

The King County Consortium

**Consolidated
Housing and Community Development
Plan**

2005 – 2009

Endorsed by the Joint Recommendations Committee on August 5, 2004

Adopted by the Metropolitan King County Council on November 19, 2004

King County Executive

Ron Sims

Metropolitan King County Council

Carolyn Edmonds, District 1
Bob Ferguson, District 2
Kathy Lambert, District 3
Larry Phillips, District 4
Dwight Pelz, District 5
Reagan Dunn, District 6
Pete von Reichbauer, District 7

Dow Constantine, District 8
Steve Hammond, District 9
Larry Gossett, District 10
Jane Hague, District 11
David Irons, District 12
Julia Patterson, District 13

In Partnership with:

City	Mayor	Pass-through City	Mayor
Algona	Joe Scholz	Bothell	Patrick Ewing
Beaux Arts	Charles Lowry	Burien	Noel Gibb
Black Diamond	Howard Botts	Covington	Tim Goddard
Carnation	Yvonne Funderburg	Des Moines	Bob Sheckler
Clyde Hill	George Martin	Enumclaw	John G. Wise
Duvall	Becky Nixon	Federal Way	Dean McColgan
Hunts Point	Fred McConkey	Issaquah	Ava Frisinger
Kenmore	Steven Colwell	Kirkland	Mary-Alyce Burleigh
Maple Valley	Laure Iddings	Lake Forest Park	David Hutchinson
Newcastle	John Dulcich	Mercer Island	Alan Merkle
North Bend	Kenneth G. Hearing	Redmond	Rosemarie M. Ives
Pacific	Rich Hildreth	Renton	Kathy Koelker-Wheeler
Skykomish	Charlotte L. Mackner	SeaTac	Frank Hansen
Snoqualmie	Randy "Fuzzy" Fletcher	Shoreline	Ron Hansen
Woodinville	Don Brocha	Tukwila	Steve Mullet
Yarrow Point	Jeanne R. Berry		
HOME- only City	Mayor		
Auburn	Peter B. Lewis		
Bellevue	Connie Marshall		
Kent	Jim White		

Interjurisdictional Joint Recommendations Committee of the King County Consortia

Honorable Ava Frisinger, Mayor, City of Issaquah, Chair
Councilmember Terry Anderson, City of Seatac
Honorable Howard Botts, Mayor, City of Black Diamond
Dennis Culp, Community Services Administrator, City of Renton
Councilmember Jeanne Burbidge, City of Federal Way
Dan Stroh, Planning Director, City of Bellevue
Katherine Johnson, Human Services Manager, City of Kent
Stephanie Warden, Director, King County Department of Development & Environmental Services
Maura Brueger, Deputy Chief of Staff, King County Office of Intergovernmental Relations
Jackie MacLean, Director, Department of Community and Human Services
Adrienne Quinn, Director, Office of Housing, City of Seattle

Department of Community and Human Services

Address/Phone

Jackie MacLean, Director

821 Second Ave., Suite 500
Seattle, WA 98104
Phone 206-296-7689
Fax 206-296-0229
TTY: 711 (Relay Service)

Community Services Division

Sadikifu Akina-James, Division Director

Housing and Community Development Program

Linda Peterson, Program Manager
Cheryl Markham, Coordinator, Affordable Housing Planning and Development
Kevin Chan, Coordinator, Housing Repair Program
John DeChadenedes, Coordinator, Housing Finance Program
Carol Antoncich, Coordinator, Homeless Housing Program
Kathy Tremper, Coordinator, Community Development Program

Consolidated Plan Staff Lead: Cheryl Markham, Federal Housing Planner
Consultant Assistance: Judy Clegg, Clegg and Associates
Document Production Assistance:

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

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

You may also receive a copy of this plan by writing to:

King County Housing and Community Development Program
821 Second Avenue, Suite 500
Seattle, WA 98104

The *Consolidated Housing and Community Development Plan* is also available on the world wide web at www.metrokc.gov/dchs/csd/Housing

Alternate formats of this document are available upon request to accommodate persons with disabilities.

Table of Contents

Executive Summary.....	7
I. Introduction.....	9
• Purpose of the Consolidated Plan.....	9
• The King County Consortium	11
• The Consolidated Plan supports Growth Management Policies	13
II. Key Findings and Conclusions: A Summary of the Needs Assessment and Stakeholder/Public Input with Barriers to Meeting Needs	16
III. Strategic Plan.....	36
• Goal One: Ensure Decent, Affordable Housing.....	37
• Goal Two: End Homelessness	51
• Goal Three: Establish and Maintain a Suitable Living Environment and Economic Opportunities	56
• Resources Available to Address Goals	60
IV. Appendices	64
A. Needs Assessment	64
B. Stakeholder and Public Input to the 2005-2009 Consolidated Plan.....	109
C. Consortium and County Efforts to Ameliorate the Negative Effects of the Housing Market on Low- to Moderate-Income Households	143
D. Public Housing Authorities Located in the Consortium.....	148
E. Assisted Housing Inventory.....	155
F. Lead Paint.....	160
G. Displacement and Federal Relocation Requirements	163
H. Anti-Poverty Strategy.....	168
I. Consortium Monitoring Plan	171
J. Citizen Participation Plan	174
K. Public Comment Section.....	182

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

Executive Summary

The “Consolidated Housing and Community Development Plan” (Consolidated Plan) guides the investment of approximately \$12 million per year in federal housing and community development funds, and an additional \$9 million per year in other federal or related state and local funds, to address housing, homeless, and community development needs throughout the King County Consortium over the next five years, from 2005 through 2009.

The King County Consortium includes most of the suburban cities in the county, as well as the unincorporated areas of the county. It does not include the City of Seattle, which prepares its own Consolidated Plan.

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

Within that broad national goal, HUD requires the King County Consortium to consider its own needs and set its own goals, objectives, and strategies, as well as performance measures. The goals and objectives set forth in this Consolidated Plan for 2005 through 2009 are:

Goal 1: Ensure Decent, Affordable Housing

Objective 1: Rental Housing. Preserve and expand the supply of affordable rental housing available to low- and moderate-income households, including households with special needs.

Objective 2: Home Ownership. Preserve the housing of low- and moderate-income home owners, and provide home ownership assistance programs for low- and moderate-income households that are prepared to become first time home owners.

Objective 3: Fair Housing. Plan for and support fair housing strategies and initiatives designed to affirmatively further fair

housing choice and to increase access to housing and housing programs and services.

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

Objective 1: Prevention. Support programs that prevent homelessness.

Objective 2: Permanent Housing. Support the creation of a range of permanent affordable housing options for homeless people.

Objective 3: Homeless Housing Programs. Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs.

Objective 4: Regional Planning and Coordination. Approach homeless planning and coordination as a regional issue. The Consortium will work with the Committee to End Homelessness, cities, mainstream systems, the Safe Harbors initiative, housing funders, community agencies, United Way, the private sector including business, and homeless people on various coordination efforts.

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

Objective 1: Human Service Agencies. Improve the ability of health and human service agencies to serve our low- and moderate-income residents effectively and efficiently.

Objective 2: Low- and Moderate-Income Communities. Improve the living environment in low- and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and the Countywide Planning policies.

Objective 3: Economic Opportunities. Expand economic opportunities for low- and moderate-income persons.

A more detailed description of the goals and objectives above, together with specific strategies and associated outcomes and performance measures, can be found in Chapter 3 of the Consolidated Plan.

I. INTRODUCTION

Purpose of the Consolidated Plan

The purpose of the King County Consortium's "Consolidated Plan" is to guide the investment of certain federal housing and community development funds in King County, outside the City of Seattle, during 2005 – 2009. The "Consolidated Plan" sets forth goals and performance measures, which are detailed in Section III, the Strategic Plan.

King County has prepared this "Consolidated Plan" on behalf of, and with the assistance of, a consortium of jurisdictions. Thirty-five suburban cities and towns in King County, along with the unincorporated areas of the county, make up the King County Consortium. The Consortium is committed to finding effective, coordinated approaches to address the unmet housing and community development needs of its low- and moderate-income residents.

King County developed this "Consolidated Plan" with the extensive input of the Consortium Cities, a wide range of stakeholders, including agencies, advocates, community-based organizations and local and state government staff persons, as well as members of the public, predominantly persons at the very low to moderate income level (see Appendix B for the entire report on stakeholder and public input to the plan).

The table that follows shows the federally-funded programs whose investments are governed by this Consolidated Plan. The King County Consortium receives an annual entitlement, or formula grant, of each of these funds: the Community Development block Grant (CDBG) program, the HOME Investment Partnerships (HOME) program, the American Dream Downpayment Assistance (ADDI) program, and the Emergency Shelter Grant (ESG) program. This Plan specifically applies to those formula grants, but it also provides guidance on federal homeless assistance funding priorities, as well as state and local housing dollars.

Federal Fund Source	Geographic Areas Covered ¹	Major Allowable Activities
<u>Community Development Block Grant (CDBG)</u>	All of King County except Auburn, Bellevue, Kent and Seattle	Community facilities, affordable housing, housing repair, homelessness prevention services, operating assistance for homeless housing, public infrastructure improvements, economic development, limited human services.
<u>Amount per year:</u> Approximately \$7 million		
<u>HOME Investment Partnership (HOME) and American Dream Downpayment Initiative (ADDI)</u>	All King County except Seattle	Affordable housing & home ownership
<u>Amount per year:</u> Approximately \$4.8 million		
<u>Emergency Shelter Grant Program (ESG)</u>	All King County except Seattle	Services and operations for emergency shelters for homeless people and prevention of homelessness
<u>Amount per year:</u> Approximately \$200,000		

➤ Guidance on Federal Homeless Assistance (“McKinney”) Funds:

In addition to the funds listed above, the Consolidated Plan provides guidance on the priorities for the use of federal homeless assistance funds accessed through HUD’s annual, national continuum of care competition.

¹ In addition, the cities of Normandy Park, Medina, Milton and Sammamish have chosen not participate in the Consortium for the present, although this may change in 2006. Therefore, no HUD entitlement funds are currently available to address the needs of these residents.

