-generational cycles of poverty and promote social mobility. King County Housing Authority has made educational outcomes an integral element of its core mission and is actively partnering with local educational stakeholders around common outcomes. KCHA worked with seven school districts in 2013 to secure a \$40 million Federal Race to the Top (RTT) grant and has executed data sharing agreements with three districts to enable the development of a framework for tracking student educational progress against baseline metrics. KCHA also completed construction on the last of 20 early learning or after-school facilities located in our housing communities in 2013. Place-based initiatives are currently underway in three neighborhoods with significant concentrations of assisted housing, potentially impacting some 2,200 children. A primary focus of these efforts is on achieving grade level reading competency by the end of third grade. These place-based initiatives will continue to expand in 2014 using a combination of MTW and philanthropic funding.

Community Youth Facilities

In 2010, planning and design activities began for community building improvements at Valli Kee, Burndale Homes, Eastside Terrace, Spiritwood Manor, Hidden Village, and Firwood Circle. The facilities are part of a network of after-school facilities developed by KCHA to provide after-school programs for youth living in assisted housing and in the surrounding community. A HUD funded grant was secured to renovate three of the community facilities in 2011, and construction was completed at the Eastside Terrace community facility in December, 2011. Construction commenced at Burndale Homes, Firwood Circle, and Valli Kee in December 2011, and these facilities were completed in the August, 2012. The Spiritwood Manor and Hidden Village community facility construction commenced in June 2012 and was completed in 2013.

New Acquisitions

When a portfolio of nine privately owned Section 8-assisted housing complexes located in five counties scattered across Washington State was offered for sale in the Spring of 2013, the King County Housing Authority spearheaded a collaborative effort to purchase it. The housing authorities of Bremerton, Grays Harbor County, Yakima, and Chelan County and the City of

Wenatchee participated in assuring the preservation of a total of 337 homes within the various communities.

The unusual collective strategy – which represents the most wide-ranging state initiative to date to preserve existing subsidized housing – was necessary because the seller wanted to dispose of the portfolio as a single sale. Failure to acquire even one of the nine properties would have resulted in failure to preserve any of the properties. The current owner, who was also the initial developer and long-term owner of the properties, worked with the housing authority to try to assure long-term preservation of these apartments as affordable housing.

The four properties acquired by KCHA are: Bellevue Manor in Bellevue (66 units), Patricia Harris Manor in Redmond (41 units), Northwood Square in Auburn (24 units), and Vashon Terrace in Vashon Island (16 units). They are home to 107 seniors, more than 80 percent of whom are aged 70 or older and 40 families with children.

Seola Gardens (formerly Park Lake II)

The KCHA's newest HOPE VI community, Seola Gardens, has transformed a site of severely deteriorated, 46-year-old public housing built when KCHA demolished World War II defense worker housing and constructed Park Lake II. New parks, pea patch gardens, a trail system, inspiring art pieces, and a variety of affordable housing choices punctuate this revitalized community. Former residents have the chance to return to 177 attractive new rental units; another 107 homes will be offered for sale to the public. In 2009, KCHA relocated all Park Lake II households and completed demolition and abatement of 165 public housing units. The first 90 rental homes were complete in the winter of 2012 and all rental housing was occupied in 2013.

Section 8 Housing Vouchers

Section 8 housing vouchers are one of the major federal programs intended to bridge the gap between the cost of housing and the incomes of low wage earners and people on limited fixed incomes. The Section 8 Voucher Program provides flexibility and options by issuing vouchers to eligible households to help them pay rent in privately-owned apartments of the households' choosing. KCHA has been awarded a total of 310 vouchers to assist homeless veterans and their families. The KCHA was also awarded 139 vouchers through the Family Unification Program, which enables children to reunite with their families from foster care or avoid foster care placement altogether. The KCHA administers 9,300 vouchers.

Resident Opportunities Plan

The King County Housing Authority (KCHA) launched a pilot initiative in the spring of 2010, the Resident Opportunity Plan (ROP), to assist up to 100 current residents over five years in accessing wrap-around services to help participants achieve economic independence and graduate from federally-assisted housing. King County Housing Authority contracts with two partners in this effort, Bellevue Community College and the YWCA, who provide education- and employment-focused case management to ROP participants to assist them in making gains in education, employment, and income. The initiative also includes a youth employment program connecting young people who have a parent in the ROP pilot with educational and employability development services. The pilot operates in two geographic areas — the East King County cities

of Bellevue and Kirkland, and Seola Gardens in White Center. Over 60 households have been enrolled in the ROP program.

Weatherization and Housing Repair Program

The KCHA's weatherization program, which is free to qualified low-income homeowners and renters, provides energy conservation measures and indoor air quality improvements for single-family, multi-family, and mobile homes. Typical improvements include insulation and air sealing, heating system repairs or replacement, energy efficient refrigerators, lighting, and installation of fans for moisture control and air quality. King County Housing Authority coordinates and administers approximately \$4 million in weatherization and home repair activities annually. Funding is provided by the federal government, various utility companies, Washington State, and the City of Bellevue. Approximately 900 units of housing, including multi-family, single-family and mobile homes, receive energy conservation upgrades and basic repairs each year.

Renton Housing Authority (RHA)

Sunset Terrace Revitalization: The Sunset Area emerged in the 1940's as publicly funded worker housing to support World War II manufacturing. It grew to include multi-family housing, schools, shopping areas, and civic buildings. Over time the housing stock reached the end of its useful life and the City of Renton and the RHA embarked on a revitalization effort. Since 2006 the City of Renton has reworked their Comprehensive Plan policies and zoning to create an urban village of mixed income, mixed use, housing, in a compact, walkable neighborhood. In 2011 the City of Renton approved a Planned Action for the Sunset Area (Planned Action) which includes street improvements, a sub-regional storm water system based on low-impact development principles, and redevelopment of the outdated Sunset Terrace public housing project in to a mixed-income development. The Renton Housing Authority relies on partnerships and strategic public investment for implementation of the Planned Action. The first project to benefit from the Planned Action is the Glenwood Townhomes which serve as replacement housing for eight large families. The Renton School District has begun construction on a state of the art \$25 million Early Childhood Learning Center. A new 15,000 square foot King County Library will serve as the catalyst project for the redevelopment of Sunset Terrace along with the Kirkland Townhomes and the Early Childhood Learning Center.

Muckleshoot Tribal Housing Authority

The Muckleshoot Tribal Housing Authority was contacted and they did not furnish information for the CAPER.

Resources Made Available

From January through December 2013, the King County Consortium utilized a combination of federal and non-federal funds to further the goals and objectives in the Consolidated Plan. The Consortium administered approximately 40 million dollars in local and federal housing and community development funds in 2013, making them available to the community through competitive processes, of which approximately 13 million was made available through federal HUD formula grants or entitlements. In 2013, these HUD formula funds benefited 10,056

households, through housing development activities, housing repair programs, public services, facilities, public improvements, and economic development.

For the CAPER, King County HCD collects resource information from other public and private funding sources that were available to agencies and jurisdictions serving Consortium residents in 2013. The total amount of resources used in the consortium for housing and homeless activities is shown in the following table and the total amount of resources for non-housing activities is shown in the next section.

