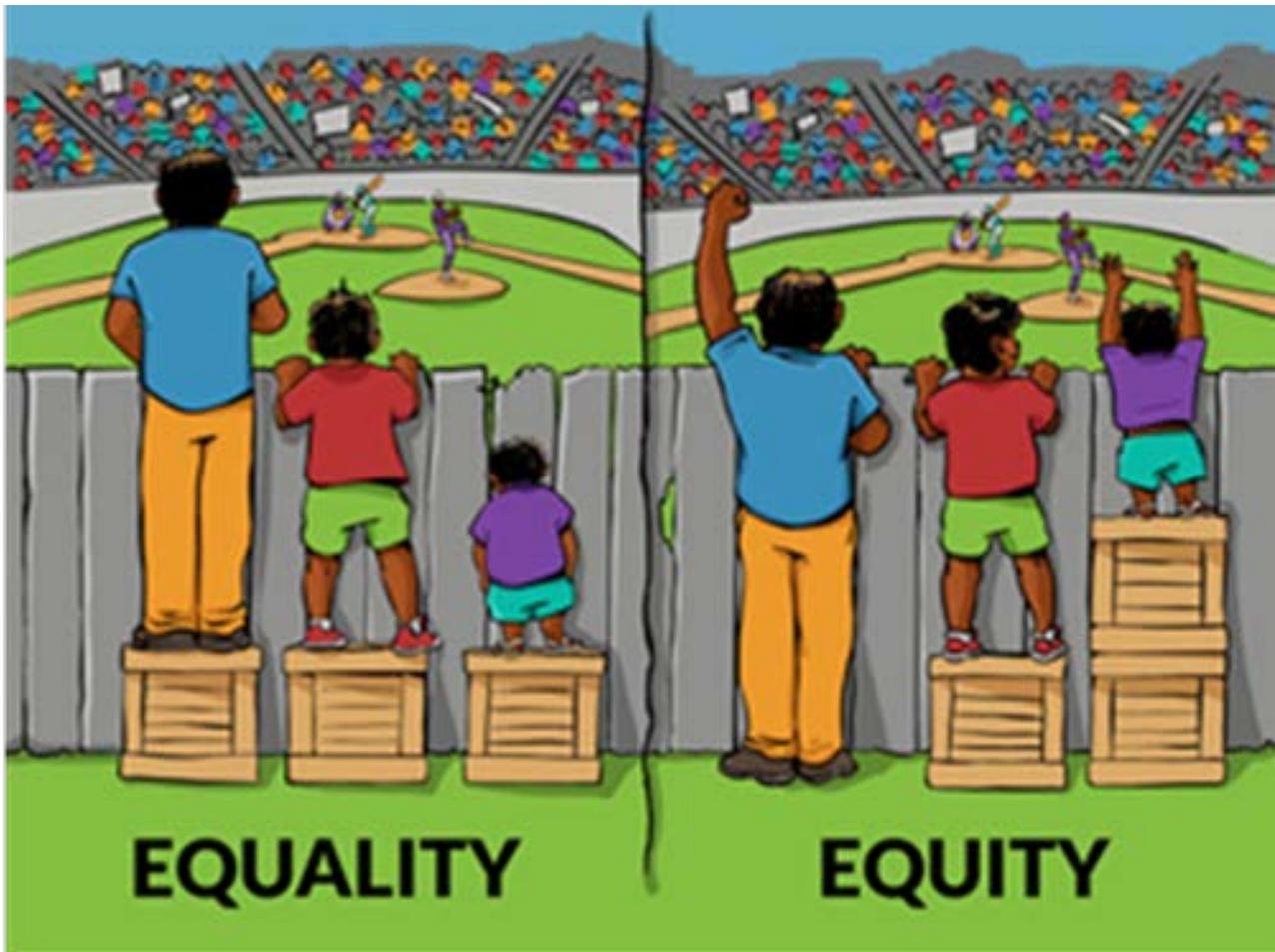


# King County Consortium

## Consolidated Annual Performance Evaluation Report

2017



**Dow Constantine King County Executive**

**Metropolitan King County Council:**

- Rod Dembowski, District 1
- Larry Gossett, District 2
- Kathy Lambert, District 3
- Jeanne Kohl-Welles, District 4
- Dave Upthegrove, District 5
- Claudia Balducci, District 6
- Pete von Reichbauer, District 7
- Joe McDermott, District 8
- Reagan Dunn, District 9