➤ Guidance on Other State and Local Funds:

The Consolidated Plan also provides guidance for the use of other state and local funds that can help meet the objectives of the Consolidated Plan, such as State Transitional Housing Operating and Rental Assistance funds (THOR), King County Housing Opportunity Funds (HOF) and Regional Affordable Housing Program funds (RAHP). In addition, certain other housing programs, such as the Low Income Housing Tax Credit program, must show that their investments are consistent with this consolidated Plan.

The King County Consortium

As previously noted, King County has prepared this plan on behalf of, and with the assistance of, 35 suburban cities and towns in the county. Together, these jurisdictions make up the King County Consortium.²

King County is the official grantee. King County is the official grantee which receives the federal CDBG, HOME and ESG funds from HUD on behalf of the King County Consortium. This means that King County is responsible for the overall administration, planning, monitoring and reporting requirements for these HUD programs. The King County Consortium has selected a single program year of January 1 to December 31 for all the federal programs.

The Plan covers two different consortia of King County jurisdictions. King County prepares the *Consolidated Plan* on behalf of the King County CDBG Consortium and the HOME Consortium. Most jurisdictions belong to both—but not all jurisdictions do. Therefore, there are differences between these two consortia.

The CDBG Consortium, organized in 1975 as a HUD-designated “urban county” to receive Community Development Block Grant (CDBG) funds, comprises 31 cities and towns and the unincorporated areas of the County.

The cities of Seattle, Bellevue, Kent and Auburn do not participate in the CDBG Consortium because they receive their own CDBG funds. Bellevue, Kent and Auburn do, however, participate in the HOME Consortium, which was organized in 1992 for the purpose of sharing HOME funds and other federal housing funds, such as Emergency Shelter Grants and more recently, American Dream Downpayment Initiative Funds (a special type of HOME funds). Thus the HOME Consortium is larger than the CDBG Consortium, comprising 34 cities and the

² The City of Seattle administers its own CDBG and HOME programs and develops its own Consolidated Plan for Housing and Community Development. For more information contact the Seattle Human Services Department at (206) 684-0253.

unincorporated areas of the County. Nearly all jurisdictions in King County except Seattle participate in the HOME Consortium.³

HOME, ADDI and ESG funds are allocated as single Consortium-wide pots of funds. HOME and ADDI funds are administered by the King County Housing and Community Development Program (“HCD”) Program as a single Consortium-wide pot of funds, with a Housing Finance Program Request for Proposals (“RFP”) process at least annually. Emergency Shelter Grant funds are also administered by King County HCD as one Consortium-wide pot of funds. HCD announces the availability of these funds through a “Homeless Assistance Fund” RFP process every two years

There is a special arrangement for allocation of CDBG funds. Different counties across the nation have different arrangements with their cities for administering CDBG funds. King County and its cities have negotiated a three (3) year interlocal cooperation agreement which will expire at the end of 2005 and need to be renegotiated for the 2006 – 2008 period.

This current interlocal cooperation agreement divides the CDBG funds among the 15 larger suburban cities, which receive a non-competitive share or "pass-through" each year to allocate locally, and the County, which allocates funds competitively to projects serving the residents of the unincorporated King County communities and the sixteen (16) smaller suburban cities through the “County and Small Cities Fund”.

The “Pass-through Cities” are Bothell, Burien, Covington, Des Moines, Enumclaw, Federal Way, Issaquah, Kirkland, Lake Forest Park, Mercer Island, Redmond, Renton, SeaTac, Shoreline, and Tukwila.⁴

The cities as well as the County allocate their shares of the Consortium’s CDBG funds based on the Consortium-wide objectives in the Consolidated Plan, but there is no single regional or Consortium-wide pot of CDBG funds, aside from a Consortium-wide homeless prevention program and an economic development program (both administered by King County), that proposals can be submitted to. Thus agencies wishing to submit proposals for potential CDBG funding need to consider carefully which jurisdictions’ populations their proposed project will serve, and may have to submit proposals to more than one jurisdiction.

An inter-jurisdictional “Joint Recommendations Committee” (JRC) serves as the policy-making body for the Consortium. The Joint Recommendations Committee (JRC) serves as the policy-making body of the Consortium, and allocates a portion of the funds. The JRC was created through the interlocal

³ Certain small suburban jurisdictions (Normandy Park, Milton, Medina, and Sammamish) have also chosen not to participate in either the CDBG or the HOME Consortium for the time being (see footnote 1 above).

⁴ Three of the largest cities—Federal Way, Renton, and Shoreline—are “Joint Agreement” cities, meaning that they could receive a CDBG entitlement directly from HUD, but have chosen for the time being to continue participating in the King County Consortium. They have entered into a “Joint Agreement” with King County, so that King County administers their CDBG grants jointly with the Consortium’s CDBG grant.

cooperation agreements, and is officially advisory to the King County Executive. It is involved in the development, review, and endorsement of the Consortium's Consolidated Plan.

The JRC consists of seven (7) cities representatives (elected officials or high-level staff) and three (3) County representatives (Executive staff and/or department directors). The JRC has the following general duties under the current interlocal cooperation agreements:

- **Housing:** the JRC allocates about \$3 million in federal HOME funds, and about \$1.8 million in state-authorized RAHP funds, to low-income housing projects throughout the county. The JRC also advises the county on the allocation of \$1 to \$3 million of the county's local housing dollars.
- **Community Development:** the JRC advises the County Executive on Consortium-wide CDBG policies, including loan guarantees that would involve the entire Consortium's funds, and the small portion of the CDBG dollars available for allocation to Consortium-wide projects. (Please note that most of the CDBG funds are allocated by individual jurisdictions, not the JRC—see the section above on the allocation of the CDBG funds.)
- **Homelessness:** the JRC allocates the \$400,000 that is available per year in RAHP homeless/transitional housing operating funds. The JRC also advises King County and Seattle on the priority activities to include in the joint application for federal McKinney homeless assistance funds.
- **Policy issues:** the JRC recommends policy on a range of housing, homeless, community and economic development issues to the King County Executive, including review/recommendation of the Consolidated Plan.
- **State and Federal Legislative Priorities:** the JRC advises King County on state and federal legislative priorities regarding housing, homeless, and community development issues.

The Consolidated Plan Supports Growth Management Policies

The Consolidated Plan is consistent with, and supportive of, the Growth Management Act, the King County Countywide Planning Policies and local Comprehensive Plans.

The King County Countywide Planning Policies (CPPs) provide the framework for the development of Growth Management Act (GMA)-required local Comprehensive Plans for the jurisdictions in King County, contain housing policies that address local and regional efforts to provide housing for all income

segments of the population, and establish objective goals for affordable housing development. The King County CPPs provide that all jurisdictions must cooperatively plan for “an equitable and rational distribution of low-income and affordable housing throughout King County.”

The GMA requires that local governments plan for 20 years of growth in their Comprehensive Plans. Growth projections are provided by the state every ten years and King County must allocate the projected growth through growth targets to cities and unincorporated urban areas. Each Comprehensive Plan must contain chapters addressing the following elements: land use, transportation, utilities, parks and recreation, capital facilities, economic development and housing.

The King County CPPs establish policies to guide future growth and development so that:

- 20 - 24% of the new housing stock in a jurisdiction should be affordable to households below 50% of the King County median income;
- 17% of the new housing stock in a jurisdiction should be affordable to households between 50% and 80% of the King County median income.

Each Comprehensive Plan must support its housing goals by promoting adequate zoning capacity and the development regulations needed to accommodate a range of housing types, including affordable housing developed through subsidized as well as private sector development and preservation efforts.

As an example, the King County Comprehensive Plan provides a wide range of policies to support housing preservation, development and affordability:

- A. Housing Choice and Opportunity throughout King County
 - A1. Range of Housing Choices
 - A2. Ensuring and Expanding Affordable Housing Resources
- B. Affordable Housing Development
 - B1. Development Incentives for Low and Moderate-Income Households
 - B2. Housing Development Subsidies
- C. Preservation of Existing Affordable Housing
- D. Access to Housing
- E. Reducing Development Costs
- F. New Housing Models

G. Direct Assistance to Households

G1. Homeowner Assistance

G2. Renter Assistance and Homeless Prevention

H. Balancing Jobs and Housing

King County and other jurisdictions are currently engaged in updating their Comprehensive Plans. As an example, King County's new and revised policies are aimed at:

- Strengthening support for housing that serves special needs households by promoting independent living opportunities, including universal design features;
- Strengthening efforts that preserve existing housing and improve housing quality through flexible development standards;
- Creating more opportunities to diversity new housing stock through measures such as transit oriented development, five story wood frame construction, cottage housing and accessory dwelling units;
- Supplementing efforts to create affordable housing for low-income households through apprenticeship programs and accessory dwelling units;
- Strengthening measures to increase affordable home ownership through opportunities such as cottage housing;
- Working to preserve adequate affordable housing capacity and supporting low-cost infill development and growth management efforts such as job housing balance.

Comprehensive Plan policies guide development within each jurisdiction as well as each jurisdiction's efforts in working with federal, state and local partners on efforts such as the King County CDBG and HOME Consortia and the "Consolidated Plan."

**II. Key Findings and Conclusions: A Summary of the
Needs Assessment
and Stakeholder/Public Input
with Barriers to Meeting Needs**

This chapter is a summary of demographic and income information, mostly from the US Census; a study of the private, unsubsidized housing market; a study of HUD housing data from the HUD 2000 State of the Cities Data System; stakeholder/public input gathered during the development of the Consolidated Plan; and the analysis and conclusions drawn from the data sources. For more detailed information in any of these areas, including graphs, bar charts and maps, please refer to the appropriate Appendices in this document.

A. Key Findings Section Definitions

Geography:

East Urban Area – Beaux Arts Village, Bellevue, Bothell, Clyde Hill, Hunts Point, Issaquah, Kirkland, Mercer Island, Newcastle, Redmond, Woodinville, Yarrow Point & bordering areas of unincorporated King County.

North Urban Area – Shoreline, Lake Forest Park, Kenmore & bordering areas of unincorporated King County.

South Urban Area – Algona, Auburn, Burien, Des Moines, Federal Way, Kent, Pacific, Renton, SeaTac, Tukwila & bordering areas of unincorporated King County.

East Small Cities – Carnation, Duvall, North Bend, Skykomish, Snoqualmie & bordering areas of unincorporated King County.