Formula Grant Programs Funds Available and Expended

Table 1 below shows resources made available and expended for CDBG, HOME, and ESG. Funds expended do not equal funds made available because some projects are in process and will not be completed for another year.

| Grant Program | | Funds Available as Stated in 2013 Action Plan | \$ Expended in 2013 (includes expenditures for 2013 projects as well as projects funded with prior years funding) |
|--|----------------------------|--|--|
| CDB | Entitlement | 4,870,727 | 4,597,298 |
| | Program Income | 401,100 | 401,100 |
| | Recaptured and Reallocated | 768,092 | 768,092 |
| | Subtotal | 6,039,919 | 5,766,490 |
| HOM | Entitlement | 2,640,004 | 659,406 |
| | Program Income* | 162,031 | 184,713 |
| | Subtotal | 2,802,035 | \$844,119 |
| ESG | Entitlement | 262,328 | 251,102 |
| | Recaptured Funds | 0 | |
| | Subtotal | 262,328 | 251,102 |
| TOTAL | | \$8,244,487 | \$6,861,710 |
| *Note that \$10,000 of program income in the expenditure column is dedicated to and held locally for Administrative Expenses for the HOME program. | | | |

Other Public and Private Resources for Housing Activities

In the areas of both housing and community development, the federal funds available from HOME, CDBG, and ESG were complemented by and helped leverage a broad range of other public and private resources.

Housing Assistance

We identified over \$244 million in total funds made available in the King County Consortium in 2013 for housing-related activities, not including most private sector contributions. The majority of this is federal dollars in the form of low income tax credits and going into the support of public housing and Section 8 rental assistance offered through the KCHA and the Renton Housing Authority. Of the remainder, over \$6 million was federal formula grant funding through HOME, CDBG, and ESG.

Most of the rest was state and local dollars. Activities included new construction, acquisition and rehabilitation, home repair, capacity building, pre-development costs, rental assistance, support for housing operations, homelessness prevention, emergency shelters, transitional housing and other homeless programs.

| Table: Other Public and Private Resources for Housing Activities | | |
|--|---------------------|--|
| Source | Amount | Projects Supported (There may be duplication since most projects have multiple fund sources.) |
| Regional Affordable Housing Program Funds (RAHP) – revenue generated by SHB 2060 document recording fee for allocation by King County HCD according to an Interlocal Agreement (capital) | \$622,000 | Allocated funds to two projects in the consortium |
| King County Veterans Levy Funds (capital) | \$1,430,000 | Allocated funds to one project three projects serving homeless veterans in Bellevue, Renton, and Seattle. |
| King County Human Services Levy Funds (capital) | \$1,034,000 | Allocated funds to three projects; one serving homeless families in Bellevue, one serving homeless youth and young adults in Burien, and one serving adults with developmental disabilities in Shoreline and East King County. |
| King County Homeless Housing Funds (2331) - revenue generated through document recording fees (capital) | \$1,318,282 | Allocated funds to five projects serving homeless young adults and homeless families in Bellevue, Burien, Seattle, Shoreline, and East King County. |
| East King County suburban cities who are members of ARCH (general funds and other non-federal funds) | \$1,283,737 | Funds allocated for three projects in East King County. |
| King County Human Services Levy Funds (services operating support) | \$700,000 | Allocated funds to two projects serving homeless persons with multiple barriers in East King County. Funds are used for services and rental assistance in permanent Housing. |
| Homeless Housing and Services Funds – document recording fee revenue for homeless housing (SHB 2163, 1359 and 2331) | \$6,513,000 | Allocated funds to 16 projects serving homeless persons countywide. Funds are used for services, operating support and rental assistance in permanent housing. |
| King County Children and Family Services Fund (formerly King County Current Expense fund) | \$202,389 | Supported emergency housing services, transitional housing operations, homeless shelters and related services, shelter and emergency shelter programs throughout King County, including the City of Seattle. |
| RAHP (operating support) | \$700,000 | Supported 22 transitional housing and emergency shelter programs throughout King County. |
| King County Veterans Levy Funds (services and operating support) | \$300,000 | Allocated funds to two projects serving homeless veterans in Seattle and East King County. Funds are used for services and rental assistance in permanent housing. |
| SUBTOTAL – Local Funds | \$14,103,408 | |
| Washington State – Housing Assistance Program/Trust Fund | \$9,921,000 | Allocations made for seven projects in the consortium, supporting low income individuals and families, homeless young adults, homeless veterans, and people with developmental disabilities. |
| Housing and Essential Needs | \$12,177,621 | State program administered by King County provides rental/utility assistance and basic needs to eligible state medical care services – enrolled clients countywide |
| SUBTOTAL – State Funds | \$22,098,621 | |
| <i>Federal Resources (Note report on all ESG grants expended in 2013).</i> | | |
| Direct Emergency Solutions Grant (ESG) Program - Shelters | \$187,844 | Allocations made to 4 emergency shelters. |
| Direct ESG - Rapid Re-Housing | \$63,258 | Allocation made to 1 program. |
| State ESG Allocation to King County Consortium | \$260,172 | |
| CDBG Program Homeless and Housing Related Allocations | \$2,021,043 | Allocations made to housing (\$315,942, Housing Stability Program (263,591, Human Services (411,860) and Housing Repair (1,029,650). |
| HOME Investment Partnerships Program | \$844,119 | Allocations for two rental housing development projects and two homeownership project. |
| SUBTOTAL - Federal Formula Funds (ESG, CDBG, HOME) | \$3,376,436 | |
| Washington State Housing Finance Commission (ten year commitment) | \$66,015,640 | Allocations made for 2013 tax credit projects. |

| Table: Other Public and Private Resources for Housing Activities | | |
|---|----------------------|--|
| Source | Amount | Projects Supported (There may be duplication since most projects have multiple fund sources.) |
| KCHA Tax Exempt bonds | \$16,500,000 | Renewed lines of credit. |
| HUD Supportive Housing Programs | \$651,639 | HUD grant program administered by King County provides operating and service support units for homeless disabled households Countywide. |
| HUD Shelter Plus Care (annual amount) | \$6,397,344 | HUD grant program administered by King County provides rental assistance for over 520 units for homeless disabled households Countywide. |
| Total Federal Resources for Public Housing and Section 8 (ongoing support of public housing and Section 8 tenant-based and project-based assistance). | | |
| King County Housing Authority | \$117,839,000 | |
| Renton Housing Authority | \$6,377,236 | |
| Muckleshoot Tribal Housing Authority | \$845,921 | |
| SUBTOTAL – Other Federal Funds | \$214,626,780 | |
| Gates Foundation Family Homelessness Initiative | \$536,666 | Family Homeless Initiative Implementation |
| Building Changes Washington Families Fund - Systems Initiative Grant (SIG) | \$2,095,000 | Family Homelessness Initiative Implementation: Rapid Re-Housing and Employment Navigation Pilot; Shelter Diversion Pilot. |
| United Way of King County | \$9,234,753 | \$Allocated to shelter, food, housing and emergency services. Includes \$ allocated to projects in the City of Seattle. |
| Raikes Foundation and United Way for the Homeless Youth and Young Adult Initiative | \$750,600 | Homeless Youth and Young Adult Initiative Implementation |
| SUBTOTAL – Other Funds | \$12,617,019 | |
| | | |
| Total ESG/CDBG/HOME | \$3,376,436 | |
| Total All Other Funds | \$241,347,207 | |
| GRAND TOTAL | \$244,723,643 | |

Community and Economic Development Resources for Non-Housing Activities

Community Development

In 2013, a total of \$ **5,491,781** in formula grant funding from CDBG was made available in the King County Consortium. Of that amount, \$ **2,570,933** was for non-housing community development projects. Approximately \$ **7,904,145** was leveraged from other federal, state, local, private, and other sources. The following table lists the resources and amounts funded for non-housing community development projects by activity type which were completed in 2013.

