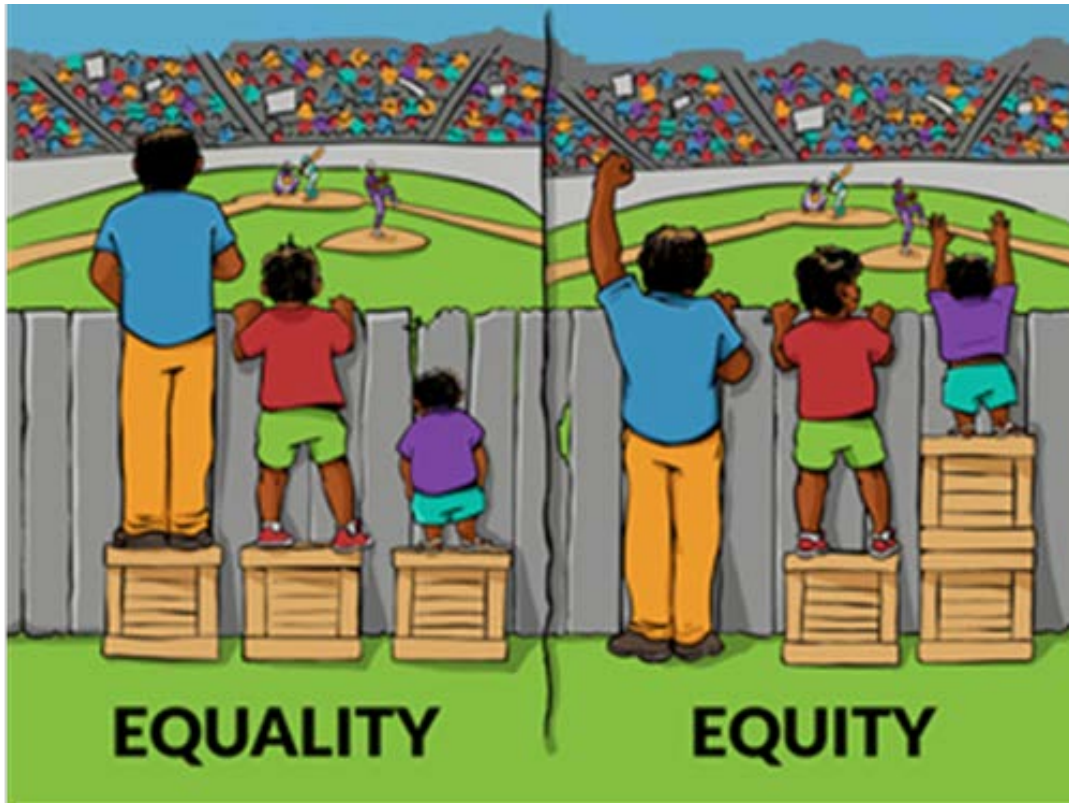


King County Consortium

2017 Annual Action Plan



King County

King County Consortium 2017 Action Plan

Table of Contents

AP-05 Executive Summary - 91.200(c), 91.220(b)	1
PR-05 Lead & Responsible Agencies - 91.200(b)	5
AP-10 Consultation - 91.100, 91.200(b), 91.215(l)	6
AP-12 Participation - 91.401, 91.105, 91.200(c)	16
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)	18
AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)	21
AP-35 Projects - 91.420, 91.220(d)	24
AP-38 Project Summary	25
AP-50 Geographic Distribution - 91.420, 91.220(f)	33
AP-55 Affordable Housing - 91.420, 91.220(g)	40
AP-60 Public Housing - 91.420, 91.220(h)	41
AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)	43
AP-75 Barriers to affordable housing - 91.420, 91.220(j)	45
AP-85 Other Actions - 91.420, 91.220(k)	46
Program Specific Requirements.....	50
Attachment A – Public Notice	
Attachment B - -List of Activities	
Attachment C – Homeownership Program	
Attachment D – Emergency Solutions Grant Standards	

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The King County Consortium Annual Action Plan (Action Plan) guides the investment of federal housing and community development funds for the program year beginning January 1 and ending December 31. The Action Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which the King County Consortium (Consortium) receives an annual entitlement, or formula grant, from each of these funds: Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME) and the Emergency Solutions Grant (ESG). King County and the Consortium anticipate receiving the estimated grant amounts listed below during the 2017 program year.

CDBG \$4,865,828

HOME \$2,713,903

ESG \$303,495

These funds are used to address affordable housing, homelessness, and community development needs throughout King County in 2017. The Consortium includes nearly all of the suburban cities in the county, as well as the unincorporated areas of the county. The Consortium is an interjurisdictional partnership of King County and the cities and towns of Algona, Black Diamond, Beaux Arts, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Hunts Point, Issaquah, Kenmore, Kirkland, Lake Forest Park, Maple Valley, Medina, Mercer Island, Newcastle, Normandy Park, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville, and Yarrow Point. The Consortium does not include the City of Seattle. The cities of Auburn, Bellevue, Kent, and Federal Way participate in the Consortium for the use of HOME funds for affordable housing. These four cities receive their own CDBG entitlement and prepare separate Action Plans to guide the investment of those funds.

The Action Plan follows HUD's standardized template and is submitted through HUD's Integrated Disbursement and Information System (IDIS). Each part contains questions framed by HUD followed by the Consortium's response.

2. Summarize the objectives and outcomes identified in the Plan

HUD funded housing and community development programs have a broad national goal: to "develop viable urban communities, by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low - and moderate - income persons" (the Housing and Community Development Act of 1974, as amended).

Within that broad national goal, Consortium jurisdictions work as partners to identify and address the needs of low - and moderate - income people, communities, and neighborhoods and have set the following goals identified below.

- Goal One:** Affordable Housing - Ensure that there is decent, safe, and healthy affordable housing available to income eligible households throughout the Consortium.
- Goal Two:** End Homelessness - Collaborate with ALL HOME in King County to plan and to align Consortium funds with ALL HOME initiatives and objectives, to ensure that in the future homelessness is rare, short in duration, and a one-time occurrence.
- Goal Three:** Community Development - Provide assistance to jurisdictions, community agencies, and communities to establish and maintain a suitable living environment with economic opportunities for low - and moderate - income members of the community, including communities with disparities in health, income, and quality of life where efforts can be targeted to improve the wellbeing of residents and the vibrancy of the community.

3. Evaluation of past performance

Each March the Consortium prepares a Consolidated Annual Performance Evaluation Report (CAPER) which covers the previous program year. Some activities funded in previous program years, that take more than one year to complete, are reported here as well. Program accomplishments completed in 2016 with CDBG, HOME and ESG funds include:

Affordable Housing and Ending Homelessness Accomplishments

- 24 new affordable rental housing units were completed serving homeless young adults, in addition Ronald Commons, 61 units completed construction in 2016, and will report in 2017.
- 40 units of senior rental house were acquired, and 1 Housing Assistance Modification (HAM) was completed for a disabled tenant
- 3 homebuyer households received downpayment assistance
- 297 low-income homeowners received home repair services
- 1,404 people received housing stability services
- 291 households received homeless diversion services
- 367 households received rapid rehousing services
- 3,307 people received emergency shelter assistance
- 2,862 people received eviction prevention services

Community and Economic Development

- 2 parks received substantial improvements
- 2 water mains were installed (Carnation and Black Diamond)
- 4 community centers were remodeled and/or expanded
- 1 pedestrian improvement completed and closed and 2 completed construction, and will be

reported in next year's CAPER as closed

- 22 businesses and 219 people received micro enterprise business assistance
- 1 commercial façade program was completed
- 558 seniors received services through the Shoreline/Lake Forest Park Senior Center
- 36,484 people were served by food banks

The full CAPER can be viewed on the King County Department of Community and Human Services website at the following link.

<http://www.kingcounty.gov/depts/community-human-services/housing/plans-reports.aspx>

4. Summary of Citizen Participation Process and consultation process

The initial Draft 2017 Action Plan was available for public review at two points in time, between December 28, 2016 and January 30, 2017, and July 24 through August 7, on the King County Housing and Community Development website, at public libraries, and at the Chinook Building in Seattle. Attachment A includes the affidavit of publications for the Seattle Times newspaper. Public comments will be included in the final approved action plan.

The CDBG, HOME, and ESG programs utilized concurrent and separate processes to provide participation opportunities. Notices of funds availability and RFP's were posted on the King County Procurement and Housing and Community Development websites, and through email distribution lists. Additionally, partner agencies posted on their websites and shared information through ALL HOME, the Seattle-King County Housing Development Consortium email distribution lists, A Regional Coalition for Housing, member jurisdictions, King County Planners' monthly meetings and at additional ongoing meetings.

The Housing and Community Development held a countywide meeting in January 19, 2016 with member jurisdictions to discuss the next year's funding priorities for CDBG, HOME, and ESG, with presentations from the Housing Stability, Housing Repair, Housing Finance and the Community Development Programs.

5. Summary of public comments

Affordable Housing: Public comments supported making a range of affordable housing available to support a variety of needs, especially for seniors, people who are disabled or have a disabled family member, large families, and homeless and formerly homeless individuals and households. Housing preservation and development located near high capacity transit, in walkable neighborhoods, and located close to services was an important priority.

Ending Homelessness: Public comments supported a range of housing options for homeless households; programs that provide alternatives such as shelter diversion, homeless prevention

services, and temporary housing as needed. Participants emphasized assistance with employment services as an important service component.

Community and Economic Development: Public comments supported the development of community facilities with programs for low-to moderate-income people, including seniors; infrastructure projects such as sidewalks; and disability access; parks, minor home repair, and assistance to low income persons seeking to start or stabilize a small business.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were received and not accepted.