South Small Cities – Black Diamond, Covington, Enumclaw, Maple Valley & bordering areas of unincorporated King County.

Households:

Very low-income households – households with income at or below 30% of the Area Median Income (“AMI”). Thirty percent (30%) of AMI in 2000 was \$15,800 for a household of two, \$17,750 for a household of three, and \$19,750 for a household of four.

Low-income households – households with income at or below 50% of the AMI. Fifty percent (50%) of AMI in 2000 was \$26,300 for a household of two, \$29,600 for a household of three, and \$32,900 for a household of four.

Moderate-income households – households with income at or below 80% of the AMI. Eighty percent (80%) of AMI in 2000 was \$40,150 for a household of two, \$45,200 for a household of three, and \$50,200 for a household of four.

Housing Cost Burden:

Housing cost burden – payment for housing costs that is from 31% to 50% of household income.

Severe housing cost burden – payment for housing costs that is more than 50% of household income.

B. Demographics and Income

1. The growth rate for all of King County, including the City of Seattle, slowed from 19% in the 1980's to 15% in the 1990's. However, the population of the Consortium (King County outside Seattle) has continued to grow at a rate of 18%.
2. Seattle's growth rate was well below the County overall growth rate in the 90's; at the same time, the growth rate in the Consortium Urban Areas, and particularly the South Urban Area, was much higher than the County's overall growth rate.
3. As median household income grew in the 1990's, **poverty and the percentage of low-income households also increased**. The lowest income households became worse off as rental and ownership housing prices accelerated through the 1990's.
4. Poverty in the Consortium is concentrated primarily in the South Urban Area, however, the poverty rate in the East Urban Area doubled in the 1990's from 2.16% to 4.68%.
5. Median household income grew by 47% from 1990 to 2000 (about 5% per year), but slowed to about 2% per year from 2000 to 2004.
6. The jobless rate in King County (Seattle-Bellevue-Everett PMSA) hovered around an average rate of 3.5% during much of the 1990's, and has steadily increased in the early 2000's to an average of 6.5% in 2003.
7. The percentage of persons of color residing in the Consortium doubled from 1990 to 2000.
8. An average of **50 different languages** is spoken in many jurisdictions in the Consortium.
9. The increase in diversity and languages in the region indicates a need for greater cultural competency, including the availability of program information in languages other than English, amongst agencies serving the public, as well as adequate opportunities for individuals to learn English as a second language.
10. **One-person households increased at a higher rate (21%) than the increase of all households (15.5%) in King County.**
11. While there are fewer very large households (6+ members) in absolute numbers than other household sizes, **very large households grew at an**

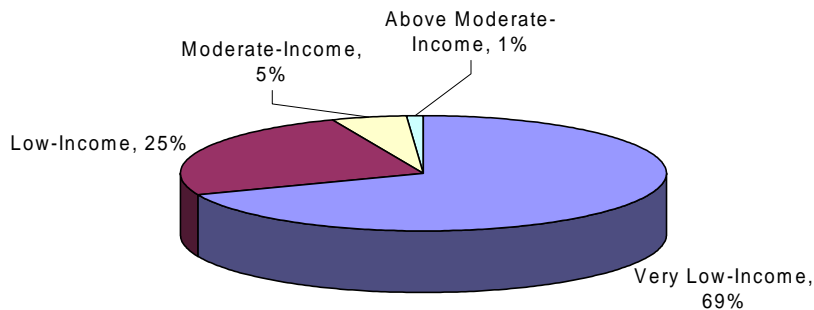
average rate of 37% in the 1990's and they have a need of larger housing units.

12. The **percentage of elderly persons increased in 2000** and is projected to continue to increase. The **frail elderly population also increased, as did the percentage of persons with disabilities**. These increases indicate that there is a need to plan for an adequate supply of special needs housing for these populations. These changes also indicate that there is a need to work to further the concept of universal design in housing so that all housing is more useable by the widest range of persons, and allows people to stay in their housing longer as they age (see Affordable Housing Objective #3, Strategy 3B for more information about Universal Design).

C. Renter Housing Problems and the Needs of Very Low- to Moderate-Income Renter Households and Special Needs Households

1. **19,692** very low-income to moderate-income renter households in the Consortium had a **severe** housing cost burden in 2000.
2. **Very low-income households are the most severely rent burdened.** 52% of very low-income renter households in the Consortium had a severe housing cost burden in 2000, and very low-income households constituted 69% of all renters with a severe housing cost burden in 2000.

All Renters with a Severe Housing Cost Burden by Income Level



Source: HUD 2000 SOCDs: CHAS Data; Housing Problems

3. Small households, including single-person households, many of whom are seniors and persons with a disability, are the most severely cost burdened household type.
4. The high growth rate of very large households in the 1990's and the fact that very large households often have the longest wait time for public housing indicates that there is a continuing need for a portion of affordable housing units to be large units.
5. The elderly are not as severely cost-burdened as other household types at the very low-income level, however, nearly 50% of very low-income elderly households are severely cost-burdened; and the elderly are the most severely cost-burdened housing type at the low-income and moderate-income levels, indicating a need for a range of affordable housing levels for the elderly.
6. Given the high percentage of household income that must go to pay for housing for very low- and low-income households, a strong emergency safety net is needed to help these households stay in their housing when a financial emergency occurs.
7. The State's inmate population grew by more than 50% in the 1990's and many ex-inmates are homeless. There is a need for housing that does not screen out persons with a record of incarceration who are working hard to re-integrate themselves back into society.
8. There is a **high need for a range of affordable housing options for the following special needs populations**, especially community based housing options:
 - There is a high need for affordable housing in the Consortium for persons with developmental disabilities ("DD"). Persons with DD often need some form of support services through all the stages of their lives. Most people with DD have extremely low incomes⁵ and many persons with DD on the Washington State DDD caseload are living in situations where they are extremely rent -burdened. Others need affordable housing because an aging parent is caring for them and cannot continue to do so. According to the Downtown Emergency Service Center in Seattle, approximately 3% of the homeless persons they serve are persons with DD; these individuals face unique challenges in navigating homeless services.
 - There is a high need for affordable housing in the Consortium for persons with mental illness. Incidences of homelessness are fairly prevalent among this population (14.5% of adults in outpatient treatment had at least one incident of homelessness in 2003). Individuals in Western State are being transferred into community-based housing with supportive case

⁵ At or below 30% of area median income, which was \$13,800 for a household of one in 2000.

management services, and many licensed residential facilities are also being phased out in favor of community-based housing options. Youth leaving the foster care system have supportive housing needs, as well. Additional transitional and permanent affordable housing units with support services are needed to serve persons with mental illness.

- There is a high need for affordable housing in the Consortium for persons with chemical dependency issues. For individuals with a long history of chemical dependency, stable affordable housing is often a prerequisite to treatment compliance and continued recovery. Incidences of homelessness are fairly prevalent among this population as well (11.6% of adults in outpatient treatment had at least one incident of homelessness in 2003). Permanent, affordable housing in neighborhoods that are away from drug and alcohol activity are needed for this population.
- There is a high need for affordable housing in the Consortium for persons who are or have been significantly impaired by substance abuse or mental illness, or both, and have been involved repeatedly or for a significant duration, in the criminal justice system. Programs that help such persons to recover and re-integrate into the community must have housing as an essential component of the program. Transitional and permanent housing units are needed.

9. There is a **medium need for housing for persons with HIV/AIDS in the Consortium**, as the majority of such persons prefer to live in the City of Seattle, where services are provided. The City of Seattle Human Services Department is the regional grantee and coordinator of the Housing Opportunities for Persons with Aids Program (“HOPWA”). Currently, about 15% of the population of persons with HIV/AIDS lives in King County outside the City of Seattle.
10. Stakeholder and public input, and the housing needs data indicate that the most critical need for new units of housing is for units that will serve very low-income households.
11. There is strong stakeholder support for a strategy that prioritizes the development of new units of housing that serve the lowest income households, including households with special needs; the preservation of existing affordable housing at risk of conversion to market rate housing; and mixed income and/or mixed use projects that contain housing units serving the lowest income levels.
12. Housing stakeholders articulated the following three (3) long range goals for the Consortium: 1) Ensure that there is an adequate affordable housing continuum available in all regions of the Consortium; 2) Ensure that services are either attached to housing or broadly available throughout the

Consortium; 3) Help individuals move through a housing continuum towards permanent housing stability.

13. Housing stakeholders recommended a future orientation strategy that makes funds available to acquire land for priority affordable housing in areas that are slated for future transit or higher density development.
14. Affordable housing stakeholders recommended that the Consortium have flexible underwriting policies that allow adequate development reserves and that allow projects to be high in quality from the start so that capital expenses will be minimized down the road and so that there are adequate reserves to get the project through the entire period of commitment as affordable housing.

D. Rental Housing Stock

1. **The South Urban Area of the Consortium has the vast majority of affordable publicly subsidized rental housing as well as affordable market rate rental housing.**
2. The South Urban Area has the oldest housing stock in the Consortium, with many apartment buildings in need of rehabilitation, maintenance of affordable rents, and, in some cases, more stable management.
3. The King County Housing Authority HOPE VI Project at Park Lake Homes (now “Greenbridge”) in White Center is a priority project that addresses the need to revitalize deteriorating public housing stock in the South Urban Area. White Center is the most distressed community in unincorporated South King County, and the HOPE VI projects will integrate public housing residents into a new mixed-income community, will attract new businesses to the community and will diversify the housing stock in this area of concentrated poverty.
4. **A rental affordability gap exists for the lowest income households.** The gap between the County-wide median monthly rental price (\$795 in 2003) and what a 3-person household earning 30% of median income can afford has decreased somewhat, although the gap remains significant. In 2000 the gap was \$301. **In 2003 the rental affordability gap was \$269.** The gap is even larger in areas where average rents are higher than the County-wide median.
5. The Consortium has a large deficit of rental housing units affordable to very low-income households and a smaller deficit of rental housing units affordable to low-income households (see Chart that follows). The Consortium has a “surplus” of units affordable to moderate-income households.