**In Partnership with:**

**North and East Subregion Cities**

- Beaux Arts
- Bothell
- Carnation
- Clyde Hill
- Duvall
- Hunts Point
- Kenmore
- Lake Forest Park
- Medina
- Mercer Island
- Newcastle
- North Bend
- Sammamish
- Skykomish
- Snoqualmie
- Woodinville
- Yarrow Point

**South Subregion Cities**

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

**HOME-only Cities**

- Auburn
- Bellevue
- Federal Way
- Kent

**Joint Agreement Cities**

- Kirkland
- Redmond
- Renton
- Shoreline

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## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The 2017 King County Consortium Consolidated Annual Performance Evaluation Report (CAPER) captures the expenditures, accomplishments, and progress made on the strategies and goals outlined in the 2015-2019 Consolidated Plan (Consolidated Plan) and the 2017 Action Plan (AP). The CAPER outlines progress in achieving the affordable housing, ending homelessness, and community development goals using Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant funding. The King County Consortium (Consortium) received the following grant amounts in 2017.

- Community Development Block Grant (CDBG): \$4,865,828
- HOME Investment Partnership (HOME): \$2,713,903
- Emergency Solutions Grant (ESG): \$303,495

The 2017 CAPER covers the time period starting January 1, 2017 to December 31, 2017. Some activities funded in previous fiscal years, that take more than one year to complete, are discussed here. The next section describes program accomplishments completed in 2017 with CDBG, HOME and ESG funds.

- 22 units of affordable rental housing units were developed, serving seniors, veterans, and people with a developmental disability
- 1 homeownership downpayment assistance transaction
- 223 low-income homeowners received home repair services
  - 93 Major Home Repair
  - 103 Minor Home Repair
- 1,307 people received housing stability services
- 1,977 households received homeless diversion services
- 3,307 people received emergency shelter assistance
- 5 households were provided with fees to connect to the Valley View Sewer District in SeaTac, Tukwila and Burien
- Removal of architectural barriers on sidewalks at North Bend Way
- Renovation at SeaTac's Riverton Heights Park and Des Moines' Parkside Park
- 240 people received micro enterprise business assistance
- 2 commercial faces were rehabbed
- Remodel of a confidential domestic violence center

## Affordable Housing and Ending Homelessness Accomplishments



**Ronald Commons Apartments, Shoreline**

**Serving low income households, formerly homeless veterans, and people with a developmental disability**

This project provides 60 new affordable rental housing units, of which 11 were HOME funded. This innovative housing project was developed in close cooperation with the City of Shoreline and Ronald United Methodist Church and leveraged low income housing tax credits, Washington State Department of Commerce funds and King County Veteran's Levy support. There is a food bank on the campus and an employment center operated by Hopelink.



**Providence John Gabriel, Redmond**  
**Serving low income seniors**

This project provides 75 units of which 11 were HOME funded, for extremely low, low and moderate-income seniors, 62 years of age and above. This is a transit oriented development, with onsite medical services and is located close to a senior center.

### King County's Housing Repair Program

The Housing Repair Program served 93 low and moderate income homeowners with CDBG and HOME funds, and an additional four homeowners with local funding. This improved the quality of housing and helping people remain in their homes. A significant number of people assisted are seniors.



Dear Tom Borman,  
Wanted to thank  
you so very much  
for all you have done  
for me and my house.  
You are the Greatest  
and wish there were  
more of you out there.  
God Bless You and  
Again Thank You Tom,  
TAKE Care! Bye Bye

One of the many thank  
you notes received from  
a Housing Repair  
Program customer  
(White Center)

## Community and Economic Development



### Valley View Sewer District

- 5 households were provided assistance with fees to connect to the Valley View Sewer District in SeaTac, Tukwila, and Burien
- Removal of architectural barriers on sidewalks at North Bend Way
- Sidewalks were improved in Kenmore
- Renovation at SeaTac's Riverton Heights Park and Des Moines' Parkside Park
- Remodel of a confidential domestic violence shelter serving 144 people
- 240 people received micro enterprise business assistance
- 2 commercial façades were rehabbed

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Progress was made to reach the annual goals projected for the CDBG, HOME and ESG activities. Affordable housing rental and home ownership outcomes vary year to year, due to the nature of the blended funds and the multi-year schedule for affordable housing developments. For example, 2015 and 2016 Entitlement funds were used to develop the Ronald Commons project which has 61 units and 12 reserved for veterans experiencing homelessness. Both of the HOME projects reported in the CAPER leveraged low income housing tax credits, increasing the affordability and number of units possible to achieve in development. The other affordable housing projects funded and in progress are the Athene Apartments in Kirkland, 30 Bellevue in Bellevue, Sunset Court and Renton Commons in Renton, and Sammamish Homeownership.