Table: Community/Economic Development Resources for Completed Public (Human) Services, Community Facilities and Public Infrastructure and Parks, 2013

| Source | Leveraged Resources | King County Consortium CDBG |
|--|----------------------------|------------------------------------|
| Public (Human) Services | | |
| King County Consortium CDBG | | \$790,773 |
| Other Federal | \$ 389,116 | |
| State/Local | \$2,791,296 | |
| Private | \$1,645,777 | |
| Other | \$2,848,248 | |
| Sub Total | \$7,674,436 | \$790,773 |
| Public Improvements and Parks | | |
| King County Consortium CDBG | | \$1,157,508 |
| Section 108 | | \$174,369 |
| Other Federal | | |
| State/Local | \$23,083 | |
| Private | | |
| Other | | |
| Sub Total | \$23,083 | \$1,331,877 |
| Community Facilities (Includes projects completed in 2012 where beneficiaries will be reported in 2013 CAPER) | | |
| King County Consortium CDBG | | \$344,627 |
| Other Federal | | |
| State/Local | \$ 46,606 | |
| Private | | |
| Other | | |
| Sub Total | \$46,606 | \$344,627 |
| Economic Development | | |
| King County Consortium CDBG | | \$ 103,696 |
| Other Federal | \$160,020 | |
| State/Local | | |
| Private | | |
| Other | | |
| Sub Total | \$160,020 | \$ 103,696 |
| Total Leveraged and CDBG | \$7,904,145 | \$2,570,933 |

Evaluation of Housing and Community Development Program by Section (all produce)

| Type of Household Assisted | HFP | Home Repair | Homeless | Total | % |
|----------------------------------|--------------|-------------|------------|---------------|-------------|
| Family Households | 4,153 | 57 | 59 | 4,269 | 42% |
| Single Individual Households | 4,999 | 82 | 706 | 5,787 | 58% |
| Total Households Assisted | 9,152 | 139 | 765 | 10,056 | 100% |

**Portfolio wide cumulative numbers*

| Income Level Percentage of median income | Homeowners | Renters | Homeless | Total | % |
|--|------------|--------------|------------|---------------|-------------|
| 0 to 30 of median | 52 | 6,582 | 764 | 7,398 | 73% |
| 31 to 50 | 50 | 1,841 | 1 | 1,892 | 19% |
| 51 to 80 | 46 | 640 | 0 | 686 | 7% |
| 81 + | 0 | 90 | 0 | 90 | 1% |
| Unknown | 0 | 0 | 0 | 0 | 0% |
| TOTAL | 148 | 9,153 | 765 | 10,066 | 100% |

Self-Evaluation of Actions, Program Changes, and Certifications of Consistency with the Consolidated Plan

During 2013, the King County Consortium made significant progress in carrying out the activities described in the 2013 and prior years' action plans. The King County Consortium's activities in 2013 addressed the priority needs outlined in the 2010-2014 Consolidated Plan. We have been highly successful at utilizing our federal funds, along with state and local funds that we administer, to serve the neediest residents of the consortium. In addition, the consortium coordinated with other available federal, state, and local, and philanthropic resources (as shown

in the tables above), allowing for a high degree of leveraging for CDBG, HOME, and ESG funds.

Summary Tables

| Table: Production Summary - Housing Units HOME and CDBG | | |
|--|--------------|-------------------|
| Housing Type | Units | % of total |
| Permanent housing | 26 | 45% |
| Transitional housing | 10 | 17% |
| Homeownership | 22 | 38% |
| Total | 101 | 100% |
| Type of household to be served | Units | % of total |
| Family units | 40 | 69% |
| Individual units | | 0% |
| Special needs units | 8 | 14% |
| Homeless units | 10 | 17% |
| Total | 58 | 100% |
| Income level | Units | % of total |
| Affordable to 0-30 percent of AMI | 18 | 31% |
| Affordable to 31-50 percent of AMI | 32 | 55% |
| Affordable to 51-80 percent of AMI | 8 | 14% |
| Total Units | 101 | 100% |

| Table: Number of Persons Served in Public Services 2013 CDBG | |
|---|---------------------------------|
| Public Services | Number of Persons Served |
| Priority Need Category | |
| Basic Needs – emergency financial assistance, emergency food | 50,178 |
| Senior Services | |
| Youth Services | 90 |
| TOTAL: | 50,268 |

Housing and Community Development Program Evaluation

A. HCD Homeless Housing Programs and Initiatives

We continue to make significant progress toward our goals of ending homelessness. We are coordinating with other community partners and aligning our work with the strategies of the Ten Year Plan to End Homelessness in King County. There continues to be many barriers to achieving this goal, including the lack of adequate funding resources to house those with the most intensive service needs and the shortage of housing affordable to the poorest segment of our residents, especially homeless individuals and families.

In 2013, we began to examine the links and possible funding connections between the Affordable Health Care for America Act and the services that we provide to those homeless populations most vulnerable and living in permanent supportive housing. Additionally, we continue to leverage any new dollars available as well as better coordinate current funding in order to implement new promising practices in our community in order to meet the needs of all homeless populations, including youth and young adults.

With the reauthorization of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, we are carefully looking at our Continuum of Care performance goals and moving towards changes system wide. These changes will result in program shifts and new Rapid Re-Housing strategies to help create faster movement in shelters and ultimately move households to permanent housing more quickly.

1. Family Homelessness Initiative

- a. The CEHKC Family Homelessness Initiative (FHI) is at a critical juncture. With direction provided by the *Moving Forward: Strategic Plan to End Family Homelessness*, the FHI and its partners are undertaking a comprehensive systems change.
- b. The first major component of the FHI was implemented, Family Housing Connection a standardized access, assessment, and referral process for homeless housing resources for families with children. More than 80 publicly funded shelter and housing programs in King County are required to participate, including emergency shelter (not domestic violence shelters), transitional housing, short-term rental assistance, and programs providing permanent housing with supports. Coordinated entry simplifies the search for resources, interventions are targeted to families based on need and allocated with fairness, and the system learns about the scope of homelessness in our community.
- c. The most significant system shift will be retooling the existing homeless services system to one that provides an array of homeless interventions that best match the needs of families experiencing homelessness. These efforts are guided by local data and aligned with federal policy direction. Utilizing new data and improved insight from Family Housing Connection, we are now poised to undertake a

system-wide conversion process. The strategies and goals of Moving Forward are congruous with the strategies and goals of the federal government. The U.S. HUD's Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act encourage each Continuum of Care to think differently about solutions to end homelessness. One of the key shifts is a focus on data driven systems performance rather than individual program performance.

B. Activities undertaken in 2013:

1. King County launched a Rapid Re-Housing program developed under a funding priority of the Committee to End Homelessness. It aligns 8 different fund sources (a combination of federal, state, local, and private dollars including two local housing authorities), as well as state Temporary Assistance for Needy Families (TANF) dollars for rental assistance for TANF-eligible families. The pilot will support the community in shortening episodes of homelessness for families and increase its' existing capacity to serve more families. Six agencies will serve nearly 300 families over the course of 14 months. The pilot emphasizes short-term rental assistance (three months) and tests progressive engagement strategies for families that may need greater levels of assistance. There is an Employment Navigator component to the pilot to encourage and support families in rapidly increasing income to support housing stability. The pilot utilizes an evaluation strategy that measures fidelity to the pilot's model and uses HMIS data to analyze its effectiveness. Providers are asked to input data into HMIS and pull monthly reports that are used in a peer learning model that promotes collaboration and learning among pilot programs and funders throughout the course of the pilot. The evaluation and learning that occurs in the pilot will inform RRH practices that occur in the future. As the county undertakes a system-wide conversion process for family programs, RRH is also being emphasized and any projects that convert their existing programs/resources to RRH will align their program with the model developed from the pilot.
2. A new Diversion intervention was developed and funded to be integrated within Family Housing Connection, our community's coordinated entry system. The goal is to utilize diversion tools at the 'front door' in an attempt to assist families experiencing homelessness in avoiding the stresses of shelter; empowering families to build on their own natural strengths and resources. Providers will work with families to identify housing situations that are safe and reasonable while working on their housing goals and barriers with light-touch services and connections to community resources. Emergency shelter will continue to be an option for the most vulnerable families
3. The Family Homelessness Initiative in King County undertook a process to review and reduce screening criteria used by family programs providing emergency shelters, transitional housing, rental assistance and permanent housing with supports. This process involved the collaboration of local funders and county, city and state offices of Civil Rights. To support the referral process from the community's Coordinated Entry and Assessment system and to increase access and equity to all families requesting homeless housing, Initiative staff completed a thorough analysis of each program's screening criteria. Training was provided to further Fair Housing and

eligibility criteria for Project-Based Section 8 vouchers, which allows greater flexibility and much lower screening standards for applicants. Agencies were asked to review their screening criteria and resubmit them for a funder review process. Funders and Initiative staff provided additional one-on-one technical assistance to further support agencies in these efforts. This process has dramatically increased the system's capacity to serve families that would have otherwise been ineligible for housing and services.

