



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 14, 2009

Ordinance 16741

Proposed No. 2009-0622.1

Sponsors Patterson and Hague

1 An ORDINANCE adopting the King County Consortium
2 Consolidated Housing and Community Development Plan
3 for 2010-2012.

4 STATEMENT OF FACTS:

5 1. King County is a member of the King County Community
6 Development Block Grant and HOME Investment Partnerships consortia.

7 2. King County is the official applicant responsible to the federal
8 government for all activities undertaken on behalf of the King County
9 Consortium with Community Development Block Grant, HOME
10 Investment Partnership and other federal homeless, housing and
11 community development funds.

12 3. Federal legislation requires King County to adopt a consolidated
13 housing and community development plan every three to five years to
14 identify housing and community development needs, resources and key
15 partnerships, and to establish objectives to provide decent affordable
16 housing and a suitable living environment for very low to moderate-
17 income residents of the county.

18 4. The King County Consortium's current Consolidated Housing and
19 Community Development Plan, a five-year plan covering the years 2005-

20 2009, provides a comprehensive affordable housing and community
21 development policy and planning document to guide King County
22 administration of federal housing, homeless and community development
23 funds, as well as local and state homeless and housing funds, on behalf of
24 the consortia.

25 5. The interjurisdictional joint recommendations committee of the King
26 County Consortium member cities participated in the development of the
27 updated Consolidated Housing and Community Development Plan for
28 2010-2012, has approved the plan, and recommends it for approval by the
29 King County council.

30 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

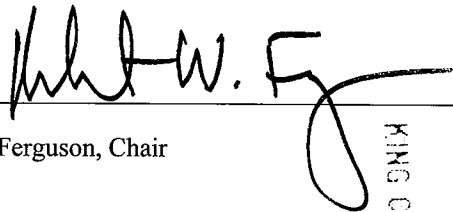
31 SECTION 1. The King County Consortium Consolidated Housing and
32

- 33 Community Development Plan for 2010-2012, substantially in the form of Attachment A
34 to this ordinance, is hereby adopted.

Ordinance 16741 was introduced on 11/23/2009 and passed by the Metropolitan King County Council on 12/14/2009, by the following vote:


Yes: 7 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Patterson, Mr. Ferguson and Mr. Dunn
No: 0
Excused: 1 - Ms. Lambert

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Bob Ferguson, Chair

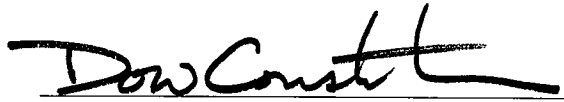
ATTEST:



Anne Noris, Clerk of the Council

RECEIVED
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CLERK
KING COUNTY COUNCIL

APPROVED this 21st day of December, 2009.



Dow Constantine, County Executive

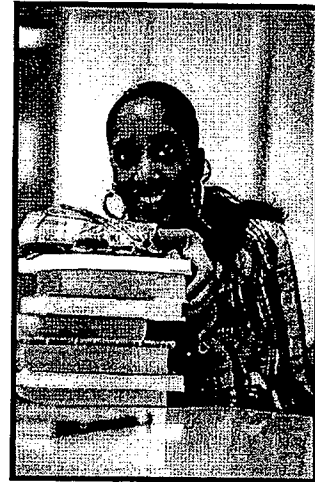
Attachments: A. The King County Consortium--Consolidated Housing and Community Development Plan--2010-2012

Attachment A

2009-622

The King County Consortium

16741



**Consolidated Housing and Community Development
Plan
2010 – 2012**



King County

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Way, the private sector including business, and homeless people on various coordination efforts.

Goal Three: 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 Section III of the consolidated plan.

I. Introduction

A. Purpose of the Consolidated Plan

The purpose of the King County Consortium Consolidated Housing and Community Development Plan for 2010 – 2012 is to guide the investment of certain federal housing and community development funds in King County outside the City of Seattle. The consolidated plan sets forth goals and performance measures, which are detailed in Section III.

King County has prepared this consolidated plan on behalf of, and with the assistance of, a consortium of jurisdictions. Thirty-four suburban cities and towns in King County, along with the unincorporated areas of the county, make up the King County Consortium.¹ The consortium is committed to finding effective, coordinated approaches to address the unmet housing and community development needs of low and moderate-income residents.

The table below shows the federally-funded programs whose investments are governed by this consolidated plan. The King County Consortium receives an annual entitlement, or formula grant, from each of these funds: the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships program (HOME), and the Emergency Shelter Grant (ESG) program. The consolidated plan specifically applies to those formula grants, but it also provides guidance on federal homeless assistance funding priorities, as well as state and local dollars to address housing and homelessness.