The King County Consortium worked with a number of partners including federal, state, and local public funders, the three housing authorities in King County, over 50 nonprofits, private investors, a wide range of community groups, and philanthropic organizations to accomplish the achievements outlined below.

**2017 Progress towards goals:**

Goal	Category	Source	Indicator	Measure	Expected	Actual	Completed
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Constructed	Housing Unit	22	22	105%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Rehabilitated	Housing Unit	2	0	0%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Added	Housing Unit	11	0	0%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Rehabilitated	Housing Unit	255	223	95%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	0	1	100%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Facility or Infrastructure Activities	Persons Assisted	51,479	11,077	22%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Service Activities	Persons Assisted	12,166	0	0%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Facade Treatment/ Business Building Rehabilitation	Business Assisted	25	2	8%

Goal	Category	Source	Indicator	Measure	Expected	Actual	Complete
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Micro Businesses Assisted	Businesses Assisted	177	240	136%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Public Service Activities	Households Assisted	12,166	5,677	47%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Tenant-Based Rental Assistance/Rapid Rehousing	Households Assisted	15	444	2,960%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homeless Person Overnight Shelter	Persons Assisted	810	2,393	295%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homelessness Prevention	Persons Assisted	101	1,307	1,294%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Other- Diversion	Other	50	1,977	3,954%

**Table 1 - Accomplishments – Program Year**

**Progress for 2015-2017**

Goal	Category	Source	Indicator	Measure	Expected	Actual	Complete
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Constructed	Housing Unit	237	109	46%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Rental Units Rehabilitated	Housing Unit	53	41	77%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Added	Housing Unit	23	1	4%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Homeowner Housing Rehabilitated	Housing Unit	735	494	67%
Affordable Housing	Affordable Housing Public Housing Homeless Special Needs	CDBG HOME	Direct Financial Assistance to Homebuyers	Households Assisted	18	10	56%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Facility or Infrastructure Activities	Persons Assisted	83,854	52,186	62%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Public Service Activities Other	Persons Assisted	38,877	91,354	235%

Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Facade Treatment/ Business Building Rehabilitation	Business Assisted	6	3	50%
Community and Economic Development	Affordable Housing Homeless Special Needs Community Development	CDBG	Micro Businesses Assisted	Businesses Assisted	459	630	137%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Public Service Activities	Households Assisted	28,190	46,040	163%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Tenant-Based Rental Assistance/Rapid Rehousing	Households Assisted	90	823	914%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homeless Person Overnight Shelter	Persons Assisted	4,592	5,879	128%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Homelessness Prevention	Persons Assisted	707	8,373	1,184%
Ending Homelessness	Affordable Housing Homeless Special Needs	CDBG HOME ESG	Other-Diversion	Other	80	2,338	2,923%

**Table 2 - Accomplishments –2015, 2016 & 2017 Combined Goals and Accomplishments**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The Consolidated Plan sets high level priorities and goals to guide decisions to award funds. These goals are outlined below.

- 1.) **Affordable Housing:** 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 plans for and supports fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs.

- 2.) **Ending Homelessness:** The King County Consortium values working together with collective impact to continue the work through coordinated homeless system for all that is grounded in the principle of Housing First and shared outcomes; invests in projects that ensure that homeless households from all populations (families, youth/young adults, and adults without children) 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 move to permanent 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. Specific programs include: 1) rapid re-housing; 2) emergency shelters; 3) transitional housing; 4) housing stability 5) shelter diversion, and; 6) permanent supportive housing. The Consortium engages in planning and other activities and initiatives to end homelessness in collaboration with All Home; work in partnerships to enhance opportunities to engage our region in exploring evidence-based best practices to ensure that homelessness is rare, brief, and a one-time occurrence.
  
- 3.) **Community and Economic Development:** Establish and maintain a suitable living environment and expand economic opportunities for low-and moderate-income people. 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.