7. Summary

Consortium partners, the local CoC community members, stakeholders, service providers, housing providers, and public and private funders provided valuable input in the development of the outcomes and objectives of the Action Plan. The Consortium jurisdictions work together as partners to address the needs of very low - and moderate - income people, communities, and neighborhoods. The Consortium works together and with partners to increase the supply of affordable housing so that fewer low - and moderate - income households pay more than 50 percent of their income for housing. The Consortium values working together for a coordinated homeless system that utilizes local data and invests in projects that ensure that homeless families, youth/young adults, and adults without children, are treated with dignity and receive services that emphasize recovery. The Consortium is committed to improving the living environment and expanding economic opportunities for low - and moderate - income people.

PR-05 Lead & Responsible Agencies - 91.200(b)

Agency/entity responsible for preparing/administering the Consolidated Plan:

King County and the Consortium administer the CDBG, HOME, ESG and other state and local funds. The King County Department of Community and Human Services is responsible for the preparation of the Action Plan guiding the investment of these funds for the program year.

Table 1 – Responsible Agencies

Role	Agency	Department
CDBG Administrator	King County	Department of Community and Human Services Housing and Community Development Program
HOME Administrator	King County	Department of Community and Human Services Housing and Community Development Program
ESG Administrator	King County	Department of Community and Human Services Housing and Community Development Program

Action Plan Public Contact Information

The King County Department of Community and Human Services is the lead entity for the Action Plan. The cities of Auburn, Bellevue, Federal Way, and Kent administer their own CDBG funds and prepare their associated Action Plans for the administration of these funds. In addition the cities of Auburn, Bellevue, Federal Way, and Kent contributed to the sections of the Consolidated Plan relating to the HOME program.

The lead staff for King County is identified below.

Capital Projects Manager – Jackie Moynahan

Action Plan – Valerie Kendall

CDBG Program – Kathy Tremper

HOME Program – Quinnie Tan

ESG Program – Kate Speltz

Action Plan Public Contact Information

Valerie Kendall Affordable Housing Planner Housing and Community Development 401 Fifth Avenue, Suite 510 Seattle, WA 98104 206-263-9076 valerie.kendall@kingcounty.gov	Kathy Tremper Community Development Coordinator Housing and Community Development 401 Fifth Avenue, Suite 510 Seattle, WA 98104 206-263-9097 kathy.tremper@kingcounty.gov
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1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Consortium takes a regional approach and engages in ongoing coordination between public and assisted housing providers, private and governmental health providers, and mental health and service agencies. The 37 members of the Consortium conduct and participate in ongoing meetings and the Consortium consults with the Washington State Housing Finance Commission, the Washington State Department of Commerce, A Regional Coalition for Housing, stakeholders, public housing authorities (PHA's), including the King County Housing Authority, the Renton Housing Authority, and the Seattle Housing Authority, ALL HOME, the local CoC nonprofit housing and service providers, members of the Housing Development Consortium of Seattle-King County, the Seattle-King County Public Health Department, Puget Sound Regional Council, North, East, and South King County Human Services Planners, the Behavioral Health and Recovery Division (formerly called Mental Health and Chemical Abuse and Dependency Division) within the Department of Community and Human Services, and the Washington State Department of Social and Health Services. This coordination is ongoing throughout the year and informs recommendations for decision making bodies such as the Joint Recommendations Committee (JRC), in addition to the official stakeholder and public meetings held as a part of the planning and funding processes for federal formula grants and local funds.

Describe coordination with the CoC and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

In 2016 King County and the CoC launched the Coordinated Entry for All (CEA) system for homeless populations. National research identifies coordinated entry as a key component for an effective homeless system because it improves the quality of client screening and assessment, matches clients to appropriately targeted services and resources, and promotes a more efficient use of resources. CEA processes and prioritizes assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. A key features of the CEA system includes a common assessment tool, the CEA Housing Triage Tool, which is based upon vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and young adults are a part of the coordinated system. In addition, CEA utilizes regional access points which serve as the primary front door for the homeless

housing system. Team members for the CEA are King County employees and work as a part of the Homeless Housing Program team, to align closely with HCD team members.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The ESG focuses on assisting people to quickly regain stability in permanent housing after experiencing homelessness or a housing crisis.

Consultation with CoC - During the planning process, ALL HOME, the CoC, advises and collaborates with the County in stakeholder meetings as a part of the development of the Consolidated Plan and the Action Plan. The coordination goes both ways and Consortium members provide input for the ALL HOME planning process.

Allocation of ESG Funds - The Consortium consults with ALL HOME, member jurisdictions, stakeholders, the public, and works with the JRC to allocate ESG funds. Funds for emergency shelter and street outreach activities are limited to 60% of the recipients total fiscal year grant for ESG, or the hold harmless amount for such activities, during the year previous to new regulations. The Consortium opted for the hold harmless amount for emergency shelter which is set at \$187,844. ESG funds will also be used for other homeless housing activities in the crisis response system such as diversion and rapid rehousing. Funding awards are made on a competitive basis through bi-annual funding rounds advertised publically and conducted through the King County Department of Procurement.

Performance Standards and Evaluation of Outcomes - All projects adhere to the Homeless Management Information System (HMIS) operating standards and all reporting and program evaluation is completed through HMIS. Within HMIS, data for target populations, youth and young adults, singles, and families, is collected for the following three categories: 1) exit to permanent housing; 2) average program stay; and 3) return to homelessness. This information is collected for emergency shelters, transitional housing, permanent supportive housing, prevention, and rental assistance programs. Actual performance is measured against the target goals.

Funding, Policies and Procedures for HMIS - The Consortium, with King County as the lead, has improved the efficiency and accountability of HMIS. The King County HCD team coordinates with the HMIS team who also are employees of King County. This strengthens the infrastructure and refines the process that allows HMIS to act as the data system platform for the CEA system. Using HMIS as the platform for the system allows continued and substantial improvement in the amount and accuracy of data reported.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, Groups, Organizations Participating in the Planning Process for the Action Plan

1	Agency/Group/Organization	A Regional Coalition for Housing
	Agency/Group/Organization Type	Housing Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from ARCH attend public funder meetings, convene the Eastside Homeless Advisory Committee, and coordinate with East King County member cities.
2	Agency/Group/Organization	City of Auburn
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Auburn participated closely in the housing and homelessness strategies.
3	Agency/Group/Organization	City of Bellevue
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

		Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Bellevue participated closely in the housing and homelessness strategies.
4	Agency/Group/Organization	King County Housing Authority
	Agency/Group/Organization Type	Public Housing Authority Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	King County conducts ongoing consultation with the King County Housing Authority, particularly for housing, programs that serve people who are homeless, economic revitalization, and fair housing.
5	Agency/Group/Organization	City of Kent
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Kent participated closely in the housing and homelessness strategies.

6	Agency/Group/Organization	City of Kirkland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Kirkland participated closely in the housing and homelessness strategies, economic development, and human services.
7	Agency/Group/Organization	City of Redmond
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Redmond participated closely in the housing and homelessness strategies, economic development, and human services.
8	Agency/Group/Organization	City of Seattle Office of Housing
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Seattle participated in collaborative work for developing homelessness strategies.
10	Agency/Group/Organization	Sound Cities Association
	Agency/Group/Organization Type	Regional planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Sound Cities Association participated in ongoing meetings.
11	Agency/Group/Organization	Renton Housing Authority
	Agency/Group/Organization Type	Public Housing Authority Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Families with children Homeless Needs - Veterans Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the Renton Housing Authority attended stakeholder meetings and provided information for the public housing sections of the plan.
12	Agency/Group/Organization	WA State Dept. of Social and Health Services
	Agency/Group/Organization Type	Other government - State

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs - Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative of the WA State Department of Social and Health Service consults with Housing and Community Development; particularly around group homes.
13	Agency/Group/Organization	Aging and Disability Services for Seattle and King County
	Agency/Group/Organization Type	Services – Elderly Persons Services – Persons with Disabilities Services – Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from Aging and Disability Services discussed the needs of senior and persons who have disability. Ongoing coordination will continue.
14	Agency/Group/Organization	City of Shoreline
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Shoreline participated in key meetings for the preparation of the Acton Plan.

15	Agency/Group/Organization	City of Renton
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Renton participated in key meetings for the preparation of the Acton Plan.
16	Agency/Group/Organization	City of Federal Way
	Agency/Group/Organization Type	Other government – local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the City of Federal Way participated in key meetings for the preparation of the Acton Plan.
17	Agency/Group/Organization	ALL HOME
	Agency/Group/Organization Type	The local CoC
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated	Ongoing various meetings attended by the Consortium team from jurisdictions and King County

	outcomes of the consultation or areas for improved coordination?	on key policy topics as well as operational learning circles.
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Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were excluded from the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

The following table lists some of the local and regional plans and initiatives consulted in the development of the Action Plan.

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
ALL HOME Strategic Plan	ALL HOME King County	King County works closely with ALL HOME, particularly around coordinated entry.
King County Health and Human Services Transformation Vision	King County	King County Health and Human Services Transformation Vision has set a goal for Health & Human Services Transformation that by 2020, the people of King County will experience gains in health and well-being because our community worked collectively to make the shift from a costly, crisis-oriented response to health and social problems, to one that focuses on prevention, embraces recovery, and eliminates disparities. The transformation initiatives have informed elements of the Consolidated Plan, and alignment will continue in the coming years.
King County Equity and Social Justice Report	King County	This report informs and guides principles of the Strategic Plan to ensure that the goal of equal opportunity is contemplated throughout the Action Plan.
King County Comprehensive Plan	King County	Guiding policy document for land use, and development regulations in unincorporated King County and for regional services.
King County Countywide Planning Policies	King County	Identifies and sets underlying policy goals for comprehensive plans and long range affordable housing goals for local jurisdictions.
King County Buildable Lands Report 2014	King County	Development information for jurisdictions in King County.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
25 Cities Initiative	United States Interagency Council on Homelessness, Veterans Administration	Creates common assessment and housing placement for homeless veterans.
Vision 2040	Puget Sound Regional Council	Vision 2040 is an integrated and long-range vision for maintaining a healthy region. This plan emphasizes triple bottom line decision-making: people, prosperity, and planet.
Area Plan on Aging for Seattle-King County	Aging and Disability Services, City of Seattle Office of Housing, Seattle Housing Authority, King County	This report called out the increasing need for senior housing as the baby boomers age. This is reflected in the affordable housing goals in the Strategic Plan.
City of Seattle Consolidated Housing and Community	City of Seattle	The HUD required plan guiding the investment of CDBG, ESG, and HOME entitlement grants for the City of Seattle. This includes the HOPWA plan for the region, including King County.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The initial Draft 2017 Action Plan was available for public review at two points in time, between December 28, 2016 and January 30, 2017, and July 24 through August 7, on the King County Housing and Community Development website, at public libraries, and at the Chinook Building in Seattle. Attachment A includes the affidavit of publications for the Seattle Times newspaper.