Federally-Funded Programs Governed by the Consolidated Plan

Federal Fund Source	Geographic Areas Covered	Major Allowable Activities
CDBG Amount per Year: Approximately \$6 million	King County ² (except Auburn, Bellevue, Kent and Seattle which receive their own CDBG funds) ³	Community facilities, affordable housing, housing repair, homelessness prevention services, operating assistance for homeless housing, public infrastructure improvements, economic development, limited human services
HOME Amount per Year: Approximately \$4.5 million	King County (except Seattle)	Affordable housing and home ownership
ESG Program Amount per Year: approximately \$200,000	King County (except Seattle)	Services and operations for emergency shelters for homeless people and prevention of homelessness

¹ The cities of Normandy Park and Milton have chosen not to participate in the King County Consortia (Milton participates with Pierce County). The cities of Medina and Newcastle wish to participate in the Consortia, but did not submit an agreement in time to participate in 2009. Consequently HUD entitlement funds are not currently available to address the needs of the residents.

² See note 1.

³ The cities of Shoreline, Renton and Federal Way have entered into a CDBG joint agreement with King County to allocate the CDBG funds to which they are entitled. The funds for these cities are administered separately from the CDBG funds for the remaining cities and unincorporated King County in the regular CDBG Consortium.

The King County Comprehensive Plan provides a wide range of policies to support housing preservation, development and affordability, mandating the following:

- Housing choice and opportunity throughout King County, providing a range of housing choices and ensuring and expanding affordable housing resources
- Affordable housing development incentives for low and moderate-income households and housing development subsidies
- Preservation of existing affordable housing
- Access to housing
- Reducing development costs
- New housing models
- Direct assistance to households
- Homeowner assistance
- Renter assistance and homeless prevention
- Balancing jobs and housing.

King County has completed the required update of its comprehensive plan. 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 that improve housing quality through flexible development standards
- Creating more opportunities to diversify 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.

These policies guide development in the unincorporated areas of King County, as well as the county's efforts in working with federal, state and local partners on efforts such as the King County CDBG and HOME Consortia and the Consolidated Housing and Community Development Plan.

The HOME and ESG funds are allocated and administered as single Consortium-wide pots of funds with a Request for Proposals (RFP) process at least annually. The Housing and Community Development Program (HCD) announces the availability of ESG funds through a periodic Homeless Assistance Fund RFP process for multiple year awards.

The Joint Recommendations Committee (JRC) recommends the allocation of federal and local funds to specific projects, and advises on specific guidelines and procedures for King County and the consortium partners. The JRC was created through the interlocal cooperation agreements, and is the official advisory body to the King County Executive. The JRC is also involved in the development, review, and endorsement of the Consortium's Consolidated Housing and Community Development Plan. The JRC consists of eight city representatives⁵ (elected officials or high-level staff) and three 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 to \$4 million in federal HOME funds, about \$2 million to \$4 million in local document recording fee surcharge funds, and about \$1 million in Veterans and Human Services Levy capital to low-income housing projects throughout the county. The King County members of JRC advise the county on the allocation of the county's local housing dollars, if such are available.
- *Community Development*: The JRC advises the County Executive on consortium-wide CDBG guidelines, including loan guarantees that would involve the entire consortium's funds, and the portion of the CDBG dollars available (about \$2.5 million) for annual allocation to the north/east and south sub-regions of the consortium.
- *Homelessness*: The JRC allocates approximately \$700,000 per year in RAHP homeless/transitional housing operating funds, and about \$800,000 per year in CDBG and ESG funds for emergency shelter and emergency funds for households at risk of homelessness. The JRC also advises King County and Seattle on the priority activities to include in the joint application for federal McKinney homeless assistance funds.
- *Guidelines and Procedures*: The JRC recommends guidelines and procedures on a range of housing, homeless, community and economic development issues to the King County Executive, including review/recommendation of the Consolidated Housing and Community Development Plan.
- *State and Federal Legislative Priorities*: The JRC advises King County on state and federal legislative priorities regarding housing, homeless, and community development issues.

⁵ Four (4) city representatives from the Regular CDBG Consortium, two (2) city representatives from the Joint Agreement cities and two (2) city representatives from the HOME-only cities.

4. Income

Incomes grew in King County during the 1990's and mid-2000's, but growth has been sporadic. Growth in real income is likely to stabilize or decline in the last two years of the decade, resulting in very modest real income growth over the decade.

5. Low-Income and Poverty Households

- The percent of low-income households and households in poverty increased in the consortium at the same time that high-income households were also increasing.
- In 2007, nearly 21 percent of the households in the consortium earned 50 percent of area median income (AMI) or less, up from 16 percent in 1990.
- The poverty rate⁸ increased from eight percent to 8.4 percent of the population in King County from 1990 to 2000. In 2007, it is estimated at 9.9 percent for King County as a whole.
- In the consortium in 2007, approximately 98,200 people, or 8.4 percent of the population lived in poverty.
- A two-person household with an income at 100 percent of the federal poverty threshold could afford about \$360 per month in rent.
- Poverty in the consortium is most concentrated in the South Urban Area (see Maps in Appendix A: Needs Assessment).