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the individuals and families assisted 91.520(a)**

<b>RACE AND ETHNICITY</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>
White	7,355	24	778
Black or African American	2,455	7	538
Asian	299	3	30
American Indian or Alaska Native	165	1	43
Native Hawaiian or Other Pacific Islander	207	1	36
American Indian or American Native and White	1	0	0
Asian and White	59	1	0
Black or African American and White	238	0	0
American Indian/Alaska Native/African American	51	0	0
Multi-racial	785	1	64
Not provided		0	84
<b>Total</b>	<b>11,615</b>	<b>38</b>	<b>1,573</b>
Hispanic	1,098	4	151
Not Hispanic/or Declined	10,517	34	1,422

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

<b>Federal Grant</b>	<b>Entitlement Resources</b>	<b>Program Income</b>	<b>Reprogramm ed or Previous Years</b>	<b>Total Available</b>	<b>Amount Expended 2017</b>
CDBG	4,865,828	968,114	1,054,603	6,888,545	5,911,376
HOME	2,713,903	228,759	4,395,110	7,337,772	3,105,066
ESG	303,495	0	86,200	389,695	288,409

**Table 3 - Resources Made Available**

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Federal funds leverage private, state and local funds. The sources of matching funds for housing funded with HOME are primarily King County’s local document recording fees and Veteran and Human Services Levy capital funds. The Regional Affordable Housing Program (RAHP), one source of document recording fees, are a dedicated state adopted housing resource administered by King County. The 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 are RAHP funds.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	9,126,724
2. Match contributed during current Federal fiscal year	4,248,088
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	13,374,812
4. Match liability for current Federal fiscal year	876,495
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	12,498,317

**Table 4 – Fiscal Year Summary - HOME Match Report**

<b>HOME Match Contribution for the Federal Fiscal Year</b>				
<b>Project</b>	<b>Date of Contribution</b>	<b>Non-Federal Sources</b>	<b>Foregone Tax Revenue</b>	<b>Total Match</b>
5209 Sunset Court	7/25/2017	95,025	4,153,063	4,248,088

**Table 5 – HOME Match Contribution for the Federal Fiscal Year**

<b>HOME Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
500	228,759	500	0	228,759

**Table 6 – HOME Program Income**

**HOME MBE/WBE report - Minority Business Enterprises and Women Business Enterprises**

There were no HOME general contractors who were minority or women were owned. There were no HOME sub-contractors who were minority or women were owned.

**Minority Owners of Rental Property**

There were no minority HOME assisted rental property owners.

<b>Relocation and Real Property Acquisition</b>						
<b>Households Displaced</b>	<b>Total</b>	<b>Alaska Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	<b>White Non-Hispanic</b>
Number	1		1			2
Cost	16,710					

**CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of homeless households to be provided affordable housing units	3	3
Number of non-homeless households to be provided affordable housing units	267	243
Number of special-needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>270</b>	<b>246</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	33	23
Number of households supported through the rehab of existing units	237	223
Number of households supported through the acquisition of existing units	0	0
<b>Total</b>	<b>270</b>	<b>246</b>

**Table 12 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting goals.**

The King County Consortium works closely with partners to meet the goals outlined in the Consolidated Plan. In November 2015 the King County Executive and the Mayor of Seattle declared a state of emergency in response to the homelessness crisis. With the robust local economy, housing prices and rental rates are climbing dramatically. At the same time, vacancy rates are low, constricting the available inventory, making it increasingly difficult for low income and homeless households to secure housing.

**Discuss how these outcomes will impact future annual action plans. Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

The King County Consortium is looking at ways to prioritize goals and funding resources with particular emphasis on deeply affordable housing for people who are homeless or have special needs.

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income (30%)	5,556	18
Low-income (30%-50%)	2,974	11
Moderate-income (50%-80%)	784	9
<b>Total</b>	<b>9,314</b>	<b>38</b>

**Table 13 – Number of Persons Served**

**Narrative Information**

In 2017 HOME funds were used to assist households with incomes at or below 50% of Area Median Income for rental projects; and for homeownership projects at or below 80% of Area Median Income.