Consortium-Wide Adequacy of Rental Housing Stock for Low to Moderate Income Residents					
Income Level	Number of Rental Households	Number of Rental Units Affordable to Income Level	% of Rental Units Occupied by a Different Income Level	Number of Rental Units Not Available to Income Level	Total Deficit or Surplus of Rental Units by Income Level
Very Low-Income (at or below 30% AMI ⁶)	26,075	13,505	48%	6,482	-19,052
Low-Income (31% to 50% AMI)	22,999	38,707	56%	21,559	-5,851
Moderate-Income (51% to 80% AMI)	34,022	81,696	49%	40,276	7,398
Median Income & above (more than 80% AMI)	66,548	24,190	N/A	N/A	

Source: HUD 2000 SOCDs:CHAS Data; Affordability Mismatch

6. Given that the South Urban Area has the largest percentage of existing affordable units of housing in the Consortium and the oldest housing stock, new affordable housing projects in the South Urban Area should generally be acquisition and rehabilitation projects that rehabilitate existing rental housing and preserve it as affordable, and that yield at least a portion of rental units that are more affordable than the existing units being acquired.

7. The East Urban Area has the least amount of affordable housing of the three urban areas of the Consortium. The creation of new affordable apartments was the number one priority of the low- to moderate-income persons in the

⁶ Area Median Income.

East Urban Area who participated in the public input process. The percentage of low-income households in this area that are cost-burdened is the highest of all the urban areas of the Consortium.

8. The North Urban Area follows the East Urban Area, with the second lowest percentage of units affordable to persons at or below 50% of AMI.
9. Consistent with the framework Countywide Planning Policies⁷ that require jurisdictions to work cooperatively to ensure that each sub-region has a fair share of affordable housing to meet the needs of the lowest income residents of the region, the Consortium prefers that the new construction of affordable rental housing generally be focused in the East and North Urban Areas.

E. Owner Housing Problems and the Needs of Very Low- to Moderate-Income Owner Households

1. Although there are far fewer very low- and low-income home owners than very low- and low-income renters, a slightly higher percentage of very low-income and low-income home owners in the Consortium have a severe housing cost burden. In total, there are about **12,796 severely cost burdened very low- and low-income owner households**, and these households are at risk to lose their home if a financial emergency occurs.
2. Very low- to moderate-income home owners who are severely cost-burdened are vulnerable to “predatory” lenders who advertise easy solutions to debt problems for home owners, encouraging them to consolidate debt and secure the debt with their home, and/or to take cash out of their home, often using fraudulent or other unscrupulous tactics to charge exorbitant fees and costs for home refinance loans. These “predatory” loans often strip equity out of the home and, at worst, cause households to lose their home.
3. Stakeholders agreed that the Consortium should support the work of the Seattle- King County Coalition for Responsible Lending to educate home owners about predatory lending, and to provide a remedial loan program for eligible low-income home owners who are victims of a predatory lender.
4. Approximately **40% of the low- to moderate-income owner households in the Consortium are small elderly households**.
5. There is a need for general housing repair services for low- to moderate-income homeowners in the Consortium:

⁷ See the Introduction to this plan at page 10 for more information about the Countywide Planning Policies.

- According to the HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (“SOCDS:CHAS”), approximately 4% of very low- to moderate-income home owners live in owner housing that has substandard kitchen or plumbing facilities, or is overcrowded.
- According to the HUD 2000 SOCDS:CHAS Data, approximately 33% of ownership homes that have a value that is affordable to low-income households have some problems with the home that may require repair, and approximately 28% of ownership homes that have a value that is affordable to moderate-income households have some problems with the home that may require repair.
- Approximately 9% of the owner housing stock in the Consortium may contain lead and be occupied by a low- to moderate-income household (see the Lead Paint Section in Appendix F for more information about our efforts to reduce lead paint hazards).
- 56.5% of very low-income and 33.4% of low-income owner households are severely cost-burdened by the ongoing cost of retaining their home and have little to no means available to pay for needed repairs to the home.
- Participants in the public and stakeholder forums noted the need for general home and mobile home repair programs, noting water penetration issues, electrical and plumbing issues, mold, energy conservation, weatherization and accessibility modifications as the highest repair needs.
- Participants in the public and stakeholder forums also noted the need for assistance to low- to moderate-income condominium owners when they are assessed large bills for “common area” repairs, often due to large scale water infiltration problems. A slight majority of on-line survey respondents agreed that this type of assistance should be provided, and that the Consortium should pursue a regulatory waiver or amendment in order to be able to serve this need (“common area” repairs are currently not eligible repairs under the applicable regulations).
- Sixty-four percent (64%) of the participants in the public ballot process indicated that they would be interested in participating in self-help home repair workshops, if such workshops were created.
- The King County Housing Repair staff report that there are many mobile homes in the Consortium in need of repair and/or replacement.

6. Home owners have articulated a need for increasing the per-project funding limits in the housing repair program to allow adequate funds for rising repair costs, and stakeholders supported increasing project limits during the stakeholder input process.
7. Stakeholders articulated strong support for a new program that will help a mobile/manufactured home owner replace an obsolete mobile home in parks where the County has a long-term “Agreement” with a non-profit owner for the maintenance of a quality, affordable park for at least 50 years. Stakeholders also supported combining this program with down-payment assistance to help new home buyers purchase available replacement homes.
8. There was strong stakeholder support for long-term strategies to keep “Agreement” parks viable and affordable beyond the 50 year term of the agreements, including ownership by park residents.
9. A slight majority of stakeholders favored the provision of assistance to condominium owners for burdensome “common area” assessments. This work would require County staff to seek a waiver or regulatory change, as current regulations do not allow for assistance with common area assessments for low- to moderate-income condo owners unless the condo complex is comprised of at least 51% low- to moderate-income residents.

F. Owner Housing Stock

1. The average annual rate of increase in median sales prices for single family homes is 5%, and this rate has outpaced the average rate of increase in median income, which has been about 2% per year in the early 2000's.
2. The gap between the median sales price of single family homes and what households at 80% and 100% of AMI can afford has remained significant over the last three years. The gap increased slightly for households at 100% of AMI and decreased slightly for households at 80% of AMI. The gap in 2000 was \$30,400 for households at 100% of AMI and \$89,200 for households at 80% of AMI. **The home ownership affordability gap in 2003 was \$30,650 for households at 100% of AMI and \$78,550 for households at 80% of AMI.**
3. Approximately 27-34% of single family home sales in King County were affordable to households earning 80% of median income in 2003, based upon research by Dupre + Scott Apartment Advisors. In 2003, only 4-5% of all home sales were affordable to households earning 50% of median income.
4. Households from 50% to 80% of AMI make up about 17-25% of the households in King County. While it appears that there is an adequate supply of ownership homes for households at 80% of AMI, HUD data shows that, on average, only 38% of ownership units that are affordable to households at 80% of AMI are purchased and occupied by households at 80% of AMI; about 60% are purchased and occupied by households at higher income levels. Consequently, there is an inadequate supply of affordable ownership housing for households at 80% of AMI.
5. During the public input process low- to moderate-income households rated first-time homebuyer assistance as a high priority.
6. In the Urban Areas, the **South Urban Area has the highest percentage of affordable owner housing stock, with about 48% of the owner housing stock affordable to households at the moderate-income level and below.**
7. The East Urban Area has the lowest percentage of affordable ownership housing of all the areas in the Consortium.

G. Homelessness⁸

1. It is estimated that **7,980 people are homeless on the streets, in shelters and transitional housing programs on any given night⁹ in King County.**
2. **People of color are significantly over-represented in the homeless population**, comprising about 20% of the general population (including the City of Seattle), but 61% of the homeless population that was receiving shelter or transitional housing services on the night of the “One Night Count”¹⁰.
3. Thirty-six percent (36%) of the homeless population surveyed in programs located in the Consortium self-reported having at least one disability; of the disabilities identified, 38% were alcohol/substance abuse, 22% were mental illness and 16% were dual diagnosis (alcohol/substance abuse and mental health).
4. Thirty-four percent (34%) of individuals in emergency shelter and transitional housing in the balance of county outside of Seattle were employed.
5. The 2003 “One Night Count” found 508 immigrants, refugees or new arrivals to this country who were using homeless services. Large families, many of whom are immigrants or refugees, have a particularly hard time finding affordable housing.
6. Crisis Clinic’s Community Information Line reported 6,844 calls in 2003 from individuals identifying themselves as homeless.
7. The Veterans’ Administration Regional Office in Seattle estimates that there are approximately 2,000 homeless veterans in King County.
8. The Consortium’s primary homelessness prevention program, the Housing Stability Program¹¹, has had to turn away an average of 650 eligible households every year for the last four years due to inadequate funds to serve everyone in need.

⁸ A needs assessment for our region is being conducted by the Committee to End Homelessness, and will be published later this year in the Committee’s “Ten Year Plan to End Homelessness”. The Committee to End Homelessness is the official Continuum of Care planning entity for the Consortium. When that plan is published it is incorporated by reference into the King County Consortium’s “Consolidated Housing and Community Development Plan”. A short data overview is included herein for strategic planning purposes.

⁹ The “2003 Annual One Night Count of People who are Homeless in King County, WA” The “One Night Count” includes both a street count and a survey of emergency shelter and transitional housing programs. Demographics about persons who are homeless in our County comes from the survey portion of the count.

¹⁰ See footnote 7 above.

¹¹ The Housing Stability Program provides emergency monetary assistance to renters and homeowners at risk to lose their home.

9. Participants in the homelessness focus group identified five primary reasons why individuals are becoming and/or remaining homeless:
 - Housing market factors (deficit in units serving very low-income households)
 - Labor market factors
 - Inadequate housing continuum in every community
 - Landlord screening practices
 - Inadequate safety net
10. Participants in the homelessness focus group spoke of the need to place a greater emphasis on homelessness prevention, and to create strong links between affordable housing and supportive services.
11. A majority of on-line survey respondents agreed that a higher priority should be placed on homelessness services as opposed to other types of human services.
12. A majority of on-line survey respondents also agreed that a higher proportion of funds for homeless services should be directed towards homelessness prevention services.
13. A strong majority of on-line survey respondents thought that distinctions should be made between different types of emergency shelters with respect to outcomes; a shelter program that houses households for more than 30 days should be accountable for trying to move those households into more stable, permanent housing.