4. System level analysis was undertaken to support the conversion of our time-limited housing stock. This included assessing family data, national typology, current stock and performance. In addition new refined program models were developed and the underlying system goals and assumptions that will guide the project level conversion phase. Local providers provided input and direction on the Toolkit that will provide agencies with direction and guidance through the conversion process.
5. The Moving Home Academy was launched; providing learning opportunities focused on client-centered and housing-focused strategies. Moving Home Academy is an interactive and experiential professional development series sponsored by the Family Homelessness Initiative, together with Building Changes. The Academy is designed to create a learning community to help local providers hone skills needed to assist families experiencing homelessness attain and sustain housing. This training is being offered to over 600 local staff through a variety of formats: webinars, class-room trainings, on-line classes, and peer learning circles.
6. Youth and Young Adult Homelessness Initiative

The HCD Program launched a new initiative to address youth and young adult homelessness in late 2013. The initiative is funded with a mix of private foundation funding and King County local public funding. The initiative follows upon the release of a blueprint action plan in King County to address homelessness among young people, entitled "Priority Action Steps to Prevent and End Youth/Young Adult (YYA) Homelessness: An Implementation Plan".

The creation of the action plan involved 100+ community stakeholders, including more than 30 youth and young adults. The plan has three prongs that set the blueprint for our work over the next three years: 1) establish a coordinated engagement system for youth/young adults in crisis and/or at risk of homelessness, 2) create a robust prevention avenue in the system to address family issues that impact youth and young adult homelessness, and 3) create a robust data collection system in order to clearly understand youth and young adult homelessness on a local level, and to provide the right solutions at the right time to prevent and end youth and young adult homelessness.

The Homeless YYA/ CEHKC Initiative is King County's community-wide response to prevent and end homelessness among young people. The Initiative is led by richly advised by agency and government leaders, supported by private philanthropy and the public sector, and grounded in the voices and input of homeless and formerly homeless young people.

Since 2011, more than 100 diverse stakeholders—including the City of Seattle, King County, service providers, United Way of King County, private funders, suburban cities and young people who have experienced homelessness—have been working together to better understand and address youth homelessness in King County.

In September 2013, the Homeless YYA stakeholder group of energized and committed partners adopted a regional plan that puts young people at the center and surrounds them with what we know they need: stable housing, supportive adults, education, and opportunities to gain work experience.

- Whenever possible and safe, we are preventing young people from becoming homeless through family reunification.
- When that’s not possible, we are providing housing and support to get youth off the streets quickly and move them toward productive lives.
- We are using evidence to drive our decision-making and making constant improvements as we go.

The Comprehensive Plan identifies systemic changes and priority activities to make measurable progress toward ending YYA homelessness over the next 18 months. The Plan is aligned with the US Interagency Council on Homelessness youth framework, identifying outcomes in the areas of stable housing, permanent connections, education and employment, and emotional well-being.

Progress under the Homeless YYA plan is measured by four benchmarks:

- Fewer YYA experience homelessness
- Length of time YYA are homeless is shorter
- Fewer YYA return to homelessness and
- Decrease disproportionate over-representation of homeless Lesbian, Gay, Bisexual, Transgender and Queer, YYA and homeless YYA of color.

7. HCD Housing Repair Program (HRP)

The HRP completed 139 of the projected 150 outputs for the consortium’s housing objective to preserve the supply of affordable housing for low to moderate-income households and to provide programs for owners, mobile home owners, and renters that have special needs requests.

Maintaining the low to moderate-income housing stock of single-family homes in King County is a basic program priority. This challenge continues to increase as we endure an economy that has slowed and created additional financial burdens for the citizens of King County. Most of the County has experienced a significant deflation of single-family home values over the last three to five years. This has complicated many of King County low to moderate-income homeowners’ home equity and financial positions.

In 2013, the HRP changed several guidelines to assist in the current Real Estate climate and economic conditions. These factors include:

- An increase in loan-to-value ratio from 90percent to 125 percent to assist with emergency repairs and health and safety related issues on homes affected by recent Real Estate devaluations and loss of owners' equity.
- The maximum amount of Manufactured Home Grants (MHG) and Home Access Modification Grants were increased from \$5,000 to \$8,000.
- An increase in the Emergency Grant amount was made from \$3,000 to \$8,000.
- The asset limitation was removed for seniors over 55 years of age.
- The asset limit for homeowners under 55 years of age the Deferred Payment Loan (DPL) was increased by \$10,000, as the MHG was increase by \$5,000.

These programmatic changes resulted in larger investments into grant funded projects as well as the DPL program that assisted residents that would not have qualified for assistance under previous guidelines. Loan, grant, asset limits and loan to value limits will be re-visited annually to insure the desired outcomes and effects.

Through the Deferred Payment Loan (DPL) program, King County HRP is assisting extremely low to moderate-income homeowners by maintaining safe, decent, and affordable homes. Repairs under this program include, but are not limited to: roof replacement, electrical repairs, weatherization retrofits, and plumbing upgrades. One of the largest populations served by this program is senior citizens. They are utilizing this program to maintain their homes, thus extending the viability to reside in their homes longer. Our program results in clean, safe, decent, and affordable home environments for our program participants.

Lack of affordable housing continues to plague the low to moderate-income households of King County. Mobile homes within defined parks and/or situated on leased land provide a housing option for the low-income households. The King County Mobile Home Grant (MHG) Program provides county residents that reside in leased space, a grant program to help maintain their homes. For mobile homes, most repairs involve additional insulation, roofing, windows, doors, floor replacements, and bathroom modifications. These residents tend to have low incomes well below 30 percent of the King County AMI. Providing assistance to this important segment of our population often results in tremendous advancements towards safe, clean, decent, and stable housing.

The special needs populations of King County have a continual and growing need for accessible housing. We are providing the residents with disabilities in King County a Home Access Modification Grant (HAM) to achieve this lofty goal. The grant program addresses basic home access issues for the special needs population, and is directed toward tenants within rental units, or situated on leased land. Our HAM applicants need accessible accommodations in their living unit. The repair requests

are many, but wheelchair ramps, lifts, door enlargements, and enhanced in-line and hard-wire smoke detectors are a few activities that we routinely provide. The HAM program accessibility improvements are allowable repairs available to homeowners accessing our DPL program.

8. HCD Housing Finance Program

The Housing Finance Program met its key project outputs to address the HUD outcome statement, "Affordability for the purpose of providing decent housing." As a result of the recent recession, underwriting standards have been tightened and long-term projections modeled more conservatively. The risk-averse and conservative underwriting climate that was affecting multi-family tax credit projects appears to have lightened. The HFP continued working with sponsor agencies in 2013 to increase capitalized reserves and add language to contracts to mitigate risk and provide a measure of flexibility as projects move forward. This will strengthen tax credit projects' long-term viability for the fifty-year affordability period and increase investor confidence.