Notices of funds availability and Requests for Proposals for the CDBG, HOME, and ESG programs were posted on the King County Procurement and the Housing and Community Development websites, and through email distribution lists. Additionally partner agencies posted on their websites and shared information through All HOME, the Seattle-King County Housing Development Consortium email distribution lists, A Regional Coalition for Housing, member jurisdictions, King County Planners' monthly meetings and at additional ongoing meetings.

The Housing and Community Development held a countywide meeting in January 19, 2016 with member jurisdictions to discuss the next year's funding priorities for CDBG, HOME, and ESG, with presentations from the Housing Stability, Housing Repair, Housing Finance and the Community Development Programs. Questions at this time centered around any impacts to jurisdictions and agencies around the new Fair Housing Rule and CEA.

Table 4 – Citizen Participation

Mode	Target	Summary	Summary of Comments	Comments not accepted	Website
Newspaper; HCD website	Broad community; member jurisdictions; stakeholders	Posting of draft 2017 Action Plan was available for public review between December 28, 2016 and January 30, 2017; and July 24, 2017 and August 4, 2017.	No comments were received.	None.	HCD
Newspaper; HCD website	Broad community; member jurisdictions	NOFA for CDBG funds.	No comments were received.	None.	HCD

Mode	Target	Summary	Summary of Comments	Comments not accepted	Website
HCD website	Broad community stakeholders, housing and service providers.	Combined NOFA workshop, announcing timing of funding RFP's and priorities.	Questions and answers, application process, and organization of pre-applications.	None.	HCD
HCD website, partner organizations, direct email distribution	Broad community stakeholders, housing developers	Pre-application for housing capital funding; discussion of priorities; and technical questions.	Web announcement, partner organizations, and direct email to distribution list.	None.	HCD
HCD website, partner website posting, direct email to interest list	Potential CDBG applicants	A series of application and technical assistance workshops.	No comments were received.	None.	N/A
Internet invitation	Consortium member jurisdictions	Annual program workshop for member jurisdictions; opportunity for new city staff members to understand programs and process.	Participants asked questions about the programs; coordinated entry, and the new fair housing rule.	None.	N/A
Web & internet invitation	Public and consortium members	Joint Recommendations Committee meetings	Funding recommendations and comments.	None	N/A
Newspaper; website; public	Newspaper; website; public	Public hearing for Consolidated Plan	No comments were received.	None	HCD

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Consortium receives the three federal entitlement grants on an annual basis listed below. 1) CDBG in amount of \$4,865,828; 2) HOME in the amount of \$2,713,903; and 3) ESG in the amount of \$303,495, are the three resources listed on the table below Anticipated Resources below. Other state and local funds are listed here. Like the federal formula grants, the other resources come with restrictions and regulatory requirements regarding allowed uses. Some of these funds, such as the Regional Affordable Housing Program (RAHP) provide leverage for federal dollars.

- Regional Affordable Housing Program: \$2,022,647
- King County Veterans and Human Services Levy: \$1,720,000
- King County Document Recording Fee: \$10,500,000

Program Income and Recaptured Funds Budget Year 2017

Program income and recaptured income from 2017 will be represented in the amended 2017 Action Plan.

Table 1 - Expected Resources – Priority Table

Anticipated Resources	Source	Uses	Expected Amount Available 2017				Expected Amount Available Reminder of Con Plan	Description
			Annual Allocation:	Program Income: \$	Prior Year Resources: \$	Total:		
CDBG	Federal	Acquisition Admin and Planning; Economic Development; Housing; Public Improvements; Public Services	\$4,865,828			\$4,865,828	\$10,000,000	Resources based upon 2017 entitlement.
HOME	Federal	Acquisition; Homebuyer assistance; Homeowner rehab; Multifamily rental new construction; Multifamily rental rehab; New construction for ownership; TBRA	\$2,713,903	,		\$2,713,903	\$6,000,000	Resources based upon 2017 entitlement.
ESG	Federal	Conversion and rehab for transitional housing; Financial Assistance; Overnight shelter; Rapid rehousing (rental assistance); Rental Assistance; Services; Transitional housing	\$303,495			\$303,495	\$600,000	Resources based upon 2017 entitlement.
Total			\$7,850,520			\$7,850,520	\$16,600,000	

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds leverage private, state and local funds. The sources of matching funds for housing funded with HOME are local and state dollars, the Regional Affordable Housing Program (RAHP) funds and Veterans and Human Services Levy capital funds. The RAHP funds are a dedicated state adopted housing resource (a document recording fee surcharge) administered by King County, and targeted to the creation of affordable housing. Veterans and Human Services Levy capital funds are targeted to housing development projects that provide permanent supportive housing to homeless veterans and other homeless families and individuals. The source of match for the HOME-funded ownership occupied rehabilitation activities are owner contributions. The primary source of match for ESG projects is the RAHP fund.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

King County and local jurisdictions work to identify public lands and buildings which may become available for affordable housing and/or shelter for people who are homeless. In 2016 King County converted a former public health building to a year round, 24 hour a day, shelter for families experiencing homelessness.

Discussion

In addition to King County surplus land, a number of partner jurisdictions in the Consortium have similar legislation and have made land available for affordable housing either through donation or a long term lease at favorable terms.

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Table 2 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	South Subregion North/East Subregion SeaTac Skyway / Unincorporated King County	Affordable Housing	CDBG- \$1,684,186 HOME- \$2,442,513	Rental units constructed-22; Rental units rehabilitated-2; Homeowner Housing Added-11; Homeowner Housing Rehabilitated-235;
2	Ending Homelessness	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	South Subregion North/East Subregion SeaTac Skyway / Unincorporated King County	Ending Homelessness	CDBG- \$663,310 ESG- \$303,495	Tenant-based rental assistance: Rapid Rehousing-15; Homeless Person Overnight Shelter-810; Homelessness Prevention: 101; Diversion-50

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Community and Economic Development	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	South Subregion North/East Subregion SeaTac Skyway/Unincorporated King County	Community and Economic Development	CDBG-\$1,295,058	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit - 51,479 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 12,166 Persons Assisted; Emergency Services 200 Businesses assisted-177

Table 3 – Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Preserve and expand the supply of affordable housing. This will be accomplished through: 1) competitive funding for new affordable rental and homeownership projects; 2) preservation of existing rental units that provide housing for income-eligible households; 3) housing repair for income eligible homeowners; and 4) innovative housing models. The Consortium will engage in other housing activities, collaborations and partnerships to enhance opportunities for equitable development and the creation/preservation of affordable housing. During the period covered during the course of the Consolidated Plan, funding may be prioritized for coordination with the intended Neighborhood Revitalization Strategy Area (s) in the South Subregion, as identified through the Communities of Opportunity Initiative. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs. Fair housing will be reported on annually.
2	Goal Name	Ending Homelessness
	Goal Description	The Consortium values working together with collective impact to continue the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First and shared outcomes. The Consortium invests in projects that ensure that homeless households from all sub-populations are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasize recovery, as needed; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; receive only what they need to be returned to housing quickly and to be as self-reliant as possible; we are not a one size fits all system.
3	Goal Name	Community and Economic Development
	Goal Description	Establish and maintain a suitable living environment and expand economic opportunities for low - and moderate - income people. The Consortium invests across low to moderate-income communities, and for the benefit of low to moderate-income people, which helps to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community. Specific strategies include: 1) improve the ability of health and human services agencies to serve our low to moderate-income residents safely and effectively, 2) improve the living environment in low to moderate-income neighborhoods and communities; and 3) expand economic opportunities for low to moderate-income residents of the Consortium.

Estimate the number of extremely low-income, low-income, and moderate –income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

HOME funded units will provide housing to 45 households; extremely low-income, low-income, and moderate-income households.

AP-35 Projects - 91.420, 91.220(d)

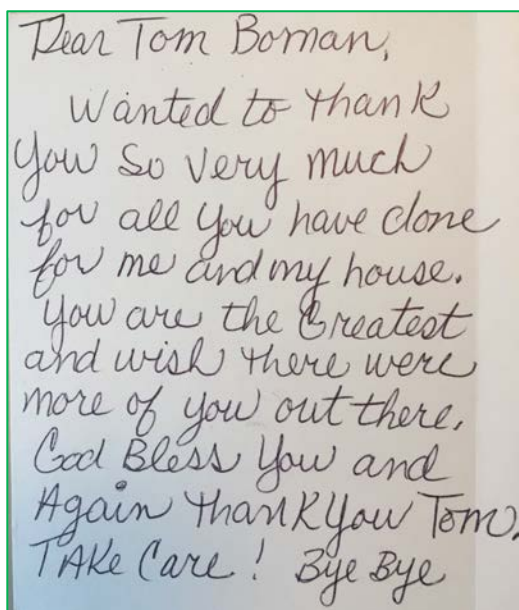
Introduction

The Consolidated Plan establishes the annual goals and strategies that guide the investment of approximately \$8 million per year in federal housing and community development funds, and additional other federal and related state and local funds, to address housing, homelessness, and community development needs throughout the Consortium. The following projects have been selected for program year 2017 CDBG, HOME and ESG funding. For a full list of specific activities see Attachment B.