CDBG funds may be used for eligible housing activities such as rental projects and homeowner repairs.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness.**

In 2017 the King County, All Home, and the City of Seattle continued the ongoing work of operating a Coordinated Entry for All (CEA) system. Both the Family Housing Connections and the Youth and Young Adult Housing Connections systems previously introduced coordinated entry systems and this work builds upon those experiences. This coordinated entry system ensures that people experiencing a housing crisis have fair and equal access to homeless assistance based on their strengths and needs. It uses a standardized tool and practices, incorporate a system-wide housing first approach, and coordinate assistance so that those with the most severe service needs are prioritized.

**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 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, in tent cities, or car camps countywide. Veteran outreach is undertaken by King County Veteran’s programs, as well as federal Supportive Services for Veteran Families program. Many of these teams 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 CDBG and ESG resources for emergency shelter and rapid rehousing. Additionally King County collaborated with the City of Seattle and other jurisdictions to open emergency winter shelters to address increased need. During the January 2017 One Night Count of People who are Homeless in King County, approximately 4,505 people were unsheltered. In 2017 King County worked with the City of Kenmore and Mary’s Place to convert an existing former sheriff precinct building to a shelter for families experiencing homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and,**

**receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The King County Consortium funds programs and services to assist the most vulnerable members of the community, including programs for children, youth and young adults, seniors, survivors of domestic violence, persons with developmental disabilities, and veterans returning home and rebuilding their lives. Services provided include employment and education resources, the King County Veterans Program, assistance to residents with developmental disabilities and their families, and the Child Welfare Early Learning Partnership. The Behavioral Health and Recovery Division (BHRD) provides direct services for crisis outreach and investigation for involuntary commitment, mental health client services, and outreach and triage on the streets for people incapacitated by alcohol or drugs. Beds for people discharged from publically funded institutions are identified as a high need and the Housing and Community Development Program is working closely with the BHRD to address this issue.

**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.**

In 2017 the King County Consortium and the local Continuum of Care continued the Coordinated Entry for All (CEA) system for homeless populations launched in 2016. Progress is ongoing to make the system more effective and efficient. Several key parts to this work were to determine how to prioritize people who are experiencing homelessness by need, developing effective and culturally sensitive outreach, overcoming barriers to people obtaining housing, reducing screening and other barriers identified, working closely with private landlords and increasing the supply of affordable housing and housing targeted for people who are homeless. Additionally Ronald Commons opened, serving homeless families and veterans.

#### **CR-30 - Public Housing 91.220(h); 91.320(j)**

##### **Actions taken to address the needs of public housing.**

The Consolidated Plan addresses two housing authorities, the King County Housing Authority (KCHA) and the Renton Housing Authority (RHA). The King County Housing Authority is one of 39 housing authorities nationwide selected to be a Moving To Work demonstration program.

Both KCHA and RHA 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 continues their revitalization effort at Sunset Terrace. The King County Consortium has funded projects recently in both redevelopments. These initiatives replace aging affordable housing stock with

mixed income, in higher density developments and walkable neighborhoods.

**Actions taken 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. Several key programs are place-based initiatives in partnership with local school districts in neighborhoods with significant KCHA housing inventory; housing choice and mobility counseling, and 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.

**Actions taken to provide assistance to troubled PHAs.**

N/A. Neither KCHA nor RHA are troubled PHAs.

**CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

King County continues work from previous years to further address the affordable housing crisis. Recently, the County was able to move to a more targeted Request for Proposals (RFP) to direct the annual capital funding to projects that will serve extremely low income and homeless households. Additionally, the County rolled out its Transit-Oriented Development (TOD) program which deploys a new source of funding to build up the capacity of affordable housing around high capacity transit stops such as Light Rail and Rapid Ride bus lines to serve households between 30% to 80% of the area median income. In 2017, King County launched a Regional Affordable Housing Study which will incorporate feedback from stakeholders across the County to inform a Regional Affordable Housing Plan that will guide policies and investments.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The Consortium prioritized serving people and households who are the most vulnerable, lowest income, including persons who are homeless and have special needs. During the course of the program year, the Consortium worked closely with All Home, the local Continuum of Care (CoC), and funding partners to maximize housing and services delivery.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The King County HCD Program continues to implement the HCD Lead-Based Paint Program. HCD 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 contractors doing business with the County and participating in projects through the King County Housing Repair Program (HRP), this certified EPA training is offered as an additional service to the construction community. HUD 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 undertaken. The Washington State Department of Commerce, through their Lead Based Paint program, regulates and coordinates all lead based paint activities. King County HRP is a State certified RRP trainer and listed as a certified firm under #0302 and a State Lead Based Paint Risk Assessor.