The HFP continues to support low-income housing developers working in King County outside the City of Seattle, particularly those skilled in developing housing that serves special needs populations. In 2013, HFP conducted pre-application meetings for the funding round to provide technical assistance to agencies, reduce the cost of project development, and enhance the sustainable design features that contribute most to long-term project viability. The HFP continues to make progress in reducing paper consumption during the application process by reducing the number of hard copies submitted and moving towards an all-digital application. Increased emphasis was placed on portfolio sustainability as an indicator of sponsor agency strength and eligibility for new project funding. The HFP continued its work with other public funders to develop systems to address portfolio and agency sustainability.

In the interest of further improving HFP performance with regard to timely expenditure of federal funds, the HFP will continue to work on coordinating funding efforts with other public funders, and will prioritize federal funds in projects that are most nearly ready to spend. All of the major public funders involved in King County projects now accept identical applications for project funding, a considerable efficiency for funders, and a work-saver for applicants.

The Fall of 2012 funding round (2013 funds) was held under the revised version of the Evergreen Sustainable Design Standard (ESDS) version 2.1. The ESDS continues to move the bar for sustainable building beyond code, a significant accomplishment, given the strength of the new Washington State Energy Code in particular. ESDS emphasizes energy efficiency, tenant health, housing connections to surrounding neighborhoods, minimizing maintenance and repair costs, and other factors closely associated with long-term sustainability.

HFP continues to support affordable home ownership by awarding funds to agencies providing down payment assistance to low income home buyers or building affordable homes on a community land trust model. Compared with prior years, the housing market is beginning to appear more stable, with average home prices in the region again on an increasing trend.

9. HCD Affordable Housing Planning Section

The Affordable Housing Planning staff has been involved in the following activities related to development, monitoring and evaluation of affordable housing:

- a. Monitoring progress on White Center NRSA benchmarks.
- b. Staff continued to provide technical support to a task force commissioned to re-examine the methodology used to allocate affordable housing targets in King County as a part of the Housing Chapter of the Countywide Planning Policies.
- c. Continuing to work with King County Property Services and King County Metro Transit Oriented Development (TOD) staff to develop RFPs that will include affordable housing on surplus King County properties and at Metro TOD project sites. Construction commenced on a new parking garage at the South Kirkland Park and Ride site, to be followed by a 200+ mixed income residential development including 58 units of affordable housing. Staff is working on an RFP for the Yesler Building, which is 0.2 miles from a light rail stop.
- d. Continuing to provide technical assistance to human service planners in the south and north King County suburban cities, as they undertake the housing needs analysis required for the update of the housing elements of their comprehensive plans.
- e. Continuing to work with ARCH and private developers to monitor agreements and covenants for affordable housing at master planned development sites in East King County.
- f. Continuing to administer and monitor King County incentive programs for the development of affordable housing by the private sector.
- g. Working on a regional initiative to encourage the development of more senior housing for the more than 200,000 residents who will reach retirement age in the next fifteen years. This has also involved an initiative to incorporate universal design features into affordable housing in order to provide increased accessibility and options for aging in place. Several key universal design standards have been incorporated as an optional point category for the Washington ESDS.
- h. Working with other counties and cities in the Puget Sound region in developing the Growing Transit Communities project. King County has been a major partner in the successful Sustainable Communities grant application as a result of which the area received an award of \$5 million over a three year planning period beginning in 2012. Planning for sustainable, healthy, and equitable housing development along the transit corridors is continued through 2013 with outreach to many of the local communities that are likely to be affected.

- i. Improving access to affordable rental housing by supporting the development of a free web-based housing locator system. The new system, which is updated daily, was launched in December 2012 for property owners to list properties. It became operational for renters seeking housing and received 406,054 searches in 2013.
- j. Continuing work for sustainable and green building practices in the region. Planning staff participated in the proposed language for the 2014 update to the King County Green Building Ordinance which clarified the green building process and requirements for affordable housing financed by King County and other public and private funders.

10. Relocation Activities

All HFP and Community Development (CD) projects receiving federal funds were evaluated for the applicability of relocation activities. None of these projects triggered relocation in 2013.

11. HCD Community Development Section

The CD section continued to solicit interest and identify capital projects that meet the needs of King County's consortium city and unincorporated King County residents that address the goals and strategies of the HCD Plan. During the CDBG allocation process conducted in 2013 for 2014 CDBG funds, over 28 pre-applications, totaling over \$5.7 million of infrastructure and community facility needs were submitted. A little less than \$2 million in capital funds were available for distribution to those projects. Ultimately, only 9 projects were slated to receive CDBG Non-housing capital funds.

The CD section surpassed its goal of completing three community facility and three public infrastructure projects in the program year. Delay in receipt of grant funds caused delays for some projects. The CD section continues to implement four open community facility projects and six public infrastructure projects.

a. Timeliness

On November 1, 2013, the draw down ratio for the King County Consortium (per HUD IDIS) was 1.42. This ratio met the HUD timely expenditure target of 1.5.

b. Environmental Review

The HCD staff continues to attend training and webinars on environmental regulations. The HCD Environmental Procedure Manual is updated on an ongoing basis to incorporate new regulations. HCD staff also provided technical assistance at application workshops in the spring including, but not limited to, preliminary assessments during the initial stages of the allocation process.

The HCD program areas, CD section, HFP and HRP, continue to coordinate efforts relating to the implementation of construction projects that involve digging in previously undisturbed soil. An Unanticipated Discovery Plan is incorporated

into pre-construction conference materials. King County's Historic Preservation Program and Department of Natural Resources and Parks' archeological staff is involved in the process and assists in incorporating check points and pertinent contact information of key stakeholders who need to be notified in case of an archeological discovery in the course of construction. The plan is reviewed and contact numbers updated annually.

c. Community Development Allocation Process

The CDBG human services funds were allocated through a RFP sponsored in spring/summer of 2011 by the Homeless Housing Program of HCD for three-year funding commencing in 2012.

Information about the 2013 CDBG capital allocation process was distributed in a flyer that HCD emailed and mailed to non-profit agencies, local governments, Unincorporated Area Councils and the Snoqualmie Tribe to notify them of the upcoming availability of capital CDBG funds for community facility and public improvement projects. The notice was also posted on the King County DCHS website feature under 'What's New' section. A standard pre-application screening process was used in the capital allocation process for the following reasons:

- The pre-screening of applications continues to help reduce the administrative time required for project eligibility and national objective review.
- The pre-application provides insight concerning environmental factors and has been key for HCD staff to work with applicants in identifying budget considerations, implications and milestones that are associated with the project's activity.
- The process has helped in identifying choice limiting activities that could have a grave impact on the proposed use of CDBG funds if not addressed prior to the application being submitted to HCD.
- Provides an overview of the current interest from the community and provides information regarding financial needs for projects that can be compared against the amount of funds available.
- Directs technical assistance where needed to project applicants that have projects that can meet timeliness requirements.
- The number of weak or untimely applications has been reduced substantially. Such projects include those in which planning is not far enough along to be ready to be implemented and completed within the 17 month requirement; those with factors or requirements that would need to be addressed in order to be a competitive applicant; and those that are simply not eligible. The process saves an ineligible applicant from spending hours on an application that cannot be funded and saves valuable staff time avoiding preliminary reviews and screening applications that are not fundable.

d. Consortium and Sub-Region Meetings

Each February, a consortium member meeting is held to solicit input from member cities regarding the allocation process. The cities then meet with HCD staff on a sub-regional level regarding the specific priorities that will be recommended to the JRC for use in allocating funds to the North/East and South sub-regions in the funding cycle (within the broad priorities established by the Consolidated Plan). The adopted priorities are then incorporated into the application process and built into the evaluation segment of the review. Consortium city representative meetings in February and at other times of the year provide the opportunity for annual feedback on the allocation process, help HCD stay abreast of consortium needs and provide the opportunity to share new information pertinent to program rules and regulations.