6. Unemployment

The jobless rate in King County has varied this decade, but rose sharply in 2008 – 2009, reaching nearly eight percent in March 2009. Unemployment and loss of reliable income due to the recession has put more low, moderate, and even median income households at risk of losing their homes, or of being heavily burdened with their housing costs.

7. Families and Children in Poverty

- Twenty-two percent of female-headed families are poor, compared to 6.4 percent of all families.
- Children constitute nearly 40 percent of all persons living in poverty in the consortium. They constitute about 30 percent of poor persons in the county as a whole.

⁸ The poverty level is a threshold measure prescribed by the federal government. The measure has two components, income level and family size by number of related children. Unrelated individuals and two-person households are further differentiated by age (under 65 and 65 and over). The poverty level in 2008 was \$22,017 for a family of four with two related children; the poverty level was \$14,490 for a two-person household under 65; and was \$13,032 for a two-person household 65 and over.

12. HIV/AIDS Population

- There were at least 6,320 King County residents living with Human Immunodeficiency Virus (HIV) or Acquired Immune Deficiency Syndrome (AIDS) at the beginning of 2008.¹¹ Public Health staff estimate that approximately 80 percent or 5,047 of those individuals reside in Seattle, and approximately 20 percent or about 1,270 live in King County outside Seattle (consortium area).
- Based on assessment data, over 1,030 people living with HIV/AIDS need assistance finding housing and/or emergency, short-term or ongoing rental assistance. These needs include transitional and permanent housing placements, as well as help paying rent to maintain current housing.
- Local and national evidence indicates that homelessness puts people at higher risk of contracting HIV/AIDS.

B. Housing Market: Rental Housing

1. Market Rate Rentals

- Apartment rents have risen slightly faster than inflation despite two periods of relatively high unemployment this decade. In 2009, the median rent for all units in South King County was \$825, while it was \$930 in the Seattle and Shoreline area, and \$1,156 in the east King County sub-region. At a median of \$1,295, rents are highest in the rural cities.
- Those earning 80 percent of AMI and above can usually find rentals they can afford, but the supply of affordable rental housing drops off significantly between 40 – 60 percent of AMI, and a housing cost burden becomes apparent.
- In King County as a whole, 85 percent of market rate rentals are affordable to those earning 80 percent of AMI or above. About 34 percent are affordable to those earning 50 percent of AMI, although about 44 percent of renter households earn that amount or less.
- At 40 percent of AMI, only 8.3 percent of rental units are affordable throughout the county. That income group represents about one-third of all rental households.
- The sufficiency of the supply of market-rate rentals is complicated by the fact that very low-income renters are often forced to occupy higher cost units because there are virtually no rental units in their affordability range. On the other hand, households in higher income brackets (median income or above) also occupy mid-range units although they could afford more expensive ones. Thus the supply of mid-range units is constricted by demand from both ends, making it difficult for renters in the 50 – 80 percent of AMI range to find units they can afford.

¹¹ HIV/AIDS Epidemiology Unit, Public Health – Seattle and King County and the Infectious Disease and Reproductive Health Assessment Unit, Washington State Department of Health. HIV/AIDS Epidemiology Report, Second Half 2007: Volume 71.

4. Policy Implications

- In order to actualize the framework Countywide Planning Policies that address both regional and local efforts, and 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, new construction of affordable rental housing should generally be focused in the east and north urban sub-regions of the consortium.
- It is important the consortium continue to work with the private market to encourage the development of affordably-sized single-family houses and other affordable ownership options, as well as affordable rental options at a range of income levels within privately developed projects. This allows qualified moderate and median-income households to transition from rental housing to home ownership, and thereby reduces the demand on the rental market.

C. Housing Market: Owner Housing

1. In 2008, ownership housing was more affordable than in 2004 – 2007, but the median-priced home still cost almost \$100,000 more than the median-income household could afford.
 - The median sales price of all homes in King County (single family, townhomes, condominiums, and mobile homes) declined about two percent from \$397,000 to \$390,000 in 2008 and had dropped to \$351,500 by May 2009. This represented roughly a 12 percent drop over the previous twelve months. Nationally, home prices fell about 19 percent during the same 12-month period.
 - The median sales price for single family homes in 2008 was \$425,000, a seven percent decline since 2007 and about the same as the median price in 2006. The median sales price for condominiums fell from \$292,000 in 2008 to \$270,450 in May 2009.
 - In 2008, a median-income household of two to three persons could just barely afford the medium-priced condominium, or a comparably-priced townhouse. However, the continued decline of prices into early 2009 meant a larger inventory of homes that the median income household could afford.
 - A two-person household earning 80 percent of median income, or about \$55,000 in 2009, could afford a home priced at no more than \$223,000. Less than 10 percent of all homes sold in King County in 2008 (including condominiums) were priced at that amount or less.