Table 3 – Project Information

#	Project Name
1	King County CDBG/HOME Program Administration
2	King County Housing Repair Programs
3	King County Consortium Wide Public Services
4	King County Subrecipient Housing Development
5	King County Consortium Wide Public Facilities
6	King County Consortium Wide Public Infrastructure
7	King County Economic Development
8	King County Emergency Solutions Grant

Housing Repair Program



The King County Housing Repair Program receives many heartwarming thank you notes from grateful customers.

Housing Finance Program

The Renton Commons Apartments will create 48 new units of affordable housing and 36 units will be set aside for people experiencing homelessness. Eleven units will be designated HOME units.

Renton Commons Apartments



VIEW FROM WHITWORTH AVE - SOUTH



VIEW FROM WHITWORTH AVE - NORTH

The 30 Bellevue Apartments will create 62 new units of affordable housing and 31 units will be set aside for people experiencing homelessness. Eleven units will be designated HOME units.

30 Bellevue Apartments



BIRDSEYE VIEW OF SITE

Community and Economic Development Program



Carnation's Hockett Park will receive accessibility improvements.



Accessibility Improvements Hockett Park

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Consortium annually addresses needs and priorities guided by the Consolidated Plan. Consortium members authorize projects such as affordable housing, human services, infrastructure, and community facility buildings, along with evaluating economic development needs based on the following goals: 1) Preserve and expand the supply of affordable housing available to low - and moderate - income households, including households with special needs; 2) Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs; and 3) Improve the living environment in low- and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted comprehensive plans and the countywide planning policies.

AP-35 & 38 Project Summary

Table 4 – Project Summary

1	Project Name	KING COUNTY CDBG/HOME PROGRAM ADMIN
	Target Area	South Subregion North/East Subregion SeaTac Skyway / Unincorporated King County
	Goals Supported	Affordable Housing Ending Homelessness Community and Economic Development
	Needs Addressed	Affordable Housing Ending Homelessness Community and Economic Development
	Funding	CDBG: \$973,165 HOME: \$271,390
	Description	Federal funds will be used for the administration and coordination of the housing, services for people who are homeless, and community development activities in Consortium
	Target Date	2017
	Estimate the number and type of families that will benefit from the proposed activities	Low - and moderate income residents and households in Consortium countywide.
	Location Description	Countywide Consortium; 401 Fifth Avenue, Suite 510, Seattle
	Planned Activities	Oversight of federal programs; coordination and collaboration with key stakeholders and partners to provide initiatives and programs that will assist in addressing the needs and implement strategies identified in the Consortium's Housing and Community Development Plan.
2	Project Name	KING COUNTY HOUSING REPAIR PROGRAMS
	Target Area	South Subregion North/East Subregion SeaTac Skyway / Unincorporated King County
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,305,691 HOME: \$264,970

	Description	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, townhomes, and mobile/manufactured homes that are part of the permanent housing stock). Programs funded under this strategy include major home repair, minor home repair, emergency home repair, and Home Access Modification (HAM) program for renters. Income qualified renters (80% of area median income and below) are eligible for HAM improvements if they have a disability and reside in an affordable rental unit defined as a unit with rents at or below market as determined by HUD or the multi-tiered payment standard as defined by KCHA Section 8 program.
	Target Date	2017
	Estimate the number and type of families that will benefit from the proposed activities	235 low - and moderate-income households consortium-wide.
	Location Description	Countywide Consortium; 401 Fifth Avenue, Suite 510, Seattle
	Planned Activities	Major Housing Repair includes interest free deferred payment loans for health and safety repairs. Minor Home Repair includes low-cost electrical, plumbing, carpentry and disability access repairs for qualified low-and moderate-income homeowners as well as elderly and/or disabled homeowners.
3	Project Name	KING COUNTY CONSORTIUM-WIDE PUBLIC SERVICES
	Target Area	South Subregion North/East subregion SeaTac Skyway / Unincorporated King County
	Goals Supported	Affordable Housing Ending Homelessness Community and Economic Development
	Needs Addressed	Ending Homelessness
	Funding	CDBG: \$663,310
	Description	Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs. 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.
	Target Date	2017

	Estimate the number and type of families that will benefit from the proposed activities	1,076 low and moderate-income residents consortium-wide.
	Location Description	Countywide Consortium; 401 Fifth Avenue, Suite 510, Seattle
	Planned Activities	<p>Support programs that prevent homelessness; support the creation of a range of permanent affordable housing options for homeless people; provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs. Approach homeless planning and coordination as a regional issue. Contingency: If available funds are higher or lower than currently projected, the Housing Stability Program would receive the increase or decrease in funding.</p> <p>Reimbursement for Pre-award Costs</p> <p>King County intends to authorize its sub-recipients to incur costs no greater than \$886,714 (cumulative) after the effective date of the grant agreement, reimburse for those costs using its CDBG funds per Code of Federal Regulations (CFR) 24 570.200 h. This is in compliance with requirements reflected in the regulations, (1) all human service and capital activities are included in the activity section of the 2017 Action Plan, (2) this action shall not affect future grants, (3) the costs and activities funded are in compliance with the requirements of this part and with the Environmental Review Procedures stated in 24 CFR part 58, (4) the activity for which payment is being made complies with the statutory and regulatory provisions in effect at the time the costs are paid for with CDBG funds, (5) reimbursement of payment will be made during the 2017 program year, and (6) the total cumulative amount of pre-award costs to be paid will be no more than \$886,714.</p>
4	Project Name	KING COUNTY SUBRECIPIENT HOUSING DEVELOPMENT
	Target Area	North/East and South Subregion (Bellevue and Renton)
	Goals Supported	<p>Affordable Housing</p> <p>Ending Homelessness</p> <p>Community and Economic Development</p>
	Needs Addressed	<p>Affordable Housing</p> <p>Ending Homelessness</p> <p>Community and Economic Development</p>
	Funding	<p>CDBG: \$378,495</p> <p>HOME: \$2,177,543 (\$407,085 CHDO funding)</p>

	Description	Preserve and expand the supply of affordable housing available to low- and moderate-income households, including households with special needs.
	Target Date	2017
	Estimate the number and type of families that will benefit from the proposed activities	33 low to moderate- income households.
	Location Description	North/East Subregion, Cities of Renton and Bellevue.
	Planned Activities	Allocate CDBG and HOME funds through a competitive process for affordable housing activities. Capital funds were made available through an annual competitive process for the acquisition and new construction of sustainably designed, permanently affordable rental housing for low- and moderate-income households for the acquisition and construction of housing and the rehabilitation of that housing into safe, decent, healthy and permanently affordable rental housing. HOME CHDO funds were set aside for the 30 Bellevue Apartments project developed by Red Vines I.
5	Project Name	KING COUNTY CONSORTIUM-WIDE PUBLIC FACILITIES
	Target Area	South Subregion
	Goals Supported	Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$230,109
	Description	Capital funds made available for community facilities in order to improve the capacity of health and human service agencies to provide priority human services to our low- to moderate-income residents effectively and efficiently.
	Target Date	2017
	Estimate the number and type of families that will benefit from the proposed activities	12,166 low-to-moderate income residents.
	Location Description	City of Renton
	Planned Activities	Renton Senior Activity Center removal of architectural barriers.
6	Project Name	KING COUNTY CONSORTIUM-WIDE PUBLIC INFRASTRUCTURE
	Target Area	South Subregion North/East subregion
	Goals Supported	Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$1,024,129

	Description	CDBG capital funds available for high priority public improvement needs such as public infrastructure, water, sewer, sidewalks, park facility needs, removal of architectural barriers and accessibility improvement in a range of low - to moderate - income areas of the consortium. Annual payment for the Greenbridge Section 108 loan was paid with 2016 program income.
	Target Date	2017
	Estimate the number and type of families that will benefit from the proposed activities	51,479 Low - and moderate-income residents in the North/East and South Subregion of King County.
	Location Description	North/East and South Subregions
	Planned Activities	<p>CDBG capital funds are earmarked for special assessment payments for sewer connection, removal of architectural barriers and, three parks activities.</p> <p>North/East Capital Contingency Plan: If available funds are higher than projected any small amount will go to Duvall for the removal of architectural barriers to fund what can be covered. If available funds are lower than projected, this project would be reduced.</p> <p>South Capital Contingency - If funds available are higher or lower than projected, funds will be increased or decreased from the Valley View Sewer District Special Assessment project.</p>
7	Project Name	KING COUNTY ECONOMIC DEVELOPMENT
	Target Area	South Subregion
	Goals Supported	Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$25,500
	Description	Revitalize deteriorated areas with high rates of poverty in the consortium and assist with the development of micro-enterprise business by providing assistance for comprehensive economic development activities designed to address the economic needs of low-to moderate-income persons or households seeking to start or expand their own small business.
	Target Date	2017
	Estimate the number and type of families that will benefit from the proposed activities	25 low- and moderate-income residents in the South Subregion.

	Location Description	South subregion
	Planned Activities	Funds will provide microenterprise services to low- and moderate-income individuals starting or growing a business in the South Subregion cities by providing no cost training and one-to-one technical assistance focused on referral.
8	Project Name	KING COUNTY EMERGENCY SOLUTIONS GRANT (ESG)
	Target Area	Consortium
	Goals Supported	Ending Homelessness
	Needs Addressed	Ending Homelessness
	Funding	ESG: \$22,762 (Administration) ESG \$280,733 (Program)
	Description	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 Plan to End Homelessness in King County. Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs. Allocate funds for emergency shelter and transitional housing programs for operations and maintenance, supportive services and rental assistance.
	Target Date	2017
	Estimate the number and type of families that will benefit from the proposed activities	100 formerly homeless people and households.
	Location Description	Consortium-wide; 401 Fifth Avenue, Suite 510, Seattle
	Planned Activities	Overnight shelter and transitional housing, rapid rehousing, and homelessness prevention activities.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Consortium allocates funds to address the strategies under the three overarching goal areas of the Consolidated Plan: 1) Affordable Housing; 2) Ending Homelessness; and 3) Community Development. Investments are distributed throughout the County, and there are guidelines adopted by the Consortium to balance investments geographically over time. Allocation guidelines are determined through use of low to moderate-income population data, and other data, as applicable. In addition, the Consortium follows the King County Countywide Planning Policies to share responsibility for regional affordable housing goals.