C. Evaluation of Economic Development

The Small Business Loan Program revolving loan activity has not been active over the course of 2013.

Grow King County Fund was available to create loans to small businesses located within King County cities and unincorporated areas that participate in the King County CDBG Consortium (CDBG Consortium). There were no applications submitted in 2013 for consideration. The contract with National Development Council expired in December 2013. The program is being re-evaluated and will be customized to enable it to be marketable to the target populations for economic development loan opportunities.

Loan Activities

A. Float Loans (short term, interim loans)

There are no float loan activities to report for 2013.

B. Section 108 Loans (long term, permanent financing)

Greenbridge Section 108 Loan in White Center – the infrastructure improvements for this predominantly low and moderate-income community, which is the site of HOPE VI redevelopment activity, including new streets and sidewalks, drainage and utilities, pedestrian paths, and greenways have been completed. The loan repayments are being made by King County over a period of 20 years, using a variety of fund sources: roads funds, surface water management funds, real estate excise tax funds, current expense, and CDBG funds. This is the eighth year of repayment with a balance remaining of \$2,998,000 on the loan. This loan will be paid in full in 2024.

White Center Square Section 108 Loan – In 2008, King County Economic Development Program staff worked with HCD to obtain approval for a Section 108 loan from HUD to a local private company for \$6.775 million. The loan provided for the development of a commercial property on a piece of property that was a health and safety nuisance in the

business district of White Center. The HCD CD staff maintained control over all labor documents and conducted field site visits to assure federal wage rates were paid, and provided clearance for the owner of the project to pay on construction billing invoices. The project construction was completed 2011.

Housing and Community Development Program Monitoring

The HCD staff identified specific areas of compliance to review, and monitoring was conducted for projects under contract that included, but was not limited to:

- Documenting King County's compliance with requirements for conducting subrecipient monitoring (set forth in CDBG program regulations)
- Assuring 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
- Ascertaining that CDBG subrecipients are complying with applicable federal regulations, Office of Management and Budget 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.

A. Community Development Section 2013 Monitoring

1. Monitoring – Monitoring tools were updated and HCD staff identified specific areas of compliance to review. Monitoring was conducted for the following projects in 2013:

a. Public Infrastructure

- Baring Water Association – New Well & Improvements (C10188)
- City of Duvall - NE Stella (C11564)
- Valley View Sewer District (C11444)

b. Microenterprise

- Washington CASH (C12121)
- Highline CC Micro-enterprise (C12542)

c. Tukwila Minor Home Repair

Ten surveys out of 11 distributed were returned to the City of Tukwila Office of Human Services. This represents over a 90 percent return rate.

Nine out of ten residents described their overall satisfaction with the minor home repair program as either excellent (7) or good (2). One did not answer.

Residents indicated that the repairs keep their home in good condition, saves money on their energy bills, provides support needed to continue living independently and solves a health hazard or a safety problem.

Residents indicated that the service greatly or somewhat improved their feeling of safety.

All respondents indicated that the program responded to their needs in a timely manner, that staff clearly explained what the program could and could not do. The repair worker was on time and explained the nature of the problem and the work performed. Residents indicated that the workers were courteous and professional.

d. Renton Minor Home Repair Program Customer Survey – 2013 Services

Ninety-five surveys of 201 distributed were returned to the program. This represents a 47 percent return rate.

The benefits noted by the program's recipients included: saves on energy or water bill, keeps home in good condition, solves health hazard, supports living independently, and solves safety issue.

2. Joint Agreement Cities

- Redmond
- Renton
- Shoreline

Due to the lateness of the receipt of the 2013 federal grant the Joint Agreement Cities were not monitored as there were no expenditures to review. Monitoring of each city will occur in Spring 2014.

3. Labor standards compliance is monitored on all active construction projects. Projects monitored in 2013 included:

- Sno-Valley Senior Center.
- SeaTac Neighborhood Skate Park
- Snoqualmie SE Gove St. Street Lights
- Valley View 10th Avenue Sewer Extension Phase I
- Black Diamond 5th Avenue Water Main Replacement

4. Audit Review: The Washington State Auditor's Office Report on Financial Statements and Federal Single Audit. The CD section received and reviewed the following agency audits.

- Black Diamond, City of
- Burien, City of
- Casa Latina
- Des Moines, City of
- Duvall, City of
- Elder Adult Day Services

- Highline Community College
- HopeLink
- King County Bar Foundation
- Maple Valley Food Bank
- Provail
- Redmond, City of
- Renton, City of
- Sea Tac, City of
- Senior Services
- Shoreline, City of
- Solid Ground
- Tukwila, City of
- Valley View Sewer District
- WA CASH

The reviews demonstrated that, for the most part, CDBG subrecipients are meeting performance requirements specified in the subrecipient agreement and target populations are being served. There were some issues identified in various audits that will be tracked and monitored for actions and clearance.

5. Desktop Monitoring: Project and program accomplishments are submitted each quarter at the time of reimbursement request. These reports are reviewed to determine whether they are meeting the performance requirements specified in the subrecipient agreement and target populations served. Many of the human service projects were over performing due to the nature of our economic times. Technical assistance is provided in a timely fashion to ensure regulatory compliance is understood.
6. Workshops: In spring 2013, CD staff conducted and/or participated in over 15 Technical Assistance Application Workshops and had numerous one-on-one consultations prior to when responses to the RFPs were due for submittal. Project managers and the CD coordinator conducted additional one-on-one consultations regarding project implementation and HCD's allocation process. Environmental review requirements were included in various workshops, including pre-application workshops at King County offices and in the communities. Technical assistance was also provided, as needed, at the public forums and at north and south sub-regional meetings.

B. Homeless Housing Section 2013 Monitoring

In addition to regular desk monitoring of all contracts, in 2013, Homeless Housing section staff completed site visits to ensure compliance with funding requirements, federal regulations, and programmatic expectations as follows:

1. Federal Funds
HUD McKinney Shelter Plus Care: Plymouth Housing Group (SPC administrating agency)

2. State Funds

Washington State Consolidated Homeless Grant (CHG) and RAHP funded projects, Washington State Department of Commerce Homeless Prevention and Rapid Re-Housing, and Housing and Essential Needs (HEN) funded projects:

- a. Catholic Community Services
- b. Compass Housing
- c. Consejo Counseling and Referral
- d. Domestic Abuse Women's Network
- e. Elizabeth Gregory Home
- f. Multi-Service Center
- g. Neighborhood House
- h. New Beginnings
- i. The Salvation Army
- j. Shalom Zone
- k. Wellspring Family Services
- l. YMCA
- m. YWCA

3. Local Funds

Local Veterans and Human Services Levy funded projects and services:

- a. Catholic Housing Services
- b. Congregations for the Homeless
- c. Downtown Emergency Service Center
- d. Low Income Housing Institute
- e. Sound Mental Health
- f. Valley Cities Counseling and Consultation.