If the construction process will 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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

In 2015, King County passed the Best Starts For Kids Levy to fund upstream prevention programs in three areas: 1) Birth to Early School Aged, 2) Youth and Young Adults, and 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. King County Health and Human Services Transformation Vision 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, Natural Resources and Parks, and Transportation are 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 Design Team (FF) – This cross sector staff team working with a broad range of partners inside and outside of King County to improve life circumstances for 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, substance use disorder 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. Familiar Faces are a sentinel population for designing system change and it is anticipated that more work will follow concerning other populations.

- Communities of Opportunity (COO) – King County is partnering with the Seattle Foundation for the COO 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 (ACH) – King County Public Health staff are coordinating across departments and with multiple community partners to move forward changes in approach to health and well-being, moving 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 primarily 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 taken to develop institutional structure. 91.220(k); 91.320(j)**

The Consortium continues to collaborate with the Housing Development Consortium of Seattle/King County, the Puget Sound Regional Council, All Home, the local CoC, and work together on specific projects such as the Homeless Management Information System and CEA. Each year teams from the Housing Finance, Homeless Housing, Housing Repair, and the Community Development programs attend local and national seminars and trainings. The Housing Washington Conference, held annually and trading locations between the East and West side of the Cascade Mountains, serves as an excellent learning and coordination training for team members.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Consortium continues 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 Department of Commerce, A Regional Coalition for Housing, the City of Seattle, Washington State Housing Finance Commission, King County Housing Authority, Renton Housing Authority, Veterans Administration, United Way, Seattle Foundation, Raikes Foundation, Gates Foundation, numerous nonprofit organizations, service providers, and private investors. In 2017 King County and convened a Regional Affordable Housing Task Force to develop regional solutions to the affordable housing crisis. The Regional Affordable Housing Task Force will finalize a report in December 2018.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The King County Consortium works closely with housing providers, the Housing Development Consortium, public funders, and the public on fair housing issues. This year the Consortium continued work for the Analysis of Impediments to Fair Housing (AI) and will submit this in April 2019. Representatives from the consortium jurisdictions, public housing authorities, and stakeholders will work together to fulfill the requirements. Members of the key work group attend a three day HUD training in Seattle in October 2016. The Consortium works to increase housing choice, reduce screening criteria and other barriers to people securing and maintaining housing.

For Fair Housing topics, HCD consults with the King County Office of Equity and Social Justice. The Office of Civil Rights conducts outreach through fair housing presentations, workshops, and seminars. Outreach events are listed in the following table.

**Fair Housing Outreach Events in 2017**

Date	Fair Housing Presentations and Events
2/15/2017	Fair Housing Partners Basic & Advanced Workshops
3/7/2017	Fair Housing Basics for Maintenance workshop
3/8/2017	All Home – staff engagement
3/10/2017	Tenants Union of WA – staff engagement
3/22/2017	All About Service Animals workshop
4/5/2017	Fair Housing 101 for Nonprofit, Transitional, and Shelter Housing
4/20/2017	Inland Fair Housing Conference (Spokane) – Roxanne Vierra led three sessions
5/17/2017	Fair Housing Partners Basic & Advanced Workshops
5/17/2017	Fair Housing Workshop for Best Start for Kids Grantees - Case Managers working with families to prevent homelessness
5/24/2017	Fair Housing & Disability Reasonable Accommodations for Harborview Mental Health – staff of the Housing & Recovery Through Peer Support program
6/30/2017	Reasonable Accommodations & Modifications

7/11/2017	Fair Housing Scenarios – Hopelink Case Workers
7/12/2017	Fair Housing Basics for Maintenance
Total	13

**Fair Housing inquiries**

- Total of 277 inquiries

**Fair Housing Case load**

- Fair Housing Cases Filed/Investigated during 2017
  - 2 Cases filed during 2017
  - 2 Cases filed during prior year and carried over to 2017
- Resolution of Cases Closed during 2017
  - 3 cases closed in with No Cause findings
  - 1 case withdrawn by complainant in 2017
- Bases of Cases Filed During 2017 by Protected Class
  - 1 Race/Disability
  - 3 Race

**Online Access to Materials**

All materials for housing providers, renters and home buyers are available online at the following link.