- About 850 persons were found to be living unsheltered in the consortium areas, outside of Seattle, during the 2009 One Night Count (January 30, 2009). This is a 30 percent increase over the 655 unsheltered persons found in the consortium area in 2008.
- On the date of the One Night Count, 1,662 persons were occupying shelter or transitional beds outside of Seattle, representing about 88 percent occupancy of available beds.

2. Policy Concerns

- There is strong support from stakeholders, low to moderate-income persons who participated in our public input forums (particularly south urban area residents), from published studies, and from the CEH in King County (our region's Continuum of Care planning body) to make homeless prevention services a high priority.
- Stakeholders, particularly in south King County, expressed concern about lack of both shelter and transitional housing units for families. Waiting lists for transitional housing and also for longer-term affordable rental housing are often greater than six months, putting many families at risk of homelessness. Among these families, victims of domestic violence are especially at risk.
- The consortium's practices for investment of capital in homeless housing will continue to be guided by the Ten-Year Plan to End Homelessness in King County (ten year plan), which is the regional Continuum of Care Plan. The CEH has adopted objectives for the ten year plan, including a housing first model for homeless housing.
- The housing first model aims to pair homeless persons with services and permanent housing immediately. This model does not favor large investments in new shelters or new transitional housing unless the transitional housing allows transitioning in place. This model does not prohibit ongoing operational and service supports to existing shelters and transitional housing.

E. Community and 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 CEH, the Interjurisdictional Advisory Group of participating city staff, focus groups, stakeholder and public input processes conducted by the consortium for the consolidated plan, community forums and assessments (such as United Way of King County's Human Service Community Assessment), and meetings with representatives from other local and state governmental agencies and other county departments and divisions.

4. Economic Development Priorities

- Assistance to increase job counseling and job training opportunities
- Direct economic development assistance to for-profit businesses, including small businesses to create jobs
- Rehabilitation and/or improvements of publicly or privately owned commercial property.

5. Economic Development Stakeholder Concerns and Support

- There is stakeholder support for the consortium to explore methods to coordinate consortium funding for regional and sub-regional community facility projects.
- There is strong support for the consortium to have a policy related to the development of neighborhood revitalization strategies.
- The White Center area, the area of highest poverty concentration in the county, is an area of high priority for community/economic development strategies.

F. General Stakeholder Concerns and Support

For detailed comments from the 2009 stakeholder and public meetings, see Appendix C.

- Stakeholder input and housing needs data indicate that the highest need for rental housing funds are for new rental units serving households at 30 percent of AMI and below and for households from 31 percent to 50 percent of AMI.
- There is strong stakeholder support for a strategy that prioritizes the development of new units of housing that serve the lowest income households, especially families with children, and 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 priority housing units serving the lowest income levels.
- There is also strong support for the Shelter Plus Care strategy that matches appropriate supportive services with housing for populations with particular needs.
- There is strong stakeholder support for a strategy that makes funds available to acquire land for priority affordable housing in areas that are slated for future transit or higher density development.

Goal 1, 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.

1. Strategy 1A

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

Fund sources: Federal CDBG and HOME dollars; local document recording fee surcharge revenue including RAHP dollars; occasionally local cities' dollars; and occasionally, special needs housing dollars for specific populations, such as persons with developmental disabilities and persons with mental illness and/or chemical dependency.

Fund limits and other details: Refer to the King County Consortium Procedures and Guidelines adopted by the JRC.

1.1 Annual Output Measures

- An average of 250 units of rental housing will be constructed, or acquired and rehabilitated.¹⁸ At least 30 of the 250 units of rental housing shall be targeted to persons/households with special needs.¹⁹
- An average of 280 new renter households will be served by rental units completed during each year (see table below for breakdown of the goals for household types and income levels that will be served annually).

1.2 HUD Community Planning and Development Performance Measures

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

¹⁸ This number is an estimate, as the type of projects funded and other factors may affect the annual outputs.

¹⁹ 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.

1.3.1 Priorities for Households Served

- Households at or below 50 percent of AMI
- Households with special needs
- Homeless housing: the consortium will follow the recommendations of the CEH. The CEH Funder's Group prioritizes permanent supportive housing, including units utilizing a housing first philosophy, other permanent housing for homeless households and non time-limited housing that allows households to transition in place²⁰ over new transitional housing and new shelters.

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

- Units serving households at or below 30 percent AMI are the highest priority.
- Units serving households from 31 percent to 50 percent AMI are a high priority.

1.3.3 New construction of rental housing that is affordable to very low to moderate income households:

- Units serving households at or below 30 percent AMI are the highest priority.
- Permanent supportive housing is a high priority.
- Units serving households from 31 percent to 50 percent AMI are also a priority.