Local homeless housing and services funded projects:

- a. Catholic Housing Services
- b. Congregations for the Homeless Permanent Supportive Housing
- c. Downtown Emergency Service Center
- d. Friends of Youth
- e. HopeLink
- f. Lifewire
- g. Low Income Housing Institute

- h. Muslim Housing Services
- i. Sound Mental Health
- j. Transitional Resources
- k. Valley Cities Counseling and Consultation

C. Housing Finance Program Monitoring (HFP)

King County uses the web-based Combined Funders Annual Report System (WBARS) to collect annual report information on all its capital projects. We participate with the Washington State Housing Finance Commission, the State of Washington Department of Commerce, the City of Seattle, the City of Tacoma, Snohomish County, and the City of Spokane in utilizing this system. Owners of publicly-funded affordable housing are required to enter annual data on a real time basis or via an upload from their property management software by a published due date. Each project's data is validated against the most restrictive contract as each funder's restrictions are built into the system. Annual reports were collected and reviewed for 67 HOME-assisted projects, covering 1,820 HOME-assisted units. These projects include transitional and permanent rental housing serving low and very low-income families and individuals.

In addition to demographic and contract compliance information on project affordability and rents charged to tenant occupants of the housing, the system collects critical year-end operating and reserve information to assist property owners and funders to identify potential issues in advance of problems. The data allows staff to provide technical assistance to property owners in a timely manner.

A joint inspection tool, based on the Uniform Physical Conditions Standards was implemented by the public funders. Visits to properties are currently coordinated between funders to minimize the burden of multiple visits to the same property over the course of a year and inspection schedules are coordinated for jointly funded projects. In 2013 HFP staff conducted site inspections at the following properties.

- Arbor Heights
- Valley Park East & West
- Avondale Park Phase II
- Family Village Issaquah Highlands
- YWCA Family Village Phase II
- Liberty Square
- Glendale Apartments
- Aspen Ridge
- Rosecrest At Talus
- Johnson Hill Apartments

- Horizon/ Carpenter Homes
- Mansard Estates
- Victorian Place II Apartments
- Maple Lane/Maple Court
- May Valley Mobile Home Park
- Appian Way Apartments
- Birch Creek
- Windsor Heights
- Lauren Heights
- Rainier Glen
- Mine Hill
- Andrew's Glen
- Renton Triplex
- Eernisse Apartments
- Garden Park II
- White River Apartments
- Benson East Duplexes
- Angle Lake Senior Housing
- Greenbrier Heights Family Apartments
- Greenbrier Heights Senior
- Heron Run Apartments
- Mountain View Apartments
- Plum Court Apartments
- Highland Gardens
- Francis Village
- Seola Crossing One
- Southwood Square Apartments
- White River Gardens
- Mitchell Place Apartments
- Radcliff Place Senior Housing
- Mukai Commons

- Wonderland Mobile Home Park
- Unity Village of White Center

The HFP has developed and implemented a new system for tenant income verification monitoring. This system provides for reliable and fully accountable review and documentation that all owners and managers of HOME-assisted rental housing are verifying income eligibility for tenant households and making accurate reports on this information using WBARS.

On-site inspections for King County HOME-funded projects were performed for 207 HOME-assisted units during 2013. Forty-seven units had no documented deficiencies and 160 units had a wide range of documented deficiencies per the Uniform Physical Conditions Standards used. Insufficient clearance of baseboard heaters continues to be the most common health and safety deficiency.

D. Housing Repair Program Monitoring

King County Housing Repair Programs continue to monitor all of our projects that are generated. We are frequently assisting both HUD monitors and/or State auditors with questions, issues, and transactional guidance within our CDBG or HOME funded activities. Our field engineers review and approve all expenditure requests that are presented from contractors and homeowner(s).

At the end of each year, the HRP sends a customer survey form, to all clients that completed projects. The survey provides an opportunity for direct feedback on security issues, health and safety, overall program effectiveness. This survey assists the HRP in staying in touch with the customers we serve, the projects we funded and respond to any positive or negative feedback requested.

The HRP did not have an outstanding issue that needed resolution or corrective action as it relates to a HUD monitoring and or a State of Washington audit process. Both 2013 HUD and State monitoring results were positive, without a finding or concern.

Amendments to the 2013 Action Plan

Every year the King County Consortium amends its Action Plan midway through the year to include the individual affordable housing awards to specific housing projects, due to the fact that the overall amount of funding that will be dedicated to affordable housing activities is the only information known at the time the King County Consortium Action Plan is submitted to HUD in November. Any other required amendments, such as threshold changes in the amount of funding awarded to a project or projects following information about the final federal grant amounts, or recaptures and reallocations between projects are also included in the Action Plan Amendment submitted to HUD. In 2013, substantial amendments for the new Emergency Solutions Grant were required and submitted for both the 2011 and 2012 Action Plans.

Specific affordable housing awards addressed in the 2013 Action Plan Amendment:

| Project Number | Project Title | Funds Received | Category Description |
|-----------------------|--|--------------------------------------|---|
| HQ3330 | Kirkland Townhomes – Renton Housing Authority | \$800,000 HOME | Construction of Housing – 570.201 (m) |
| HQ3331 | Carnation Cottages – Habitat for Humanity of East King County | \$500,000 HOME | Homeownership Assistance 570.201 (n) |
| HQ3332 | Bellevue Apartments – Low Income Housing Institute | \$863,201 HOME | Construction of Housing 570.201 (m) |
| C13330 | Kirkland Campus Transitional Housing Phase 1 – Friends of Youth | \$234,979 CDBG | Homeless facility 570.201(c) |
| HA8039 C05391 | Greenbridge Homeownership, Phase 2 - HomeSight | \$97,000 HOME \$35,000 CDBG | Homeownership Assistance 570.201(m) |
| C13171 | Acquisition of housing for individuals with DD – Foundation for the Challenged | \$183,737 CDBG | 570.201(a) Award comprises CDBG from Shoreline and from ARCH) |
| C11210 | Grow King County Fund | \$351,245 CDBG | Economic Development |
| C11211 | Federal Way StartZone Microenterprise | \$23,719 CDBG | Microenterprise Assistance |

Consolidated Plan Implementation

King County staff works with the Consortium City partners and the Consortium’s Joint Recommendations Committee to implement the goals and strategies of the Consolidated Plan each year, and does not engage in any actions that would hinder the implementation of the Consolidated Plan, nor engage in willful inaction which would result in failure to implement the current adopted Consolidated Plan.

In addition, King County staff works with the Consortium City partners and the Joint Recommendations Committee to pursue all resources identified in the Consolidated Plan, as well as any additional resources potentially available at the federal, state and local level for the housing and community development goals and strategies in the current adopted Consolidated Plan. For example, King County continues to pursue ESG funds that go to the state pursuant to the ESG formula, that are representative of cities in our county that are large enough to qualify as a metropolitan city for CDBG, but not large enough to receive a direct ESG grant; those ESG funds go directly to the State of Washington, rather than passing to the King County urban county consortium. King County has been very active in pursuing those funds for the goals and strategies of our Consolidated Plan.

Certifications of Consistency with the Consolidated Plan

The HCD staff reviews projects located in the King County Consortium for consistency with the current adopted Consolidated Plan and for consistency with the consortium's relocation policies, if applicable. King County staff review project applications to local funding entities, Washington State funding entities, and federal funding entities: the Washington State HFC Tax Credit and Bond Programs, the Washington State Housing Trust Fund, HUD, the McKinney Continuum of Care Application, Housing for Persons with AIDS, and Federal Home Loan Bank. The HCD staff provided all project applicants with the required certification of consistency if their projects were consistent with the current Consolidated Housing and Community Development Plan and the consortium's relocation policies.

Other Measures of Progress

Because so many factors influence our region's well-being – such as the economy, population growth, income levels, the impacts of welfare reform, and many others – King County also has a Benchmarks Program in place to help track the overall state of the County. Through the Benchmarks Program, King County has set long-term goals that are consistent with federal housing and community development goals, including specific goals relating to the provision of affordable housing. The housing goals are now tracked through the Countywide Planning Policies.