H. Community/Economic Development

The Consortium has established priorities for its community/economic development strategies. In developing these priorities, many sources were considered, including the work of the Committee to End Homelessness, the focus group, stakeholder and public input processes conducted by the Consortium for the Consolidated Plan, other community forums and assessments, such as United Way of King County's Human Service Community Assessment¹², as well as meetings with representatives from other local and state governmental agencies and other County departments and divisions.

1. Human Services Priorities:

A. Homelessness prevention

¹² For a more complete assessment of human services needs in King County, see the United Way of King County's Community Assessment for the 2002-2004 Fund Distribution Cycle.

- B. Emergency food/food banks, including non-food needs such as diapers
- C. Health
- D. Disability
- E. Seniors
- F. Households in shelters and transitional housing
- G. Employment training and counseling
- H. Child care
- I. Youth

2. Community Facility Priorities:

- A. Multi-purpose neighborhood facilities
- B. Health facilities
- C. Youth facilities
- D. Facilities that serve persons with disabilities
- E. Facilities that serve seniors (South Urban)
- F. Child care facilities (East Urban)

3. Public Infrastructure Priorities¹³:

- A. Replacement and/or improvement of failing septic and sewer systems, including paying assessments for low- to moderate-income households;
- B. Development and/or improvement of street and sidewalks, including accessibility improvements and safety improvements;
- C. Acquisition of park land and development of park property for recreational activities;

¹³ Public Infrastructure priorities also include those identified in the Comprehensive Plans of Consortium jurisdictions.

- D. Replacement and/or improvement of water systems and water treatment systems.
4. Economic Development Priorities:
- A. Assistance to increase job counseling and job training opportunities;
 - B. Direct economic development assistance to for-profit businesses, including small businesses, to create jobs;
 - C. Rehabilitation and/or improvements to publicly- or privately-owned commercial property.
5. Stakeholders at the focus groups, as well as on-line survey respondents, supported the exploration of methods to coordinate Consortium funding for regional and sub-regional community facility projects.
6. Stakeholders at the focus groups, as well as on-line survey respondents, strongly supported the idea of Neighborhood Revitalization Strategies (NRS) in high-poverty neighborhoods in the Consortium. Stakeholders favored involving community organizations, community councils and local business groups in such strategies.
7. The White Center area of unincorporated King County, the area that has highest concentration of poverty in the County, is an area of high priority for community/economic development investments and will be identified as a NRS area.

I. Barriers to Meeting Housing and Community Development Needs

Affordable Housing

1. The population with the greatest need for affordable housing are very low-income households. The biggest deficit in housing units in the Consortium is units affordable to very low-income households. These units are scarce in the market because they require subsidy in addition to the rental income to keep the units operational over time. The additional subsidy required to keep these units operational over a long period of time means that these units are the most expensive to fund. In addition, this population often needs services paired with housing to be successful. Services are also expensive and funds available for such services are scarce.
2. Inadequate capital funding of housing units serving the lowest income households is a barrier to the success of those units over time.
3. Much of the existing rental and ownership housing stock in the private market that is affordable to lower income levels is occupied by households at higher incomes.
4. Ownership housing built in the private market is often extremely large and unaffordable to households with moderate and median incomes.
5. Inadequate wages and the economic downturn continue to make housing hard to attain for many people in our region, and there continues to be a large affordability gap for rental and ownership housing.
6. The elderly and persons with disabilities often have trouble accessing an appropriate level of services that is needed in order to be successful living independently in permanent housing.
7. A record of a conviction or a prior problem with a tenancy (even if the problem was resolved) are often barriers to persons securing permanent housing.
8. Move-in costs, including security deposit, first and last month's rent and utility hook-ups are often a barrier to households attaining permanent housing. The fact that Section 8 does not cover security deposits can be a barrier to securing permanent housing for the most needy households.
9. Current federal regulations do not allow individual low- to moderate-income condominium owners to receive financial assistance for expensive condo common area assessments unless at least 51% of the residents of the condominium complex are low- to moderate-income. This is a barrier to

serving the needs of many low- to moderate-income homeowners, given that condos are one of the only viable forms of affordable home ownership in many parts of the County.

10. Environmental review requirements and the costs involved to meet those requirements during the pre-development phase of housing development.
11. Program rules regarding rent payment calculation as households move from one income bracket to another can be harsh and can cause instability for households.
12. Lack of operating and services funds for service enriched permanent housing.

Homelessness

1. An inadequate housing continuum in all regions of the Consortium.
2. Lack of supportive services for homeless households outside the City of Seattle.
3. An inadequate amount of homeless housing for single men with children and families with two parents (regardless of marital status).
4. The cycling of households between shelters and transitional housing programs, without moving to secure permanent housing.
5. Landlord screening practices and discrimination.
6. The practice of “creaming” for the strongest program applicants in order to ensure stronger programmatic outcomes.
7. Budget cuts and program rules for TANF and other benefit programs have weakened the safety net for many households.
8. Lack of cultural competency and/or unwillingness or lack of capacity to serve persons with certain disabilities on the part of homeless shelters and other homeless housing programs.

Community Development

1. The Consortium’s pass-through structure for allocating funds can be a barrier to regional community facility projects that need a large investment of capital.
2. Many community facilities lack adequate operating funds to serve the neediest members of the community, and there are inadequate sources for such operating funds.

3. The public services cap¹⁴ on CDBG funds can be a barrier to meeting the services needs of the community.
4. Old sewer and septic systems are an impediment to infrastructure development, and low-income households can lose their home because of high costs assessed for such upgrades.
5. Lack of sewer capacity can prevent businesses from being able to get permits to expand their business.
6. The deterioration of business facades in low- to moderate-income communities and older business districts is a barrier to community and economic development.
7. Deteriorated school buildings are an impediment to community and economic development.
8. Ineffective public transportation is an impediment to community and economic development.

¹⁴ The public services cap is a federal rule that only allows the Consortium to spend 15% of CDBG funds on public services.

III. Strategic Plan

This Consolidated Plan is a Strategic Plan: that is, it lays out not only the Consortium's goals and objectives for the next five years, but also specific strategies designed to help make progress toward those goals and objectives.

The goals are ambitious, and reflect the purposes of the various federal housing and community development funds covered by this Consolidated Plan:

- Ensure decent, affordable housing
- End homelessness
- Establish and maintain a suitable living environment and economic opportunities for low- and moderate-income people

How will we know if we are making progress toward these goals? What would be the impact on the low- to moderate-income residents of the Consortium? To learn the answers to these questions, the Plan establishes desired outcomes, with measurable outcome indicators, to show what might be different in the Consortium if the outcome were actually to be achieved.

The desired outcomes are impacted by many factors, especially the larger economy, and the health of other federal programs, such as the Section 8 program, and are far beyond the capability of the Consortium's programs to accomplish single-handedly. But while our goals and outcomes may exceed our reach, it is only by making the reach that we can hope to influence them. The chosen outcome indicators will be measured over time and will be used in the future to evaluate our strategies¹⁵.

Finally, most of the strategies also have annual performance measures associated with them¹⁶. These performance measures are primarily short-term outputs. The Consortium has more control over outputs and while they tell us valuable information about what our programs have produced, they do not necessarily tell us what a difference our work has made to the community.

¹⁵ While the broad goals and objectives generally have desired long-term outcomes associated with them, in some cases the outcomes are associated with individual strategies.

¹⁶ Some of the strategies do not have short-term annual output or annual outcome goals, and will be reported on in a narrative fashion in the CAPER.

Goal One: Ensure Decent, Affordable Housing

There are three objectives under the goal of ensuring decent, affordable housing. They relate to 1) rental housing, 2) home ownership, and 3) fair housing choice.

Goal One Long-term Outcome: There will be an adequate supply of affordable housing in the Consortium for low- and moderate-income households, so that fewer households are paying more than they can afford.

Goal One Indicator: The 2010 Census will show that, as compared to the 2000 Census, the percentage of households at or below 50% of Area Median Income¹⁷ who are severely cost-burdened¹⁸ will have been reduced.

Affordable Housing Objective #1: Rental Housing. Preserve and expand the supply of affordable rental housing available to very low- and moderate-income households, including households with special needs.

Strategy 1A:

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

Fund Sources: Federal CDBG and HOME dollars; local Housing Opportunity Fund (HOF) dollars from King County; Regional Affordable Housing Program (RAHP) dollars; occasionally local cities' dollars; and occasionally special needs housing dollars for specific populations, such as persons with developmental disabilities and mental illness.

Fund Limits and other details: Refer to the King County Consortium Procedures and Guidelines adopted by the Consortium's Joint Recommendations Committee.

Strategy 1A Annual Output Measures:

1. An average of **300 units** of rental housing will be constructed, or acquired and rehabilitated¹⁹. At least **50** of the 300 units of rental housing shall be targeted to persons/households with special needs.²⁰

¹⁷ 50% of Area Median Income for a household of three is \$35,050 in 2004.

¹⁸ Severely cost-burdened means paying more than 50% of one's household income for housing.

¹⁹ This number is an estimate, as the type of projects funded and other factors may affect the annual outputs.

2. An average of **500 new renter households**²¹ will be served by rental units completed during the year²² (see table below for breakdown of the goals for household types and income levels that will be served annually).

HUD requires us to set goals for how many households we will serve annually with the housing that is produced through our capital funding program, by level of income and the categories of household types listed in the table below. We have used the needs assessment, as well as our experience over the last five-year plan period, to create the following average annual goals.

Goals for the average number of renter households to be served annually in completed housing units, by household type and income:

	At or Below 30% of Area Median Income (AMI)	31% to 50% of AMI	51% to 60% of AMI	61% to 80% of AMI
Small Related Households (2-4 persons)	50 High Need	65 High Need	12 Medium Need	6 Low Need
Large Related Households (5+ persons)	15 High Need	40 High Need	6 Medium Need	3 Low Need
Elderly Households	25 High Need	40 High Need	6 Medium Need	3 Low Need
Households with Special Needs²³	30 High Need	20 High Need	6 Medium Need	3 Low Need
All Other Households	55 High Need	85 High Need	20 Medium Need	10 Low Need
Total Renter Households Served Annual Goal = 500	175	250	50	25

²⁰ Special needs includes the elderly, frail elderly, persons with disabilities and homeless households. Persons with disabilities includes, but is not limited to, persons with mental illness, persons with alcohol dependency or in recovery from alcohol/chemical dependency, persons with developmental disabilities, and persons with HIV/AIDS.