1.3.4 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.
- The King County Housing Authority HOPE VI Project includes the completion of the first phase of Park Lake Homes and the redevelopment of the second phase of Park Lake Homes public housing into a mixed-income senior community that integrates

²⁰ 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 may then shift the transitional services to another unit in the same housing complex for a newly housed, formerly homeless household.

1.4.2 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, such as:

- The project will lower rents as compared to market rate rents for the area where it will be located, in all or some of the units.
- 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 tenants who may be displaced by the project.
- In addition, projects applying for HUD program funds, Washington State Housing Trust Fund or the Washington State Housing Finance Commission's tax credit program must provide a portion of units (at least one) which are affordable to households at or below 30 percent of AMI and that will be screened and monitored for a household or households at that income level.

2. 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 1A, as Strategy 1B addresses rehabilitation only and 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 sources: Federal HOME and CDBG dollars, and occasionally local funds 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 JRC.

- 2.1. *Annual output measure:* From five – 40 units will be rehabilitated and/or modified.
- 2.2. *Short-term outcome:* The tenants have an improved satisfaction with their housing due to the improvements/rehabilitation and/or modifications.
- 2.3. *Outcome indicator:* Tenant-based survey, conducted by agency or landlord that is awarded funds.

landlords about the benefits of participating in the Section 8 program, and on the development of other programs that may benefit our region.

- 3.7 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.
- 3.8 King County will partner with the King County Developmental Disabilities Division to provide housing programs that expand community-based housing options for persons with developmental disabilities and will explore similar opportunities with systems that serve other special needs populations.
- 3.9 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.
- 3.10 King County will prioritize the development of a program, consistent with other goals and priorities set forth in this plan, to fund affordable housing projects that are:
 - Environmentally sound
 - Sustainable
 - Projected to save on long-term costs for the owner and the residents
 - Designed to accommodate all persons, regardless of their level of mobility
 - Allow residents to age in their home.
- 3.11 This program will adopt the standards of the Washington State Evergreen Program, which is required for all projects seeking Washington State Housing Trust Fund support and may draw on Leadership in Energy and Environmental Design environmental standards or a similar system of environmental standards to encourage a high level of environmental sustainability and durability. The HCD will also encourage the utilization of “universal design”²¹ standards for affordable housing project applicants that volunteer to participate. The consortium will coordinate efforts to implement this program so that participating projects do not encounter barriers from local codes that may conflict with the adopted standards, or delays in contracting.

²¹ For more information about universal design Objective 3, Strategy 3B.

Households to be Served Annually by Income Level

	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	67	61	47	175

1.4 Minor Home Repair

The consortium may fund city-sponsored minor home repair projects to assist low to moderate-income homeowners with small home repair needs, as opportunities arise.

1.5 HUD Community Planning and Development Performance Measures

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

2. Strategy 2B

2.1. 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 that 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.

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

Fund sources: HOME, occasionally CDBG, and local funds targeted for special needs populations; federal NSP recovery funds through Washington State.

Fund Limits and other details: Refer to the King County Consortium Procedures and Guidelines adopted by the consortium's JRC.

- 3.4 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.
- 3.5 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.
- 3.6 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.
- 3.7 King County may work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom home ownership is appropriate.
- 3.8 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.
- 3.9 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.
- 3.10 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 paying ongoing rent.
- 3.11 HUD Community Planning and Development Performance Measures
 - *Objective:* Decent Housing
 - *Outcome:* Availability/Affordability/Accessibility (designation depends on goal of particular project).

Goal 1, Objective 3: Fair Housing

Plan for and support a fair housing strategy to affirmatively further fair housing and increase access to housing, as well as to housing programs and services, for low to moderate income households. King County staff may work with consortium city staff and community stakeholder agencies to carry out its Fair Housing Action Plan. This strategy does not have annual output or outcome goals, and will be reported on, as progress occurs, in narrative fashion.

1. Strategy 3A

King County and the consortium will carry out the initiatives and activities identified in the adopted Fair Housing Action Plan 2007 – 2011 in order to further fair housing in the region.

- 1.1 *Action Area 1:* Coordinate fair housing workshops, trainings and outreach with local partners covering rental housing issues, as well as zoning/land use issues. Trainings will be crafted to meet the needs of housing funders, housing providers, service providers, private attorneys, commissioners, judges and planners.
- 1.2 *Action Area 2:* Coordinate fair housing lending and predatory lending workshops and trainings on ownership housing issues with local partners. Trainings will be crafted to meet the needs of lenders, realtors and real estate agents, community-based housing counselors, senior services agencies and homebuyers.
- 1.3 *Action Area 3:* Provide written informational materials about fair housing, basic landlord-tenant issues and fair lending/predatory lending. Materials will be created for housing consumers, landlords, community agencies and others. Look for funding opportunities for a fair housing advertising campaign.
- 1.4 *Action Area 4:* Provide technical assistance to contracted housing providers and others to affirmatively promote fair housing choice. Consider a menu of enhanced fair housing requirements for contracted agencies, as well as agencies entering agreements with King County to include affordable housing in a for-profit development, and monitor new requirements.
- 1.5 *Action Area 5:* Work with the community to advance programs and initiatives that promote positive change for persons impacted by impediments to fair housing choice, including providing civil rights enforcement services, and working to fill supportive services and housing needs, including success in housing strategies for homeless households.
- 1.6 HUD Community Planning and Development Performance Measures
 - *Objective:* Decent Housing
 - *Outcome:* Accessibility