CDBG and ESG funds are allocated based upon the percentage of low-and-moderate income populations in the two subregions North/East and South.

Rationale for the priorities for allocating investments geographically

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

1. Regional Human Services set-aside shall be 15 percent of funds available from entitlement. Housing Repair set-aside is 20 percent of the entitlement funds available.
2. North/East Subregion – 31.7 percent of remaining funds available after Consortium set-asides Human Service funds are split between activities for Emergency Assistance and Emergency Shelter Operations. This is year one of two-year contracts. Housing Capital – 40 percent of the N/E capital entitlement funds are reserved for the housing capital competitive application process. Other Capital – 60 percent of the N/E capital entitlement funds are reserved for the non-housing capital competitive application process.
3. South Subregion – 68.3 percent of remaining funds available after Consortium set-asides Human service funds are split between activities for Emergency Assistance and Emergency Shelter Operations. Funded activities include minor home repair; public infrastructure/parks; economic development/micro-enterprise.

The North/East Subregion consists of the following cities, towns, and census designated places.

Cities, towns, and census designated places include: 1) Beaux Arts Village 2) Bellevue; 3) Bothell (King County portion); 4) Carnation; 5) Fall City; 6) Ames Lake; 7) Eastgate; 8) Lake Marcel-Stillwater; 9) Wilderness Rim; 10) Lake Forest Park; 11) Medina; 12) Mercer Island; 13) Newcastle; 14) North Bend; 15) Baring; 16) Fall City; 17) Riverbend; 18) Union Hill-Novelty Hill; 19) Shoreline; 20) Skykomish; 21) Snoqualmie; 22) Sammamish; 23) Issaquah; 24) Cottage Lake; 25) Klahanie; 26) Tanner; and 27) Unincorporated King County.

South Subregion

The South Subregion includes the following cities, towns and census designated places: 1) Algona; 2) Auburn; 3) Black Diamond; 4) Boulevard Park; 5) Burien; 6) Bryn-Mawr-Skyway; 7) Covington; 8) Des Moines; 9) East Hill-Meridian; 10) East Renton Highlands; 11) Fairwood; 12) Federal Way; 13) Kent; 14) Lake Holm; 15) Lakeland North; 16) Lakeland South; 17) Lake Morton-Berrydale; 18) Maple Heights-Lake Desire; 19) Maple Valley; 20) Mirrormont; 21) Normandy Park; 22) Pacific; 23) Ravensdale; 24) Renton; 25) Riverton; 26) SeaTac; 27) Shadow Lake; 28) Tukwila; 29) Vashon; 30) White Center; and 31) Unincorporated King County.

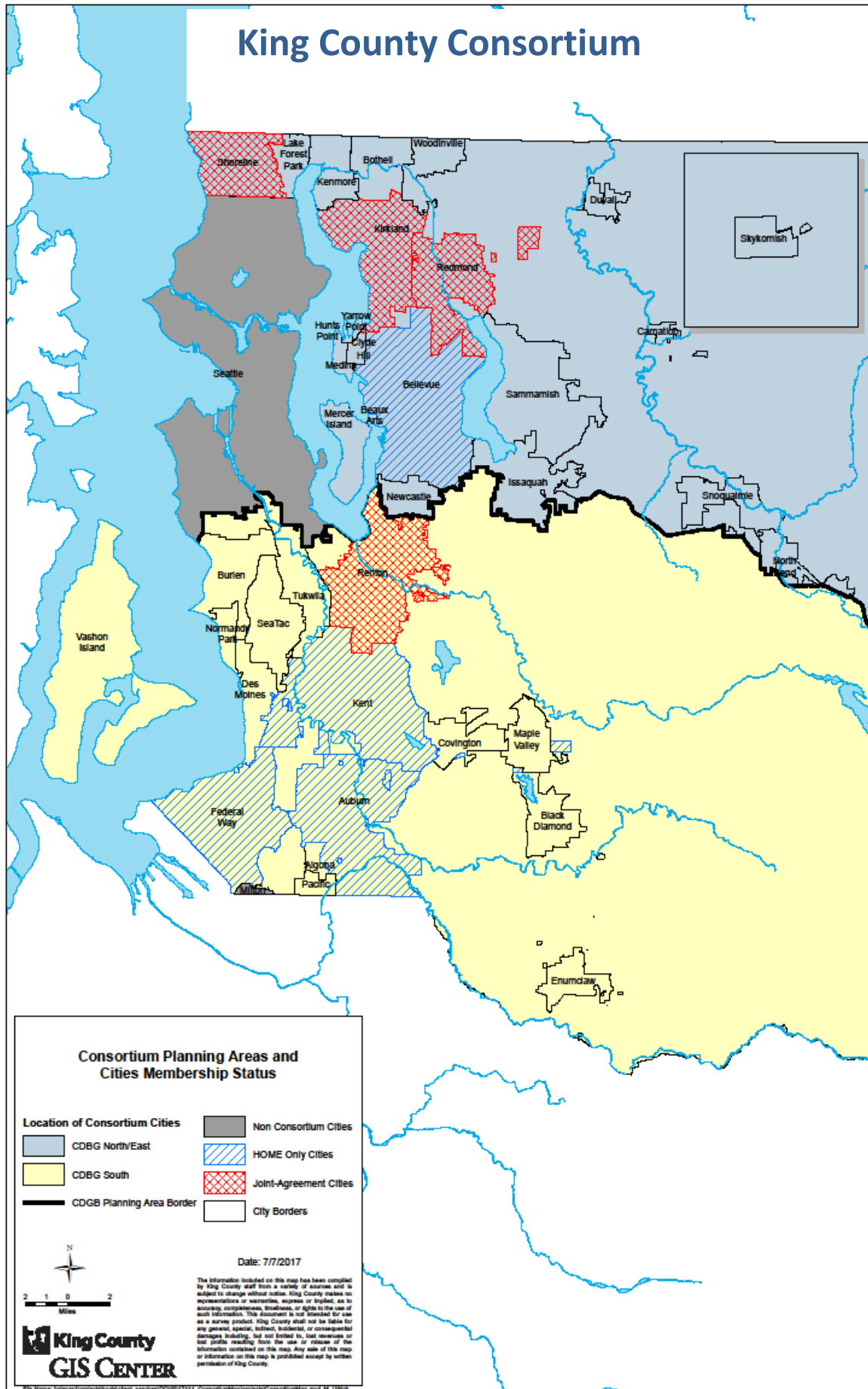
HOME

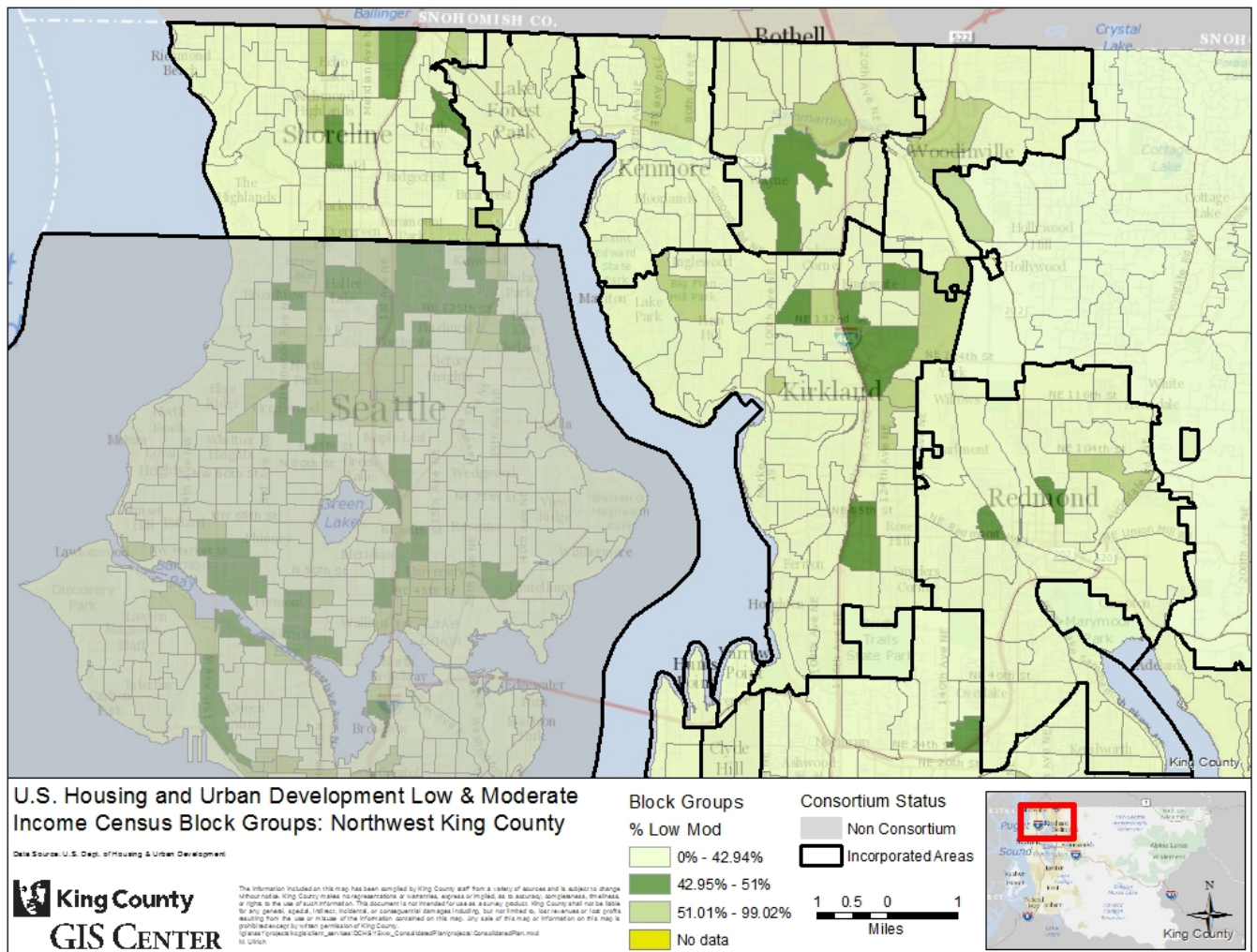
HOME funds are awarded through the Housing and Community Development Housing Finance Program competitive process. Funds are distributed countywide to the members of the HOME Consortium. The HOME Consortium includes the cities listed above and Auburn, Bellevue, Kent, and Federal Way.