<http://www.kingcounty.gov/depts/civil-rights/fair-housing/resources.aspx>

**CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

The public funders use a joint inspection tool, based on the HUD Real Estate Assessment Center Physical Assessment Sub-system. Visits to properties are currently coordinated between funders to minimize the burden of multiple visits to the same property over the course of a year. Schedules between public funders are coordinated for jointly-funded projects. On-site inspections for King County HOME-funded projects were performed for 15 HOME-assisted units during 2017.

King County continues to participate with the Washington State Housing Finance Commission, the State of Washington Department of Commerce, and the City of Seattle in using the Web-Based Annual Report System (WBARS). This system collects occupant demographic and summary project data. Owners of publicly-funded affordable housing are required to enter annual data on a real-time basis or via an upload from their property management software by a published due date. Each project’s data is validated against the most restrictive contract as each funder’s restrictions are built into the system. Reports from WBARS are used to monitor compliance with the HOME requirements in each project’s contract.

Housing Finance Program tenant income verification monitoring process provides for reliable, accountable review of income documentation from sample units within each HOME-assisted project that verifies tenant income eligibility and accurate reporting in WBARS.

In addition to demographic and compliance information on tenant occupants of the housing, the system collects critical year-end operating and reserve information to assist property owners and funders identify potential issues in advance of problems. The data allows staff to provide technical assistance to property owners in a timely manner. The chart below lists the projects monitored on site in 2017.

<b>Housing Finance Program Site Monitoring in 2017</b>		
Benson East Duplexes	Angle Lake Senior Apts	Tucker Apts
Mountain View Apts.	IERR Creative Living II	Chalet Apts.
Mine Hill Apts.	Arbor Heights Apts.	Aspen Ridge Apts.
Birch Creek Apts.	Fairwind Apts.	Valley Park East/West
Wonderland Estates MHP	Appian Way Apts.	Bonel Mobile Home Manor

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The King County Consortium posts notices of the CAPER availability and the public meeting held on March 15, 2018, in the Seattle Times and on the King County website. A copy of the notice, are uploaded into the IDIS system. No comments were received at the public meeting or during the comment period.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There were no changes to the program objectives. For the third year the Community Development Program used a web-based application system through Zoom Grants, providing greater efficiency and transparency. All programs are making formal efforts to improve accessibility to agencies which may encounter barriers to traditional funding applications due to cultural, capacity, transportation, and other challenges.

**CR-50 HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

Projects listed in the preceding inspection table were on the required inspection rotation. The most common inspection item is inadequate clearance for baseboard heaters. That is a safety discrepancy, and agencies are notified in an inspection exit report. The second most common inspection discrepancy is access to water heaters, due to storage issues in closets. This too is called out in the exit report.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

King County has policies and procedures for affirmative marketing of vacant units in projects of five or more units, per 24 CFR 92.351. Owners participating in the HOME program are informed of affirmative marketing requirements in the funding process. The Equal Housing Opportunity logo is included in all material distributed about the program and affirmative marketing policies are required in management plans.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.**

No program income was used in 2017. This was a reset year to be in compliance with the changes in the 2013 HOME Final Rule and new guidance on HOME program income effective January 2017.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j).**

The King County Consortium leverages federal, state, and local funds (countywide and local jurisdictions) to develop and maintain affordable housing. Two completed HOME funded projects Ronald Commons and the John Gabriel House leveraged Low Income Housing Tax Credits. In addition, through working with the King County Housing Authority, each of those projects leveraged eight project based Section Eight vouchers to serve people who were formerly homeless. Both projects received capital awards from the Washington State Department of Commerce. Additionally one household received downpayment assistance to purchase a home.

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	KING COUNTY
<b>Organizational DUNS Number</b>	128086869
<b>EIN/TIN Number</b>	916001327
<b>Identify the Field Office</b>	SEATTLE
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	Seattle-King County (All Home)

**ESG Contact Name**

<b>Prefix</b>	Ms.
<b>First Name</b>	Janice
<b>Middle Name</b>	
<b>Last Name</b>	Hougen
<b>Title</b>	Homeless Housing Program Manager

**ESG Contact Address**

<b>Street Address 1</b>	401 5th Ave, Suite 510
<b>City</b>	Seattle
<b>State</b>	WA
<b>ZIP Code</b>	98104
<b>Phone Number</b>	206-263-9089
<b>Fax Number</b>	206-296-0229
<b>Email Address</b>	Janice.hougen@kingcounty.gov