B. Goal Two: End Homelessness

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 objectives.

- 1.3 Support additional programs as opportunities arise.
- 1.4 Annual Output Measures
 - 1.4.1 Provide 520 units of permanent supportive rental housing each year through Shelter Plus Care rental assistance and associated supportive services.
 - 1.2.1 Provide 250 units of permanent supportive housing annually through the local Supportive Housing Program.
- 1.5 *Short-term Outcome:* A majority of the households served will remain housed and increase their housing stability.
- 1.6 *Indicator 1:* Number and percentage of households that remain permanently housed six months after entering the Shelter Plus Care program as reflected in the Annual Progress Report (APR).
- 1.7 *Indicator 2:* Number and percentage of households that remain permanently housed one year after entering housing through the locally funded Supportive Housing Program.

2. Strategy 2B

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

2.1 Annual Output Measures

- 2.1.1 Fifty families with children housed with an appropriate level of temporary rental assistance and housing case management.
- 2.1.2 Forty households without children (singles or couples) housed with an appropriate level of temporary rental assistance and housing case management.

3. Strategy 2C

Coordinate with public housing funders, community-based organizations, housing organizations and other stakeholders to plan for a range of additional permanent housing units and options that serve very low-income households at 30 percent of AMI and below, and that are targeted to serve homeless households, including bunkhouses, Single Room Occupancy'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 that Goal One: Ensure Decent, Affordable Housing (above) has unit goals related to this strategy.

Goal Two, 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 CEH, cities, mainstream systems, the Safe Harbors initiative, housing funders, community agencies, United Way, the private sector including businesses and homeless people.

The below strategies do not have annual output or outcome goals, and will be reported on as progress occurs, in narrative fashion:

1. 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.

2. 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.

3. 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).

4. 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.

C. Goal Three: Establish and Maintain a Suitable Living Environment and Expand 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.

Goal Three, Objective 1: Human Services Agencies.

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

Goal Three, 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.

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.

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.

1. Strategy 2A

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

Fund Sources: Regular CDBG formula allocation and CDBG-R recovery funds

1.1 *Annual Outputs:* An average of three public improvement projects will be completed annually.

1.2 HUD Community Planning and Development Performance Measures

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

2. Strategy 2B:

Revitalize deteriorated areas with high rates of poverty in the consortium. King County has developed a Neighborhood Revitalization Strategy Area (NRSA) for the White Center neighborhood in unincorporated King County, which has the highest poverty rate in the county. The White Center NRSA is appended to the consolidated plan as Appendix L.

The consortium may explore whether there are other high poverty areas that may benefit from a NRSA and whether there are human services needs that are specific to NRSA neighborhoods. Consortium cities will lead the process of exploring whether there are any areas within their jurisdiction that may benefit from a NRSA.

2. Strategy 3B

Assist with the development of micro-enterprise²² businesses by providing assistance for comprehensive economic development activities designed to address the economic needs of low to moderate-income persons or households seeking to start or expand their own small businesses.

Fund Sources: Federal CDBG funds, and private funding

- 1.1 *Outputs:* Assist an average of 50 individuals with training, technical assistance and/or access to business support group meetings and activities.
- 1.2 *Outcomes:* Help small businesses gain critical start-up business knowledge; improve both personal and business financial position and credit; increase business viability, profitability and stability; and use access to small loans to increase inventory, lower costs and increase profits.
- 1.3 *Outcome Indicators:* Agencies/providers will provide outcome data through project accomplishment reports that reflect the number of new businesses developed, income growth, job creation as a result of business activity and other metrics.
- 1.4 HUD Community Planning and Development Performance Measures
 - *Objective:* Economic Opportunity
 - *Outcome:* Sustainability