²¹ See footnote 15 above.

²² A portion of our units turn over and may be occupied by more than one household in a given year.

²³ There is a high need for affordable housing in the Consortium for the following special needs populations: households with a developmental disability, households with mental illness, households with chemical dependency and homeless households. There is a medium need for affordable housing in the Consortium for persons with HIV/AIDS, as the majority of households with HIV/AIDS prefer to reside in the City of Seattle.

Priorities for the allocation of limited capital funds for the development of affordable rental housing under Strategy 1A:

Priorities were developed out of the key findings and conclusions section of this plan; needs were analyzed from census data, HUD tabulated data, the housing market study, and the stakeholder and public input processes.

Priorities, as established in this section, are not the sole criterion on which affordable rental housing project applications are evaluated. Projects are also evaluated for quality, feasibility and sustainability. If projects are generally equal in terms of quality, feasibility and sustainability and there is competition for funds, preference will be given to projects that serve priority needs, either in whole, or in part.

In making housing project funding decisions the Consortium will consider the fact that larger capital awards may be necessary to produce housing units serving the needs of the lowest-income households, as well as the fact that there may be higher costs to acquire property in areas of the County that are less affordable to very low- to moderate-income households. These factors may reduce the number of units funded and/or created annually.

1. Priorities for Households Served:

- Households at or below 50% of area median income (AMI)
- Households with Special Needs²⁴
- Homeless housing - the Consortium will follow the recommendations of the Committee to End Homelessness (CEH), forthcoming in the CEH “Ten Year Plan to End Homelessness”, incorporated herein by reference. The Ten Year Plan is expected to prioritize permanent supportive housing (“housing first”) and housing that allows households to “transition in place”²⁵ over new transitional housing and new shelters.

2. Acquisition and Rehabilitation of market-rate rental property to improve the quality of existing rental housing stock and preserve it as affordable for very low- to moderate-income households:

- Units serving households at or below 30% AMI are the highest priority
- Units serving households from 31% to 50% AMI

²⁴ See footnote 16 above.

²⁵ Transition-in-place” means that a household can stay in their current housing unit when they “graduate” from the need for transitional services; the service provider then shifts the transitional services to another unit in the same housing complex for a newly housed, formerly homeless household.

3. New Construction of rental housing that is affordable to very low- to moderate-income households:
 - Units serving households at or below 30% AMI are the highest priority
 - Permanent supportive housing is a high priority
 - Units serving households from 31% to 50% AMI

4. Mixed-income and/or mixed-use housing projects that complement local planning efforts and contain some portion of units for very low-income households:
 - Mixed Income projects provide a means to generate cash flow from some units to support much-needed very low-income units, which are a priority under this plan; mixed income projects should be socially and economically integrated.
 - KCHA HOPE VI Project – the redevelopment of Park Lake Homes public housing into a mixed income community that integrates the public housing throughout the community and diversifies the housing stock in this area of concentrated poverty.

5. Preservation of existing housing that is affordable to households at or below 50% of area median income, that is at risk of conversion to market rate housing.

6. Strategic planning to acquire desirable land for affordable housing:
 - Capital funds may support the acquisition of land for priority affordable rental housing in areas that are targeted for future transportation and/or in areas slated for higher density development. In any given funding round, this priority must be weighed in the context of the number of strong, feasible applications for projects that are ready to go forward in the near future to meet affordable housing needs.

7. Urban Area Priorities:
 - Projects in the South Urban Area will generally be a higher priority if they are acquisition and rehabilitation projects.
 - The Consortium prefers that new construction projects be done in the East and North Urban Areas
 - All priorities are needed in the East and North Urban Areas.

Determining whether housing projects proposed for other funding sources are consistent with the Consortium’s Consolidated Plan

1. Consortium structure for signing Certification documents:

- In order to streamline the process of obtaining a certification of consistency for housing projects in the Consortium, King County Housing and Community Development (HCD) staff can provide “Certifications of Consistency” for housing projects that will be located in any jurisdiction that is a member of the CDBG Consortium.
- King County staff may provide Certifications for HOME-only jurisdictions that have their own Consolidated Plan and do not participate in the CDBG Consortium, but this is at the discretion of the jurisdiction. Projects located in Auburn, Bellevue and Kent should be aware that they may need to get Certification from the staff of these three cities directly rather than from King County HCD staff.
- King County HCD staff can provide an “Approval of Relocation Plan”, provided certain conditions are met, for projects located in all of the CDBG and HOME-only jurisdictions. HOME-only cities staff and project applicants must coordinate with King County HCD staff where there is the potential for tenant relocation and a relocation plan approval is required.

2. Certification Criteria:

The Consortium will use our priorities as a general guide for certifying projects as consistent with our Consolidated Plan. The Consortium will look for a tangible public benefit from affordable housing projects seeking Certification:

- The project will lower rents, in whole or in part, as compared to market rate rents for the area where it will be located;
- The project has a relocation plan that is consistent with the Consortium’s relocation policies and a budget that will cover the relocation needs of the tenants that may be displaced by the project.
- In addition, projects applying for HUD programs, WA State Housing Trust Funds or the WA State Housing Finance Commission’s Tax Credit Program must provide a portion of units (at least one) that are affordable to households at or below 30% of Area Median Income and that will be screened for a household at that income level.

Strategy 1B:

Make capital funds available to rehabilitate existing rental units for low- to moderate-income households. This strategy is different from acquisition and rehabilitation in Strategy 1. A: this Strategy 1.B addresses rehabilitation only; there is no acquisition involved. It either addresses the rehabilitation needs of existing affordable non-profit housing, or existing for-profit housing where the

owner is willing to restrict the affordability of the rents for a specified period of time. It includes making modifications to the rental unit(s) of low- to moderate-income tenants with a disability in order that the units will be accessible.

Fund Source(s): Federal HOME and CDBG dollars, and occasionally dollars that are targeted for special needs populations.

Fund Limits and other details: Refer to the King County Consortium Procedures and Guidelines adopted by the Consortium's Joint Recommendations Committee.

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

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

Strategy 1B Outcome Indicator: Tenant-based survey.

Strategy 1C:

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

- The Consortium will support the creation of affordable rental housing in the private market through zoning and incentive programs in all Consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and allocation of surplus County or City property for affordable housing; County staff will provide technical assistance, as needed, to help Consortium cities meet Countywide Planning Policy goals for affordable housing.
- King County will provide housing development technical assistance to non-profit organizations, with priority for assistance given to organizations that are relatively new to housing development or organizations that wish to expand their services into King County outside the City of Seattle and will serve the highest priority populations.
- King County will provide a credit enhancement program that promotes the development of housing for low- to moderate-income households, and explore other innovative methods of assisting with the financing of affordable housing.

- King County will collaborate with the King County Housing Authority to support the planning process and development of the Greenbridge Hope VI mixed-income housing and community development project at the Park Lake Homes site in White Center. This work may be done in conjunction with a neighborhood revitalization strategy to be developed with the White Center community (see Goal #3, Objective #4).
- King County will support legislation and other initiatives designed to increase funding and other support for affordable housing; and will coordinate with statewide and community-based housing agencies to provide housing education for the public and policy makers in order to build support to increase the housing funding base and to enhance acceptance of affordable housing.
- King County will work with local housing authorities to provide mutual support and coordination on affordable housing planning issues; on applications for various programs, such as rental assistance and vouchers targeted to persons with disabilities; on planning issues such as the allocation of project-based vouchers that complement the Consortium's priorities; on efforts to educate and inform landlords about the benefits of participating in the Section 8 program; and on the development of other programs that may benefit our region.
- King County will work with housing funders, mainstream service systems (such as the developmental disabilities system, the drug/alcohol system, and the mental health system), and housing referral, information and advocacy organizations to plan for community-based housing options for persons with special needs; to develop supportive housing plans and partnerships for populations that need enhanced housing support in order to be successful in permanent housing; to advocate for funding for the operations and maintenance of housing for very low-income households and households with special needs, and for the services needed for supportive housing.
- King County will partner with the King County Developmental Disabilities Division (KCDDD) to provide housing program(s) that expand community-based housing options for persons with DD and will explore similar opportunities with systems that serve other special needs populations.
- King County will coordinate, to the extent feasible, with housing funders, and housing information and advocacy organizations to streamline funding applications, contracting and monitoring processes.

- King County may work on the development of a program to fund affordable housing projects that are:
 - ✓ environmentally sound (“green” housing); and
 - ✓ sustainable; and
 - ✓ projected to save on long-term costs for the owner and the residents; and
 - ✓ designed to accommodate all persons, regardless of their level of mobility; and
 - ✓ allow residents to age in their home.

This program may adopt LEED environmental standards or a similar system of environmental standards, as well as “universal design”²⁶ standards for affordable housing project applicants that volunteer to participate. The Consortium will coordinate efforts to implement this program such that participating projects do not encounter barriers from local codes that may conflict with the adopted standards, or delays in contracting.

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

Affordable Housing Objective #2: Home Ownership. Preserve the housing of low- to moderate-income home owners, and provide home ownership assistance programs for low- and moderate-income households that are prepared to become first-time home owners.

Strategy 2A:

Make capital funds available to repair and/or improve, including accessibility improvements, the existing stock of homes owned by low- to moderate-income households (also includes individual condominiums, town homes, and mobile/manufactured homes that are part of the permanent housing stock).

²⁶ For more information about Universal Design see Affordable Housing Objective #3, Strategy 3.B.

Programs funded under this strategy include, but are not limited to, major home repair and emergency home repair.

Fund Sources: Federal CDBG and HOME dollars, potentially other funds.

Fund Limits and other details: Refer to the King County Consortium Procedures and Guidelines adopted by the Consortium’s Joint Recommendations Committee.

Strategy 2A Annual Output Measures:

1. An average of **300** owner-occupied homes will be improved/repaired.
2. An average of **300 low- to moderate income home** owners will have their existing home repaired and/or improved. (See table below for breakdown of household income levels).

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

Strategy 2A Outcome Indicator: Survey of participating home owners.