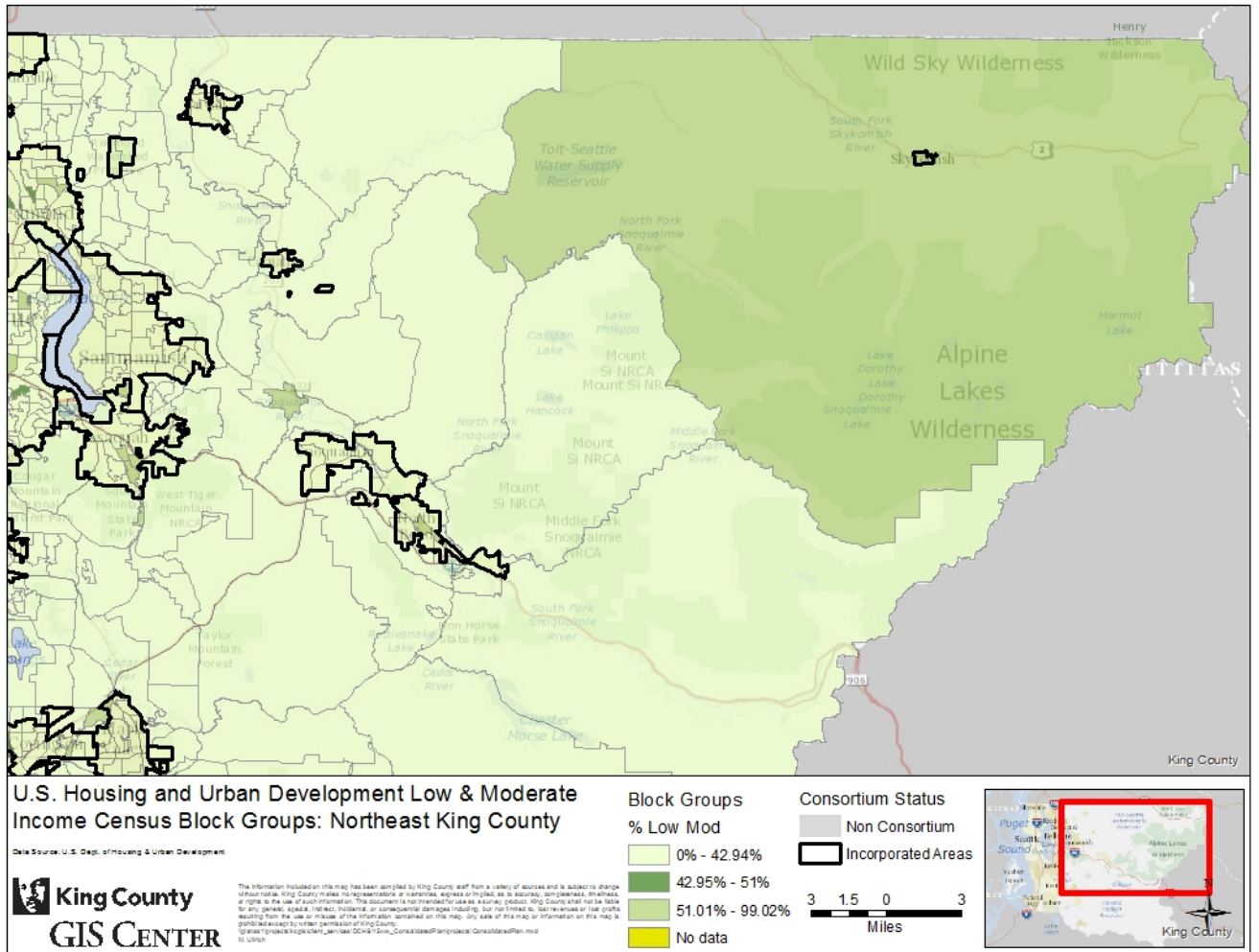
Discussion

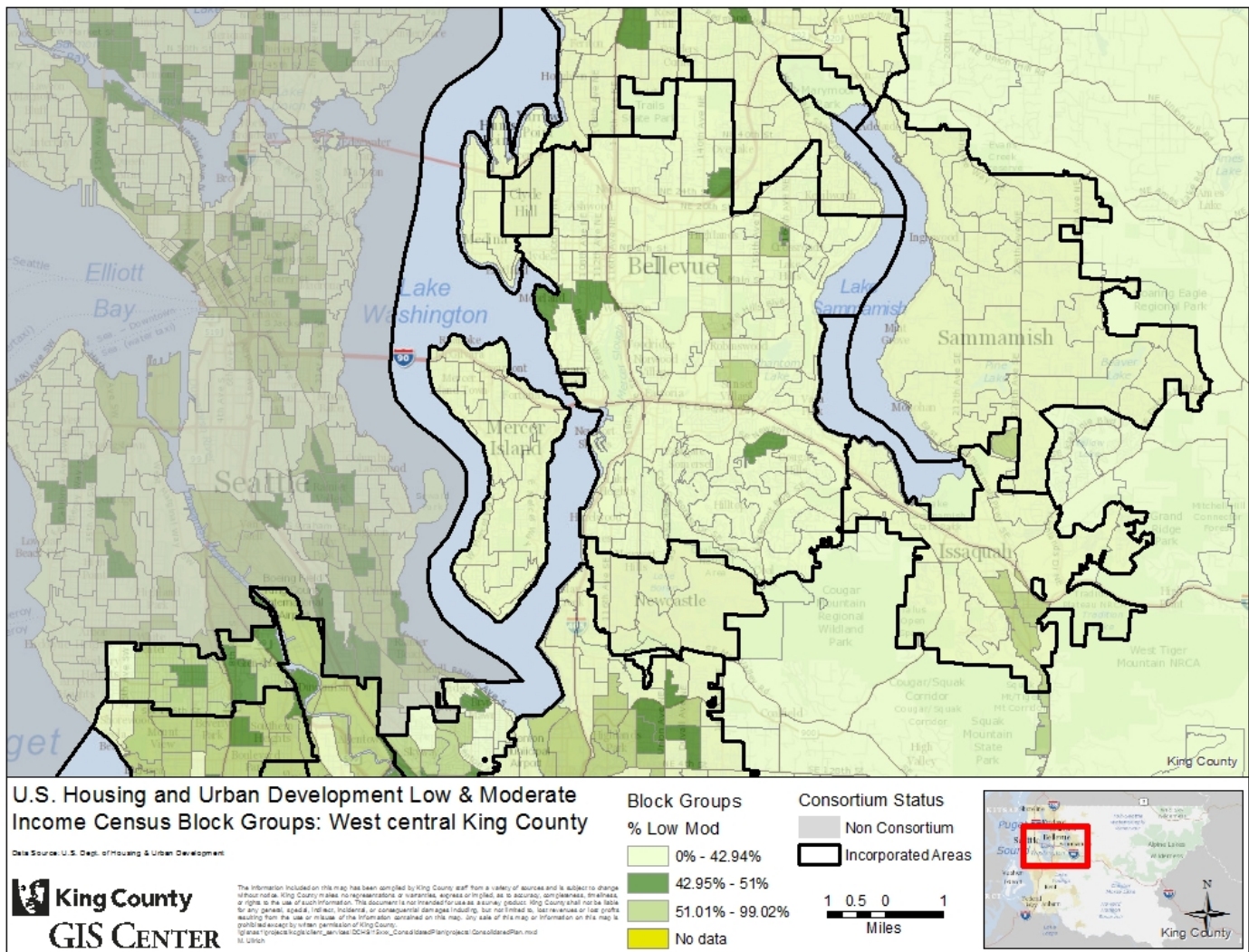
A map of the Consortium regions is included with this Action Plan. Also included are maps of the low-to moderate-income block groups for King County.