D. Resources Available to Address the Goals of the Consolidated Plan

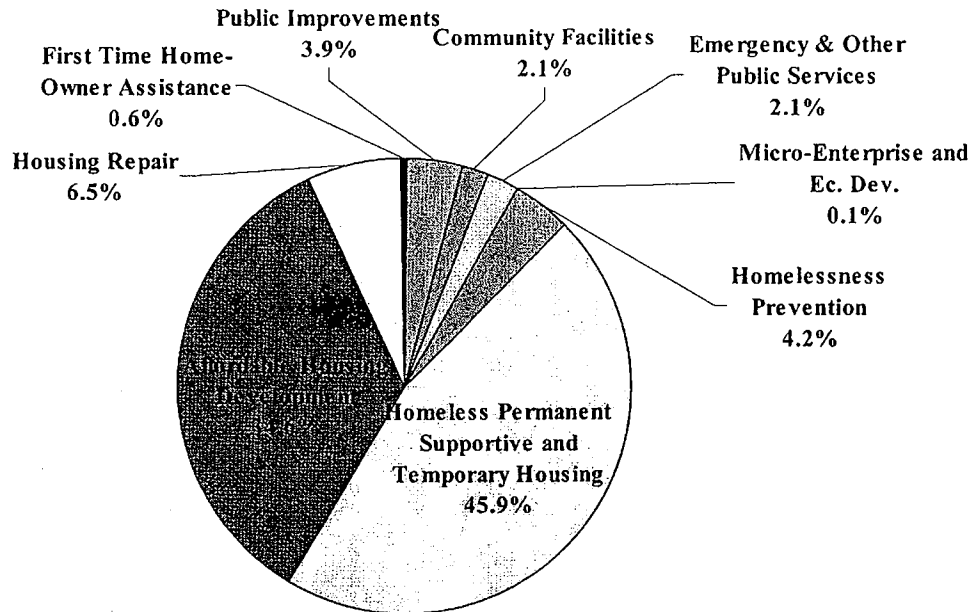
An approximation of the amount that the consortium will receive on an annual basis through the federal entitlement programs is listed below. These amounts can vary from year to year, and are subject to annual appropriation by Congress.

Revenue Outlook for 2010 – 2012

<u>Federal Entitlement Program</u>	<u>Average Amount Per Year</u>
Community Development Block Grant	\$6,000,000
HOME Investment Partnership	\$4,400,000
Emergency Shelter Grant Program	\$ 200,000
Total Federal Entitlement Programs (Average)	\$10,600,000

²² Micro-enterprise means a business having five or fewer employees, one or more of who owns the business.

**Distribution of King County Administered Funds for
Housing and Community Development Activities: 2008**

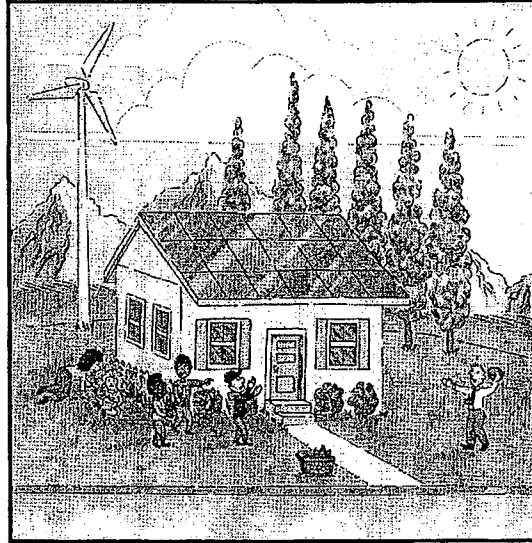


Description of Chart Labels (above)

Affordable Housing Development is capital funds utilized for the development of new units of affordable housing: CDBG, HOME, Regional Affordable Housing Program, Veterans and Human Services Levy, and some additional local funds from the King County Developmental Disabilities Division and King County Mental Illness and Drug Dependency (MIDD) Fund.

- First-time Home Owner Assistance is primarily HOME funds utilized for first time home buyer activities.
- Housing Repair is HOME and CDBG funds utilized for the repair of the homes of low to moderate-income homeowners through the Housing Repair Program.
- Homelessness Prevention is CDBG funds and local Veteran's and Human Services Levy funds used for programs which provide one time funds for eviction prevention with the goal of increasing housing stability and preventing homelessness.
- Homeless Permanent Supportive Housing and Temporary Housing are federal competitive funds through McKinney, ESG formula funds, THOR state funds and local Homeless Housing and Services funds utilized to create permanent supportive housing opportunities for homeless households, and for the operations and maintenance of temporary housing for homeless households, including transitional housing and shelters.
- Emergency and Other Public Services are CDBG funds for public services (such as food and transportation assistance or short-term help for bill payment) other than homeless prevention and homeless services, and public services that are priorities for the joint agreement cities.