Average number of owner households to be served annually by income level under Strategy 2A:

	At or below 30% of Area Median Income	31% to 50% of AMI	51% to 80% of AMI	Total Owner Households Served Annual Goal
Owner Households	105	120	75	300

Strategy 2B:

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

Fund Sources: HOME, HOME American Dream Downpayment Initiative (ADDI), occasionally CDBG and funds targeted for special needs populations.

Fund Limits and other details: Refer to the King County Consortium Procedures and Guidelines adopted by the Consortium’s Joint Recommendations Committee.

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

Strategy 2B Outcomes and Indicators:

Outcome #1 The household will succeed as a homeowner and be satisfied with homeownership over time.

Indicator #1 Survey of participating home owners at year 1 and year 5.

Outcome #2 The homeowner will build wealth/net worth by building equity in their home.

Indicator #2 King County property records at year 5 compared to year 1.

Strategy 2C

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

- King County will support the creation of a range of affordable home ownership opportunities through zoning and incentive programs in all Consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and the allocation of surplus County or City property. County staff will provide technical assistance, as needed, to help Consortium cities meet Countywide Planning Policy (CPP) goals for affordable housing (See the Introduction Section of the plan for more information about the CPP).
- King County will support the Seattle-King County Coalition for Responsible Lending (“SKCCRL”) in combating the devastating effects of predatory lending in the King County region and in working with other organizations to coordinate efforts, such as the King County IDA Collaborative. King County will work with the Coalition to provide funds for predatory lending counseling and/or gap financing for eligible clients seeking a “rescue” loan who have been a victim of predatory lending and are at risk to lose their home.

- King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low- and moderate-income mobile home owners who might otherwise be displaced due to redevelopment. King County will explore a comprehensive strategy to further extend the long-term affordability of mobile home parks that currently have an agreement with the County, including strategies to have parks owned by park residents.
- King County will work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom home ownership is appropriate.
- King County will support the work of the King County Housing Authority to ensure that there are affordable ownership opportunities for low- and moderate-income households, especially Park Lake Homes tenants who are prepared for home ownership, in the Greenbridge HOPE VI project in White Center.
- King County will work with housing authorities and community agencies to provide targeted outreach to federally subsidized tenants and other low- to moderate-income tenants who are prepared to work towards the goal of achieving home ownership.
- King County may work with community stakeholders to plan for and support programs that reduce the cost of homeownership for low- to moderate-income households, such as land trusts, limited-equity co-ops, and sweat equity programs.
- King County may advocate for a waiver or regulatory change to enable the Consortium to assist low- to moderate-income condo owners with the payment of common area repair assessments that exceed regular homeowner dues and are unaffordable to the low- to moderate-income condo owner.
- King County may explore land banking for the acquisition of land on which to construct affordable ownership housing, especially land that is in an area targeted for future transit and/or slated for higher density development.
- King County may work with local housing authorities, other funders and financial institutions to explore the development of Section 8 homeownership program(s) in our region. A Section 8 homeownership program would work with households that are prepared to become homeowners to use a Section 8 voucher to help subsidize the purchase of a home rather than ongoing rent.

Affordable Housing Objective #3: Fair Housing. Plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing and increase access to housing, and to housing programs and services, for all low- to moderate-income households. King County staff may work with Consortium city staff and community stakeholder agencies on these fair housing strategies. These strategies do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Strategy 3A:

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

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

1. Housing Discrimination Impediments:

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

2. Administrative Practice Impediments:

- citizens have a hard time accessing fair housing rights information on a day-to-day basis;
- confusion about where to go for help with fair housing and where to send people for help;
- most cities do not have the capacity to have their own fair housing enforcement mechanism, yet this is where most discrimination occurs;

- sub-recipients²⁷ have not traditionally been monitored for fair housing compliance.
3. Inadequate supply of affordable housing for households at the lowest income levels

Strategy 3B:

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

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

²⁷ Sub-recipients are entities that are awarded funds for a project.

income households in finding available units of affordable housing, in accessing applications for such affordable housing in an efficient manner, and in locating housing units that are accessible to persons with a disability.

2. Fair Housing Forums, Conferences and Meetings

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

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

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

3. Fair Housing Enforcement

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

4. Fair Housing Technical Assistance

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

Goal Two: End Homelessness

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

Goal Two Long-term Outcome(s) and Indicator(s): King County and the Consortium will develop a long-term outcome(s) for our goal to end homeless in coordination with the outcomes that are being developed through our region-wide Continuum of Care planning body, the Committee to End Homelessness²⁸. Long-term outcomes will relate to the prevention and reduction of homelessness, particularly the reduction of chronic homelessness in King County.

Homelessness Objective #1: Prevention. Support Programs that Prevent Homelessness.

Strategy 1A:

Continue to allocate funds for the Consortium-wide Housing Stability Program, a program that provides grants, loans and counseling to households facing an eviction or foreclosure, and to households trying to secure the funds to move in to permanent rental housing. The Consortium will explore an amendment to the Consortium's Interlocal Cooperation Agreement in order to expand this program in 2006 and beyond.

Fund source(s): CDBG Public Services Funds.

Fund Amount: The Housing Stability Program will be held at the status quo amount of \$300,000 for the year 2005, pursuant to the existing Interlocal Agreement. The Consortium will explore amending the agreement and increasing the funding for this program in 2006, pursuant to the needs assessment portion of this plan and/or the Ten-Year Plan to End Homelessness.

²⁸ The Committee to End Homelessness in King County is the region-wide forum responsible for overseeing the Continuum of Care Plan, the Seattle-King County region's response to homelessness. The Committee was established by 8 founding members, including King County and representatives of the Consortium, and its membership represents not only various geographic areas of King County, but also various sectors of our community, including business, homeless people, the faith community, housing providers, and others in addition to government. In the fall of 2004, the Committee will release a "Ten Year Plan to End Homelessness in King County," which will lay out a vision and strategies for ending homelessness in King County by the year 2014. When the "Ten Year Plan" is published, it is incorporated by reference into this "Consolidated Plan." The objectives, strategies and outcomes defined in this section of the Consortium's Strategic Plan are consistent with the policy direction and priorities defined in the draft outline of the *Ten Year Plan*, and will contribute to the accomplishment of the system-wide outcomes that will be defined in that plan.

Strategy 1A Annual Output Measure: An average of **200** households will be served, with an increase in the number of households to be served that is proportionate to the increase in funding for this strategy in 2006 and beyond (if funding is expanded).

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

Strategy 1A Outcome Indicator: Client and landlord interviews/surveys 6 months later.

Strategy 1B:

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

Strategy 1C:

Ensure that Consortium homelessness prevention initiatives and programs are consistent with the Ten Year Plan to End Homelessness to be adopted by the Committee to End Homelessness in 2004. No performance measures; progress will be reported on in narrative fashion as it occurs.

Homelessness Objective #2: Permanent Housing. Support the creation of a range of permanent affordable housing options for homeless households.

Strategy 2A:

Provide permanent supportive housing through the Shelter Plus Care program, and through additional programs as opportunities arise.

Strategy 2A Annual Output Measure: Provide **464 units** of permanent supportive rental housing each year through Shelter Plus Care rental assistance and associated supportive services.

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

Strategy 2A Outcome Indicator: Number and percentage of households that remain permanently housed six (6) months after entering the Shelter Plus Care program as reflected in the Annual Progress Report (APR).

Strategy 2B:

Coordinate with public housing funders, community-based organizations, housing organizations and other stakeholders to plan for a range of additional permanent housing units and options that serve very low-income households at 30% of AMI and below, and that are targeted to serve homeless households, including bunkhouses, SRO’s and units that allow households to “transition in place”. No performance measures; progress will be reported on in narrative fashion as it occurs. Please note, however, that Goal One has unit goals related to this strategy.

Strategy 2C:

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

Homelessness Objective #3: Homeless Housing Programs. Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs.

Strategy 3A:

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

Strategy 3A Annual Outputs Measures:

1. Provide **83,000 bednights of emergency shelter** annually.
2. Provide **140,000 unit nights of transitional housing** annually.

Strategy 3A Short-term Outcomes and Indicators:

- | | |
|--------------|--|
| Outcome #1 | Homeless persons/households are safe and sheltered from the elements for the night. |
| Indicator #1 | Each bednight represents another person safe and sheltered for the night. |
| Outcome #2 | Shelters that house persons longer than 30 days and all transitional housing projects: Increase the housing stability of |

homeless households by helping them to move along the housing continuum into more stable housing.

- Indicator(s) #2²⁹
- A. Number and percentage of individuals and/or households who move from emergency shelter to transitional or permanent housing;
 - B. Number and percentage of individuals and/or households who maintain their stability by moving from transitional housing to other transitional housing (they are unable to find affordable permanent housing, but are not thrown back into the emergency shelter cycle);
 - C. Number and percentage of individuals and/or households who move from transitional housing to permanent housing, or who successfully “transition in place”³⁰.

Strategy 3B:

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



²⁹ These indicators may be used to set a baseline for long term outcomes in the future.

³⁰ See footnote 21 above.

Homelessness Objective #4: Regional Planning and Coordination. The King County Consortium will approach homeless planning and coordination as a regional issue. King County will work with the Committee to End Homelessness, cities, mainstream systems, the Safe Harbors initiative, housing funders, community agencies, United Way, the private sector including business, and homeless people. The strategies below do not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

Strategy 4A:

Ensure that all homeless projects and initiatives supported with local, state and federal funds are consistent with the vision, principles and recommendations of the Ten Year Plan to End Homelessness in King County, adopted by the Committee to End Homelessness in 2004, and any subsequent updates that may occur over the span of this 5-year Consolidated Plan.

Strategy 4B:

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

Strategy 4C:

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

Strategy 4D:

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

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

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

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

Community/Economic Development Objective #1: Human Services Agencies. Improve the ability of health & human service agencies to serve our low- to moderate-income residents effectively and efficiently.

Strategy 1A:

Make capital funds available for community facilities, in order to improve the capacity of health and human service agencies to provide priority human services to our low- to moderate-income residents effectively and efficiently. The Consortium will explore methods of more efficiently coordinating the allocation of funds for regional and/or sub-regional community facility projects.

Fund Sources: CDBG

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

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

Strategy 1A Outcome Indicators: Agencies/providers will provide outcome data through project accomplishment reports.