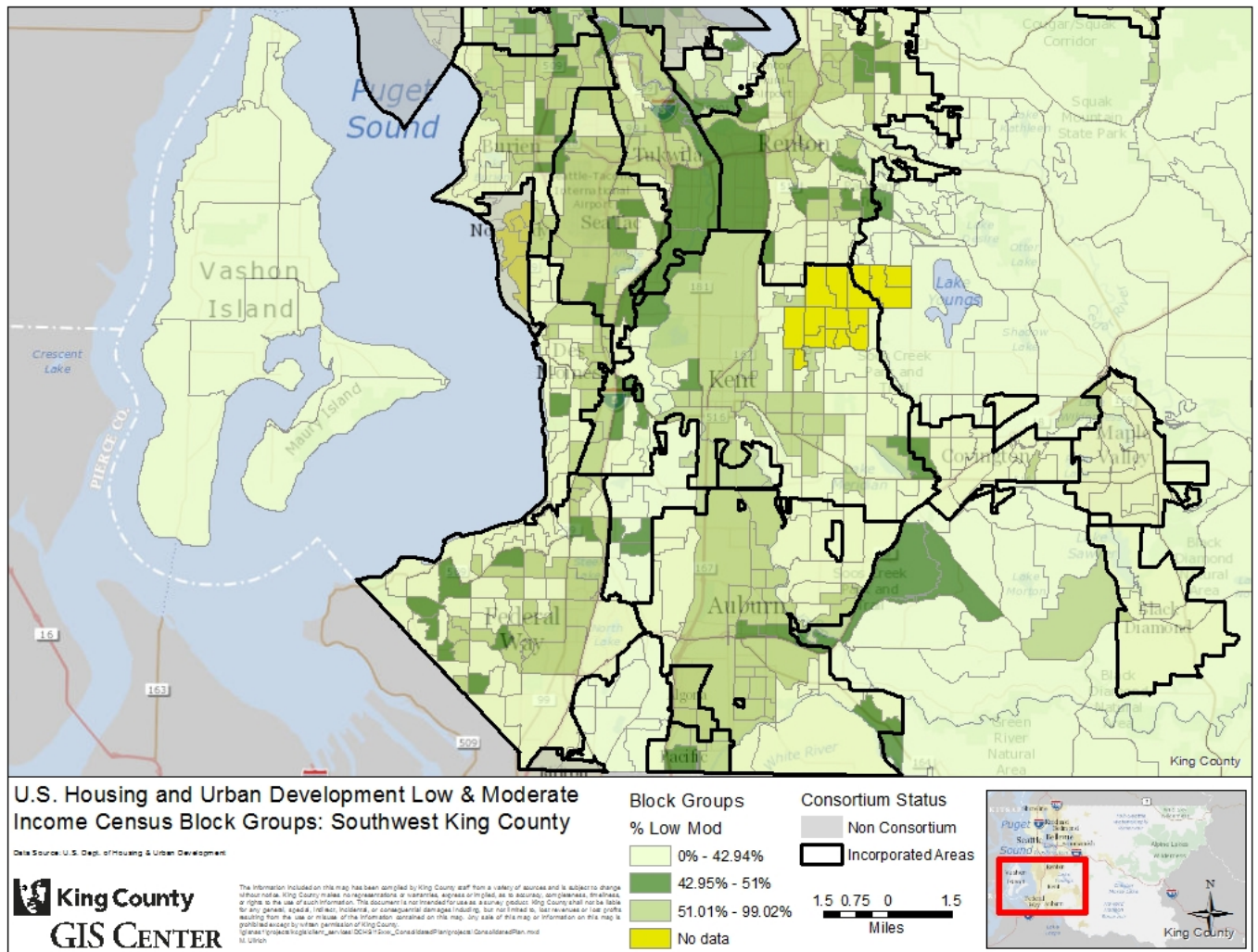
King County Consortium











AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The goal numbers presented here reflect activities to be funded with HOME Program federal funds. Additionally, through the use of local and leveraged funds the Housing Finance Program sets an annual goal of producing 250 units of housing with 50 of those units for persons who are homeless and/or persons with special needs.

Table 6 - One Year Goals for Affordable Housing by Support Requirement

HOME Program One Year Goals for the Number of Households to be Supported:	
Homeless	12
Non-Homeless	30
Special-Needs	3
Total	45

Table 7 - One Year Goals for Affordable Housing by Support Type

HOME One Year Goals for the Number of Households Supported Through:	
The Production of New Units	33
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	45

Discussion

The Consortium works closely with other public funders, including the Washington State Housing Finance Commission, Washington State Housing Trust Fund, A Regional Coalition for Housing, local jurisdictions, private lenders, and housing authorities to create a range of affordable housing, with special emphasis on deeply affordable rental units.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The Consortium Consolidated Plan addresses two housing authorities, the King County Housing Authority (KCHA) and the Renton Housing Authority (RHA). Both housing authorities have proactive and successful maintenance staff and programs to protect the housing stock. The King County Housing Authority is one of 39 housing authorities nationwide selected to be a Moving to Work demonstration program.

Both the King County Housing Authority and the Renton Housing Authority participate in planning and coordination efforts with public funders, the Housing Development Consortium of Seattle-King County, ALL HOME and jurisdiction partners. KCHA is completing the homeownership component of a successful Hope VI redevelopment initiative in White Center. RHA has launched a revitalization effort at Sunset Terrace. Both initiatives replace aging affordable housing stock with mixed income, in higher density developments and walkable neighborhoods. In 2017 the two housing authorities are serving as an advisory group, along with representatives from a range of housing stakeholders, to the Regional Affordable Housing Task Force to develop a regional approach to the affordable housing crisis.

Actions planned during the next year to address the needs to public housing

KCHA has embarked upon an ambitious plan to preserve privately owned properties with expiring Section 8 contracts and preserving affordable housing at risk of gentrification, especially near high capacity transit hubs.

RHA continues work on the Sunset Area Community Revitalization and Sunset Terrace Redevelopment. This starts with the redevelopment of 100 units of distressed public housing units at and their replacement with higher density and quality, sustainable housing that will be a catalyst for new private housing and business investment in the 269-acre Sunset Area neighborhood. The plan seeks to leverage public investment, to catalyze private property development, and create opportunities for market-rate and affordable housing, and retail investment.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

KCHA has a number of programs designed to improve the living environment of residents. Place-based initiatives in partnership with local school districts in neighborhoods with significant KCHA housing inventory; housing choice and mobility counseling, new housing and

classroom stability counseling. Education initiatives include the Race to the Top program that leveraged \$40 million in new federal funding into the region and included focused attention on the schools in the center of KCHA's place-based initiatives.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Neither the King County Housing Authority nor the Renton Housing Authority is designated as troubled.

Discussion

There is a high need for more project based Section 8 units and tenant held vouchers. Currently KCHA is reviewing the rental reimbursement standards for subregions in King County as an effort to increase housing choice for people with Section 8 vouchers. The needs of public housing residents and voucher holders are reflected in the KCHA's strategic plan and focus on broad themes: expanding and preserving the region's supply of affordable housing, promoting housing choice, and increasing self-sufficiency. Both KCHA and RHA are voicing concerns for timely investment in strategic areas, located close to transit and jobs, to preserve housing opportunities in locations that will sustain rapid growth and rent increases, as lower income households seek affordable housing outside of the Seattle city limits.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Information for the homeless needs assessment in the Consolidated Plan came from three sources; 1) 2016 Point-in-Time Count, conducted on the morning of January 24, 2016; 2) Safe Harbors-HMIS system for the local Continuum of Care (CoC); and 3) the ALL HOME Strategic Plan. The King County CoC housing stock ranks third in the nation and this system includes emergency shelter, transitional housing, rapid rehousing, and permanent housing with supports. The Consortium works to ensure that all projects serving people experiencing homelessness, including projects funded with ESG, are consistent with the vision, principles and recommendations of the ALL HOME Strategic Plan. King County's ALL HOME and CoC adhere to the Homeless Management Information System operating standards and all reporting and program evaluation is through HMIS.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Outreach to homeless persons is an important component of efforts to end homelessness in King County. Numerous longstanding continuum-wide programs focus on mentally ill persons (PATH, DESC, HOST, PACT, VC Veteran Services), and chronic substance abusers (REACH). A mobile medical outreach team operates in south King County, and Healthcare for the Homeless Network nurse/mental health outreach teams operate in six cities. Outreach to homeless/LGBTQ/at-risk youth is provided by coordinated ProYouth outreach workers. Kids Plus works with families on the streets or in tent cities or car camps countywide. Veteran outreach is undertaken by King County veterans' programs, as well as new federal SSVF programs. Many of these teams, in addition to street outreach, take advantage of existing meal programs to make non-threatening contact with individuals or families.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortium utilizes the ESG resources for emergency shelter and rapid rehousing. In 2017, two emergency shelter programs will be funded with ESG.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As a part of the overall continuous improvement to the crisis response system, the new CEA program is a key element to improve the delivery of help for homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) to make the transition to permanent housing and independent living. This, along with rigorous review of any other barriers for people who are homeless to secure housing, such as screening criteria, is part of a comprehensive approach to assist the hardest to house people living on the streets and in shelters. As a part of the CEA Housing Triage Tool score, each person received an evaluation for the appropriate level of support services to retain housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Consortium, as a part of the homeless prevention efforts, is working on developing and securing housing for people as a discharge next step. Over the past three years, the Consortium has developed a significant number of housing units for youth and young adults with a focus on young adults who recently exited the foster care system. The King County Housing Authority developed a partnership program with the school district to assist homeless students remain in their home school and to secure housing for the family. Helping low - income individuals and families avoid becoming homeless is a high priority.

Discussion

Formerly homeless families receiving rapid rehousing and nearing program exit exhibit the following needs; they are extremely low - income and moderately to severely cost burdened. In many cases, these families struggle with behavioral health needs that impact their housing and family stability. As our homeless system is encouraged to focus more on RRH and housing first, and housing-focused strategies, we will rely more and more on mainstream services for other family stability needs.

AP-75 Barriers to affordable housing - 91.420, 91.220(j)

Introduction

The Consortium works on addressing barriers to people accessing affordable housing, increasing the supply of affordable housing, and creating equal opportunities for residents to earn a living wage. King County is reviewing public policies for land use, zoning that limits housing opportunities, and to create incentives to advance housing capacity.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

King County and the Consortium member jurisdictions engage in ongoing efforts to advance public policy for the purpose of increasing the supply of affordable housing. This includes the following activities: 1) evaluation of regulatory barriers to housing production and affordability, 2) coordinated planning activities among the jurisdictions, 3) streamlining permitting, and 4) incentive zoning features, such as allowing accessory dwelling units.

Discussion

The King County Growth Management Planning Council, member jurisdictions and the Consortium conduct regular efforts to identify and address barriers to people accessing affordable housing. Among these efforts was the 2014 Buildable Lands Analysis which informs the member jurisdictions with appropriate information to support development of the Housing Elements portion of their Comprehensive Plans.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

During the FY2017 program year, the third year of the Consolidated Plan period of 2015-2019, the Consortium will take actions planned to address the following needs and priorities.