In 2009, the County embarked on an ambitious new initiative to develop a countywide strategic plan, which will have associated performance measures. The King County Strategic Plan was adopted in 2010 and performance measures were developed during 2012. The plan will guide the County's budget in future years.

Lead-Based Paint

The King County HCD Program continues to implement our Lead-Based Paint Program. We are following the Title X framework established by the U.S. Congress in 1992. This legislation resulted in the final lead-based paint rule, 24 Code of Federal Regulations (CFR) part 35 and 40 CFR part 745, which guides our program through this important process. As of April 22, 2010, HUD and the U.S. Environmental Protection Agency (EPA) collaborated on a new Lead-Based Paint Rule called Renovate, Repair and Paint Rule (RRP). This is an EPA/HUD certified training process (402 of TSCA, 40 CFR Part 745, Subpart L) that is required for all contractors and construction workers working on homes built before 1978. This rule went into effect April 22,

2010. To assist our contractors doing business with the County and participating in projects through the King County Housing Repair Program (HRP), we offer this certified EPA training as an additional service to the construction community. Housing and Urban Development has not changed the lead-based paint requirements, but has adopted the new RRP training and certificate process. Buildings constructed before 1978, and scheduled for rehabilitation, are assessed for lead-based paint risks and potential hazards. A lead-based paint risk assessment is frequently obtained to assess potential lead-based paint risks in the housing projects we undertake.

The State of Washington, through the Department of Commerce, established under Washington Administrative Code 365-230 jurisdiction over the EPA RRP rule. Washington State's Department of Commerce, through their Lead Based Paint program, regulates and coordinates all lead based paint activities in the state of Washington. King County HRP is a State certified RRP trainer and listed as a certified firm under #0302 that expires on April 13, 2014.

The construction process can disturb painted surfaces that contain lead. The contractors will implement safe work practices throughout the construction activity. Licensed and bonded contractors working on projects containing lead paint are trained and certified under the RRP training model, as well as HUD's safe-work practices and interim control procedures. These procedures are designed to reduce exposure risks when dealing with lead-based paint. At the conclusion of a construction process, the contractor will obtain a final clearance report. This indicates the completion of the project and certification that it is clean, safe, and decent housing, and free of lead dust at time of inspection. These techniques reduce the potential long-term exposure to lead hazards in homes of King County residents served by our program.

Summary of Citizen Participation in 2013

Throughout the program year, opportunities were provided to citizens to comment on the Consolidated Plan, its strategies, and the use of federal funds. A public notice was published in *The Seattle Times* announcing the availability of CDBG funds for the 2013 funding year. A public notice was again published in the *Seattle Times* announcing the availability of the draft 2014 Action Plan and inviting the public to attend a King County Consortium meeting of the JRC and soliciting public comment on the housing and community development needs in King County. In 2014, an additional public notice was published announcing availability of the draft 2013 CAPER and soliciting comments. The public was invited to attend meetings regarding the 2014 Action Plan and the 2013 CAPER. These notices and plans were also available on the King County website, and comment forms were provided for the Action Plan and CAPER to allow for the convenience of citizens to send comments. Copies of the draft reports were also available via public computers at area libraries. Documentation of these actions was available for review at the public meeting and is provided as a supplement to this report.

In 2013, input was gathered through the following methods:

A. Community Development Planning

County staff offered technical assistance during the allocation process. A public forum was held August 10, 2013, and applicants were invited to present their proposals to the sub-region advisory group and JRC members. This allowed for direct communication between the

applicants and the sub-region advisory group members concerning details of each project proposed. The sub-region advisory group then met as one body to consider regional project activities. The members subsequently met as sub-regions to review and finalize recommendations they made within their respective areas to present to the JRC. Applicants were provided a summary of the sub-region advisory group recommendations in advance of the JRC funding meeting. The JRC considered recommendations along with conditions of the awards and adopted them for the program year.

In the fall of 2013, County staff held three meetings with representatives from consortium partners to initiate the planning for the recommendations to the update to the CDBG Interlocal Consortium Agreements. These recommendations will be presented to the JRC in 2014.

B. Public Comments

Comments received from citizens concerning the Minor Home Repair Programs included:

- I appreciated the help very much. I am not in a position to pay a plumber.
- Such a positive experience.
- Thank you and God bless you all - without you I feel like my life wasn't worth living. Thank you again.
- I think it is wonderful.
- You've always been very helpful.

C. Homeless Continuum of Care Planning

Several public meetings were held in connection with developing the 2013 McKinney Continuum of Care application for Seattle-King County, and a community-based Steering Committee guided the process. The CEHKC Funders Group and Interagency Council Executive Committee were actively involved in the tiering process for the application. A workgroup to develop HEARTH Performance Measures refined initial system-wide performance measures and a dashboard that was accepted to be regularly reviewed by all CEHKC boards and councils. A workgroup was implemented to work with HUD-funded technical assistance and oversee a review and updating process for Continuum of Care governance, which involved focus groups, and discussion at many regular CEHKC meetings.

D. Website Availability

King County HCD offers website access to its federal HUD grant plans and performance reporting documents at: <http://www.kingcounty.gov/housing>.

Public Input on 2013 Consolidated Annual Performance Report

A public notice ran in the public notices section of the Seattle Times to invite the public to comment on the preparation and review of this *2013 Consolidated Annual Performance Evaluation Report*, and the consortium sponsored a public meeting on March 12, 2014 to share 2013 accomplishments, and to gather public comments on the CAPER.

The consortium also made copies of this draft report available on public computers at the libraries listed at the front of this report.

There were no comments received from the public via e-mail or at the public meeting on March 12, 2014.

The following IDIS reports were made available for review at the March 12, 2014 public meeting.

- CDBG Summary of Accomplishments (PR23)
- Summary of Consolidated Plan Projects for Report Year 2010 (PR06)
- Grantee Summary Activity Report (PR08)
- Summary of Activities Report (GPR) for Program Year 2012 (PR03)
- Status of HOME Activities (PR22)
- ESG Performance Measures Report (PR81)
- Program Income Details by Fiscal Year and Program (PR09)
- List of ESG Activities by Program Year and Project (PR02)
- Drawdown Report by Project and Activity (PR05).

Public comments are received and responded to as well as incorporated into the citizen participation portion of a report. Comments for the CAPER report are directed to: kathy.tremper@kingcounty.gov and valerie.kendall@kingcounty.gov. All comments receive a response from a member of HCD staff.

Reports Generated from HUD IDIS

The following reports are from the HUD Integrated Disbursement and Information System (IDIS) and can be found in the referenced Attachment:

CDBG Financial Summary Report (PR-26) – Attachment A
HOME Performance Report – Attachment B
HOME Match Report – Attachment B
Status of HOME Activities (PR22) – Attachment B
CDBG Summary of Activities (PR03) – Attachment F

The following additional reports are available upon request:

Drawdown Report by Project and Activity (PR05)
Grantee Summary Activity Report (PR08)
HUD Grants and Income (PR01)
List of Activities by Program Year and Project (PR02)
List of CDBG Accomplishments (PR28)
Program Income Details by Fiscal Year and Program (PR09)

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This CAPER report is also available online at:

http://kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Reports.aspx

Attachments (separate documents):

Attachment A: Financial Summary Information for King County CDBG Consortium

Attachment B: King County HOME Consortium Report

Attachment C: Local Jurisdiction Tables (1C, 2C, 3A, 3B)

Attachment D: Specific ESG Requirements and Reports

Attachment E: NRSA Report

Attachment F: CDBG Activity Report