Strategy 1B:

The Consortium will allocate funds for priority human services as identified in the needs analysis portion of the plan and as identified by Consortium jurisdictions.

The Consortium will evaluate the Housing Stability Program and homelessness services for increase, in relation to other human services, for the 2006 funding cycle (See also Goal II, End Homelessness, Objective #1).

Fund Sources: CDBG Public Services funds and occasionally local funds.

Strategy 1B Annual Output Measure: Serve an average of **50,000** unduplicated persons.

Strategy 1B Outcomes and Outcome Indicators: Outcomes and outcome indicators for the various human service areas will be consistent with the King County Regional Outcomes Alignment Planning Process.

Community/Economic Development Objective #2: Low- and Moderate-Income Communities. Improve the living environment in low- & moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and the Countywide Planning Policies.

Objective #2 Outcome: The community is a healthier and/or safer place to live, and/or has more amenities, including increased geographic accessibility for low- and moderate-income communities and increased physical accessibility for persons with disabilities.

Objective #2 Outcome Indicator: Project-specific accomplishment reports will be used to gather data after the project has been completed and there has been an adequate amount of time to assess the impacts of the project on health, safety and/or increased amenities for the community.

Strategy 2A:

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

Strategy 2A Annual Outputs: Complete an average of **3** public infrastructure/park facility projects.

Strategy 2B:

Revitalize deteriorated areas with high rates of poverty in the Consortium. In particular, King County will work with the White Center community, and build on the efforts of KCHA and the redevelopment of Park Lake Homes (now Greenbridge) to develop a Neighborhood Revitalization Strategy (NRS) for this

area, which has the highest poverty rate in the County. The Consortium will explore whether there are other high poverty areas that may benefit from a NRS and whether there are human services needs that are specific to NRS neighborhoods.

Consortium cities will lead the process of exploring whether there are any areas within their jurisdiction that may benefit from a NRS. The Consortium may develop a work group to identify and develop NRS plans.

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

Strategy 2C:

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

Fund Sources: Federal CDBG; leveraged private investments.

Strategy 2C Annual Output: Improve an average of **4** commercial properties.

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

Strategy 2C Outcome Indicator: Property values of the commercial property and/or the surrounding neighborhood increase.

<p>Community/Economic Development Objective #3: Economic Opportunities. Expand economic opportunities for low- and moderate-income persons.</p>
--

This objective will be carried out pursuant to the following principles:

The strategies under this objective will be consistent with the regional economic development vision contained in the updated Countywide Planning Policies.

Assistance to for-profit businesses will be provided in a manner that maximizes public benefits, minimizes public costs, minimizes direct

financial assistance to the business and provides fair opportunities for all eligible businesses to participate.

Strategy 3A:

Assist businesses to create or retain jobs for low- and moderate-income persons, by providing: 1) technical assistance, and/or 2) CDBG loans and loan guarantees.

Fund Sources: Federal CDBG, and occasionally local government funds.

Strategy 3A Annual Output Measures: Assist an average of **20** businesses, at least 15 of which are small and/or economically disadvantaged.

Strategy 3A Outcome: Employment opportunities are created or retained for 100³¹ or more low- to moderate-income persons by 2009.

Strategy 3A Indicator: Number of full-time equivalent jobs created or retained.

Strategy 3B:

Assist low- to moderate-income persons in obtaining living wage jobs, through the provision of job training and placement and other employment services (i.e., peer support programs, counseling, childcare, transportation, etc.).

Fund Sources: Federal CDBG, EPA, occasionally state and local government funds.

Strategy 3B Outputs and Outcomes: This strategy does not have annual output goals. Outcomes and outcome indicators will be consistent with the King County Regional Outcomes Alignment Planning Process.

³¹ This is an average of 20 jobs per year retained or created, but the annual figure may vary greatly. Some years there will be fewer, but in other years we will have opportunities to create/retain a much larger number of jobs through the provision of CDBG interim (float) loans or Section 108 loan guarantees.

Resources Available to Address the Goals of the Consolidated Plan

Revenue Outlook for 2005-2009

An approximation of the amount that the Consortium will receive on an annual basis through the federal entitlement programs is listed below. These amounts can vary from year to year, and are subject to annual appropriation by Congress. For the 2004 budget year, for example, the Consortium received fewer CDBG funds than anticipated.

<u>Entitlement Program</u>	<u>Average Amount Per Year</u>
Community Development Block Grant	\$7,000,000
HOME Investment Partnership	\$4,500,000
American Dream Down Payment Initiative	\$330,000
Emergency Shelter Grant Program	\$200,000
Total Federal Entitlement Programs (Average)	\$11,700,000

In addition to the federal entitlement program funds made available to the Consortium, the King County Housing and Community Development Program administers other federal, state and local funds to address the goals established in the *Consolidated Plan*:

<u>Fund Source</u>	<u>Average Amount Per Year</u>
Housing Opportunity Fund ³²	\$1,000,000
Regional Affordable Housing Program ³³	\$2,300,000
McKinney Homeless Assistance Programs ³⁴ :	
• Shelter Plus Care	\$4,000,000
• Supportive Housing Program	\$844,000
Transitional Housing Operating and Rental Assistance Program (THOR) ³⁵	\$1,000,000

³² This is a local King County fund that is appropriated annually by the Metropolitan King County Council and can vary greatly from year to year.

³³ This is local fund source that is administered by King County pursuant to an interlocal agreement between the County and the cities who choose to participate, including the City of Seattle.

³⁴ McKinney funds are applied for annually in a competitive process. Seattle and King County apply together for the region.

³⁵ State funds for operating support to transitional housing projects that serve homeless families and temporary rental assistance subsidies in private market housing for homeless families.

Total Other Fund Sources (Average)	\$9,144,000
Administered by King County to Support Consolidated Plan Objectives	

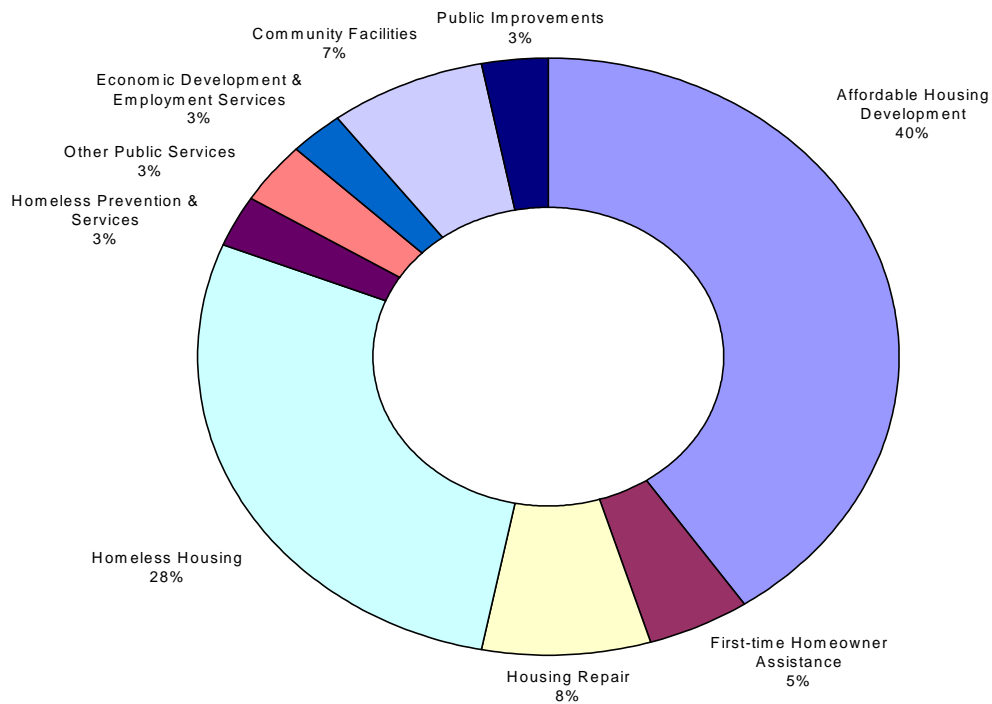
While the annual revenue that the Consortium administers is helpful in addressing the broad goals of the Consolidated Plan, it is not adequate to meet all of the needs of low- to moderate-income residents in our region. In order to allocate limited resources to address broad goals for the region, the Consortium will follow the following principles:

Scarce resources will be used to address the most pressing priorities of the King County Consortium, as identified in the “Key Findings” section, and as developed in the objectives and strategies of the “Strategic Plan” section.

The King County Countywide Planning Policies (CPPs) provide overall direction to the housing and community development efforts of the King County Consortium. Pursuant to the CPPs, the Needs Assessment and the “Key Findings” section of this plan, the Consortium will work towards achieving a balance of affordable housing and economic opportunities throughout the urban growth areas of King County, such that all sub-areas have an adequate continuum of affordable housing types, a suitable living environment and economic opportunities (see the Introduction to this Plan for more information about the CPPs).

The Consortium will strive to increase regional collaboration in the implementation of the strategies that we have adopted to reach our goals and objectives.

Current Distribution of Federal, State and Local Funds Administered by the Consortia and King County by Activity for 2004



Description of Chart Labels:

Affordable Housing Development is capital funds utilized for the development of affordable housing from CDBG, HOME, King County Housing Opportunity Fund, Regional Affordable Housing Program and some local King County Developmental Disabilities Division and King County Mental Health funds.

First-time Home Owner Assistance is HOME and American Dream Downpayment Initiative (ADDI) funds utilized for first-time home buyer activities.

Housing Repair is HOME and CDBG funds utilized for the home repair program.

Homeless Housing is funds utilized for the operations and maintenance of transitional housing, shelters and permanent supportive housing including ESG, CDBG, McKinney Homeless Assistance Programs: Shelter Plus Care and Supportive Housing Program, THOR, and some local County funds.

Homeless Prevention and Services is CDBG funds for the consortium-wide Housing Stability Program (homeless prevention) as well as individual homeless prevention/services projects.

Other Public Services is CDBG funds for public services other than homeless prevention and homeless services.

Economic Development & Employment Services is CDBG funds for job training and counseling and economic development.

Community Facilities is CDBG funds for community facilities such as neighborhood centers.

Public Improvements is CDBG funds for public infrastructure projects such as sewer improvements.