**ESG Secondary Contact**

<b>Prefix</b>	Ms.
<b>First Name</b>	Valerie
<b>Last Name</b>	Kendall
<b>Title</b>	Affordable Housing Planner
<b>Phone Number</b>	263-9076
<b>Email Address</b>	valerie.kendall@kingcounty.gov

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	01/01/2017
<b>Program Year End Date</b>	12/31/2017

**3a. Subrecipient Form – Complete one form for each subrecipient**

Catholic Community Services – South King County Shelter System  
Seattle, WA 98144  
DUNS# - 799006341  
Not a victim services provider  
5013C  
\$125,000

Downtown Emergency Service Center  
Seattle, WA 98104  
DUNS # 165580226  
Not a victim Services Provider  
5013C  
\$48,241

Congregations for the Homeless  
Bellevue, WA 98004  
DUNS # 020216145  
Not a victim Services Provider  
5013C  
\$59,547

YWCA  
Seattle, WA 98101  
DUNS# 0718466298  
Not a victim Services Provider  
5013C  
\$ 23,297

## CR-65 - Persons Assisted

CR-65 Persons Assisted is completed is reported in Sage.

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	60,500
Total Number of bed - nights provided	55,381
Capacity Utilization	92%

Table 7 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The Consortium works to ensure that all homeless projects, including projects funded with ESG, are consistent with the vision, principles and recommendations of the All Home Strategic Plan in King County. The plan is a recommitment to our community’s vision of ending homelessness, and steps needed to make this vision a reality. King County and All Home adhere to the Homeless Management Information System (HMIS) operating standards and all reporting and program evaluation is through HMIS.

All Home/CoC has developed standards/outcomes for short-term rental assistance/prevention programs, and emergency shelters using for all projects, including those receiving ESG funds. The Systems Performance Sub-Committee (formerly the Data and Evaluation Work Group) will continue to develop and monitor outcomes and performance of all programs on progress in reducing homelessness.

The Consortium utilizes the ESG resources for emergency shelter and rapid re-housing. In 2017, 1,172 people were served by emergency shelter programs with ESG funds. In addition, ESG and other leveraged funds, including HUD Continuum of Care, enrolled over 350 people in rapid re-housing and housed 115 households.

Allowable activities of the ESG Program are funded with other resources including HUD Continuum of Care, CDBG, Regional Affordable Housing Program (RAHP) funding, a Washington State source, and private philanthropic sources.

#### Street Outreach

Although not currently funded with ESG dollars, outreach to homeless persons is an important component of efforts to end homelessness in King County. Numerous longstanding programs focus on mentally ill persons (PATH, DESC, HOST, PACT, Valley Cities Veteran Services) and chronic substance abusers (REACH). A mobile medical outreach team operates in south King County to which we have added housing outreach, 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 designated youth navigators who are connected to housing and resources in the system. 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 federal SSVF programs and coordinated at a system level. Many of these teams take advantage of existing meal programs and day centers to make non-threatening contact with individuals or families.

**CR-75 – Expenditures**

**11. Expenditures**

**11a. ESG Expenditures for Homelessness Prevention**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	

**Table 8 – ESG Expenditures for Homelessness Prevention**

**11b. ESG Expenditures for Rapid Re-Housing**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance		49,032	
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services		14,550	4,659
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>		<b>63,582</b>	<b>4,659</b>

**Table 9 – ESG Expenditures for Rapid Re-Housing**

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services	3,937		113,360
Operations			70,547
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>	<b>3,937</b>		<b>183,907</b>

Table 10 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Street Outreach	0	0	0
HMIS	0	0	0
Administration	18,681		17,580

Table 11 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2015	2016	2017
	22,618	63,582	206,146

Table 12 - Total ESG Funds Expended

**11f. Match Source**

	2015	2016	2017
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			50,000
Local Government	25,000	70,000	128,000
Private Funds			250,000
Other			
Fees			
Program Income			
<b>Total Match Amount</b>	<b>25,000</b>	<b>70,000</b>	<b>428,000</b>

Table 13 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Amount of Funds Expended on ESG Activities	2015	2016	2017
	47,618	133,582	634,146

Table 14 - Total Amount of Funds Expended on ESG Activities