Actions planned to address obstacles to meeting underserved needs

The Consortium will prioritize serving people and households who are the most vulnerable, including persons who are homeless. Additionally the Consortium will endeavor to address obstacles to meeting underserved needs. The principal obstacle is a lack of financial resources. The Consortium works closely with other public and private funders, and mainstream services, to maximize investments and the number of people served.

Actions planned to foster and maintain affordable housing

The Consortium works to leverage as many potential sources of funding in order to increase the supply of affordable housing. One of the primary tools used to finance affordable housing is the Low Income Housing Tax Credit (LIHTC) program. Information on the LIHTC program can be found at the Washington Housing Finance Commission at <http://www.wshfc.org>. In addition to tax credits, many of the larger affordable housing projects leverage private debt to maximize public resources.

Actions planned to reduce lead-based paint hazards

The King County HCD Program continues to implement a Lead-Based Paint Program. King County follows 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, good through April 16, 2018.

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.

Actions planned to reduce the number of poverty-level families

King County Health & Human Services Transformation Vision has set a goal that by 2020, the people of King County will experience gains in health and well-being because our community worked collectively to make the shift from a costly, crisis-oriented response to health and social problems, to one that focuses on prevention, embraces recovery, and eliminates disparities. Under the Transformation Vision, King County staff across departments, including Public Health, Community and Human Services, DNRP and Transportation is working with a large variety of partners on a number of initiatives to move closer to realization of the Transformation goals. Initiatives include:

- Familiar Faces (FF) Design Team – This cross sector staff team working with a broad range of partners inside and outside of King County to improve life circumstances for approximately 1,300 individuals a year who cycle through the King County jail system at least four times per year. Shared data has revealed that the vast majority of these individuals have behavioral health, chemical dependency and/or other health issues, and are homeless. Jail is not an appropriate place for these individuals, and the FF Design Team has worked to create a future state system design that will create a different pathway to better life outcomes for this population. FF are a sentinel

population for designing system change and it is anticipated that more work will follow concerning other populations.

- **Best Starts for Kids Prevention Levy** – In 2016 the voters approved The Best Starts for Kids Prevention Levy; an initiative to fund upstream prevention programs in three areas: 1) Birth to Early School Aged, 2) Youth and Young Adults, 3) Communities of Opportunity – funding for communities that are working in collective impact in a community-driven, pro-active model to bring about positive results in life outcomes for our children and families in King County.
- **Communities of Opportunity** – King County is partnering with the Seattle Foundation for the Communities of Opportunities initiative with the ambitious goal of creating greater health, social, economic and racial equity in King County so that all people thrive and prosper.
- **Accountable Communities of Health** – King County Public Health staff are coordinating across departments and with multiple community partners to move forward changes in our approach to health and well-being, moving us to an approach that better integrates services and supports, values the social determinants of health and focuses on the determinants of equity. Behavioral health integration is an essential component of the work to better integrate behavioral health, health services and preventative healthcare.

These specific initiatives are tied together through a broad results-based framework to effect profound changes that will move to a system that is preventative rather than primarily crisis-oriented, to alleviate poverty. Policy and system change issues will be identified through this work at many levels of government, and work will be done across sectors to try to impact such policy and system changes.

Actions planned to develop institutional structure

The Consortium will continue to support efforts such as the Housing Development Consortium of Seattle/King County, the Puget Sound Regional Council, the local CoC, and specific projects such as the Homeless Information Management System.

Actions planned to enhance coordination between public and private housing and social service agencies

The Consortium will continue to coordinate between public funders, including partner jurisdictions, Seattle-King County Public Health, King County Developmental Disabilities Division, King County Behavioral Health and Recovery Division, Washington State, A Regional

Coalition for Housing, the City of Seattle, Washington State Housing Finance Commission, King County Housing Authority, Renton Housing Authority, Veteran's Administration, United Way, Seattle Foundation, Raikes Foundation, and private investors for activities to address homelessness.

Discussion

Through the above actions the Consortium is committed to addressing the issues identified here and in the Consolidated Plan throughout the implementation period of 2015-2019 and for the period of the 2017 Action Plan.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The Consortium will engage in housing activities, collaborations and partnerships to enhance opportunities for equitable development and the creation/preservation of affordable housing. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs.

We value working together with collective impact to continue the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First and shared outcomes; we invest in projects that ensure that homeless households are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasize recovery, as needed; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; receive only what they need to be returned to housing quickly and to be as self-reliant as possible.

Establish and maintain a suitable living environment and expand economic opportunities for low-and moderate-income people. Our investments across the Consortium in low-income communities, and for the benefit of low-income people, help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community. Specific strategies include: 1) improve the ability of health and human services agencies to serve our low to moderate-income residents safely and effectively, 2) improve the living environment in low to moderate-income neighborhoods and communities; and 3) expand economic opportunities for low to moderate-income residents of the Consortium.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed.	\$0
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3.	The amount of surplus funds from urban renewal settlements.	\$0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
	The amount of income from float-funded activities.	\$0
	Total Program Income:	\$0

Other CDBG Requirements

1.	The amount of urgent need activities.	\$0
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low - and moderate - income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low - and moderate - income. Specify the years covered that include this Action Plan.	100%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

King County will only use forms of investment that are described in 92.205(b).

2. **A description and matrix of the guidelines that will be used for resale or recapture of HOME funds are included as an attachment.**

Assistance for Homebuyers

King County Housing and Community Development anticipates funding the following new homeownership activities with 2016 HOME funds:

- Homestead Community Land Trust – Riverton, eleven homeownership units

The House Key – ARCH Program may originate loans during the year with existing prior year program income which was received when homebuyer loans (made with HOME funds) are repaid. This program is not receiving a new award of 2017 HOME funds and any new program income generated in 2017 will be remitted to King County. King County cannot predict when the loans will revolve.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

A description of the guidelines for resale and recapture and a chart to graphically represent the provisions are included in Attachment C.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The County does not use HOME funds to refinance existing debt described under 92.206(b).

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. **Include written standards for providing ESG assistance (may include as attachment)**

Written standards for providing ESG assistance are included in Attachment D.

2. If the CoC has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

King County and the CoC are continuing the work from 2016 of instituting a coordinated entry system for homeless populations in 2017. National research identifies coordinated entry as a key component for an effective homeless system because it improves the quality of client screening and assessment, matches clients to appropriately targeted services and resources, and promotes a more efficient use of resources. Coordinated entry processes prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Coordinated entry in King County will implement prioritization using a banding order approach with the use of the CE Triage Tool. Using Banding Order, individuals' CEA Housing Triage Tool scores are associated with a band of housing resources (High, Medium, and Low). People are then prioritized for housing referrals based on their CEA Housing Triage Tool score with a particular band. A key features of the CEA system includes a common assessment tool based upon vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and young adults will all be a part of the coordinated system in 2017. In addition, CEA utilizes regionally based resource centers – regional access points-which serve as the primary font door for the homeless housing system. Team members for CEA are King County employees and work as a part of the Homeless Housing Program, to align closely with HCD team members.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

King County ESG grants for emergency shelter and rapid rehousing are awarded to sub-recipient agencies through a competitive process that may be conducted for a multi-year period of annual ESG awards. Nonprofit agencies and faith-based organizations participate. The projects selected through this process must demonstrate a direct benefit to the geographic area of the Consortium, consortium cities and unincorporated King County residents. In addition, King County's CoC representative body, the ALL HOME, is consulted, and has approved the use of King County ESG funds for emergency shelter and rapid rehousing.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The jurisdiction meets the homeless participation requirement in 24 CFR 579.405(a) with the ALL HOME Consumer Advisory Council (CAC). The CAC consists of approximately 20 members who have experienced homelessness in King County, and people in poverty who are at risk of becoming homeless. Membership is structured so that it represents the broad array of people who experience homelessness in King County by region, age, ethnicity, gender and family composition.

The CAC works to ensure that the effort to end homelessness in King County incorporates the expertise of people who experience homelessness at all levels of implementation, evaluation, and plan revision, and was created as one piece of a three-part governance structure approved by ALL HOME. They are self-governing and charged with providing input to the Governing Board and Interagency Council on policy and strategies in the implementation of the ALL HOME Strategic Plan.

The role of the CAC is outlined below.

- Identify problems in the current systems of housing and services that are particularly important to correct.
- Give input to the various ALL HOME workgroups on what strategies will be most effective, from a person who is/was homeless, on ending homelessness.
- Suggest ways that community members can participate in activities to learn more about homelessness.
- Educate policy makers and legislators on how laws and regulations affect people who are homeless and what changes could help people move out of homelessness.
- Advocate for system reform and increased funding at the local, state and federal levels in support of the Strategic Plan, in coordination with other ALL HOME committees and efforts.

Our CoC is committed to ensuring that the CAC representatives are provided with stipends and transportation assistance, as needed, to support their attendance.

5. Describe performance standards for evaluating ESG.

Performance Standards and Evaluation of Outcomes - All projects adhere to the Homeless Management Information System (HMIS) operating standards and all reporting and program evaluation is completed through HMIS. Within HMIS, data for target populations,

youth and young adults, singles, and families, is collected for the following three categories: 1) exit to permanent housing; 2) average program stay; and 3) return to homelessness. This information is collected for emergency shelters, transitional housing, permanent supportive housing, prevention, and rental assistance programs. Actual performance is measured against the target goals.

Discussion

ESG reflects the change in the program's focus from addressing the needs of homeless people in emergency shelters to assisting people to quickly regain stability in permanent housing after experiencing homelessness and/or a housing crisis.

Consultation with CoC - During the planning process, ALL HOME advised the County in stakeholder and public meetings as a part of planning process. Consortium members provide input for the ALL HOME, and work to make homelessness rare, brief, and one time.