Appendix A
2009 Needs Assessment



Consolidated Housing and Community Development
Plan
2010 - 2012

- Moderate income households: households with income at or below 80 percent of the AMI. Eighty percent of AMI in 2009 was \$51,200 for a household of two, \$57,600 for a household of three, and \$64,000 for a household of four.¹

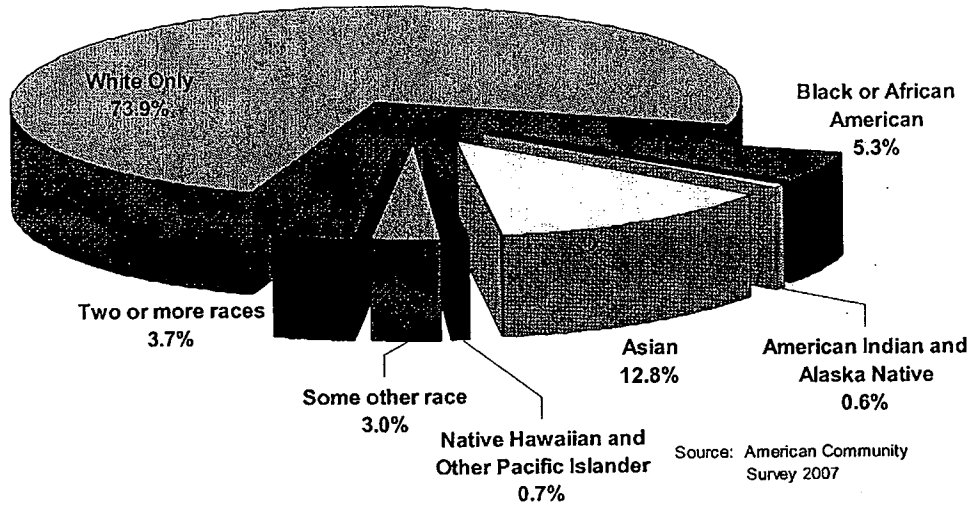
II. Demographic and Income Data

A. For all of King County, including the City of Seattle, the growth rate slowed from that of the 1990's. From 2000 - 2007, the county grew by just over seven percent. Given the 2008 - 2009 recession, the county will probably grow by about nine percent over the 2000 - 2010 decade.

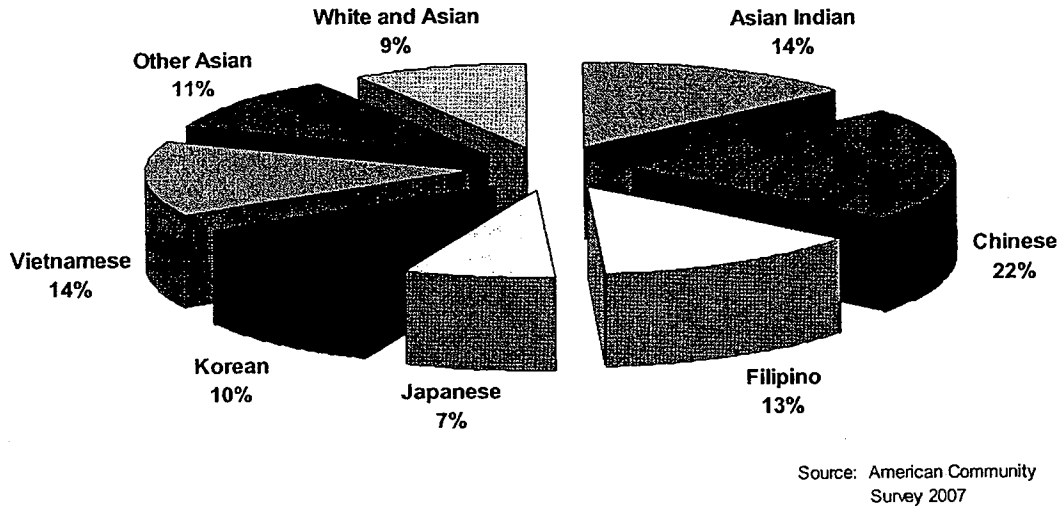
- In 2007, the population of the consortium area (King County outside Seattle) was 1,275,100. It grew by 8.6 percent from 2000 - 2007.
- Washington State Office of Financial Management (OFM) projects that the population of the housing consortium area will grow at about 12.5 percent for the 2000 - 2010 decade.
- The highest rate of growth in the consortium since 2000 has been in the east small cities and south small cities.
- Numerically, the highest growth has been in the east urban area, which OFM estimates to have gained over 38,000 people from 2000 - 2007. The OFM estimates that the south urban area grew by 24,000.
- The City of Seattle gained 22,900 new residents between 2000 and 2007, achieving a relatively slow growth of about four percent over those seven years.
- Construction activity remained steady through 2007, although it is likely to be slower in 2008 - 2009. In the county as a whole more multifamily units than single family units were built in 2007.

¹ This represents the U.S. Department of Housing and Urban Development moderate income level which is capped at 80 percent of the average median income for the nation. Since King County's median income is higher than the national average, this level is about 76 percent of the County's median income. Most federally-funded programs used the capped 80 percent (i.e. about 76 percent AMI).

2007 Consortium Population by Race

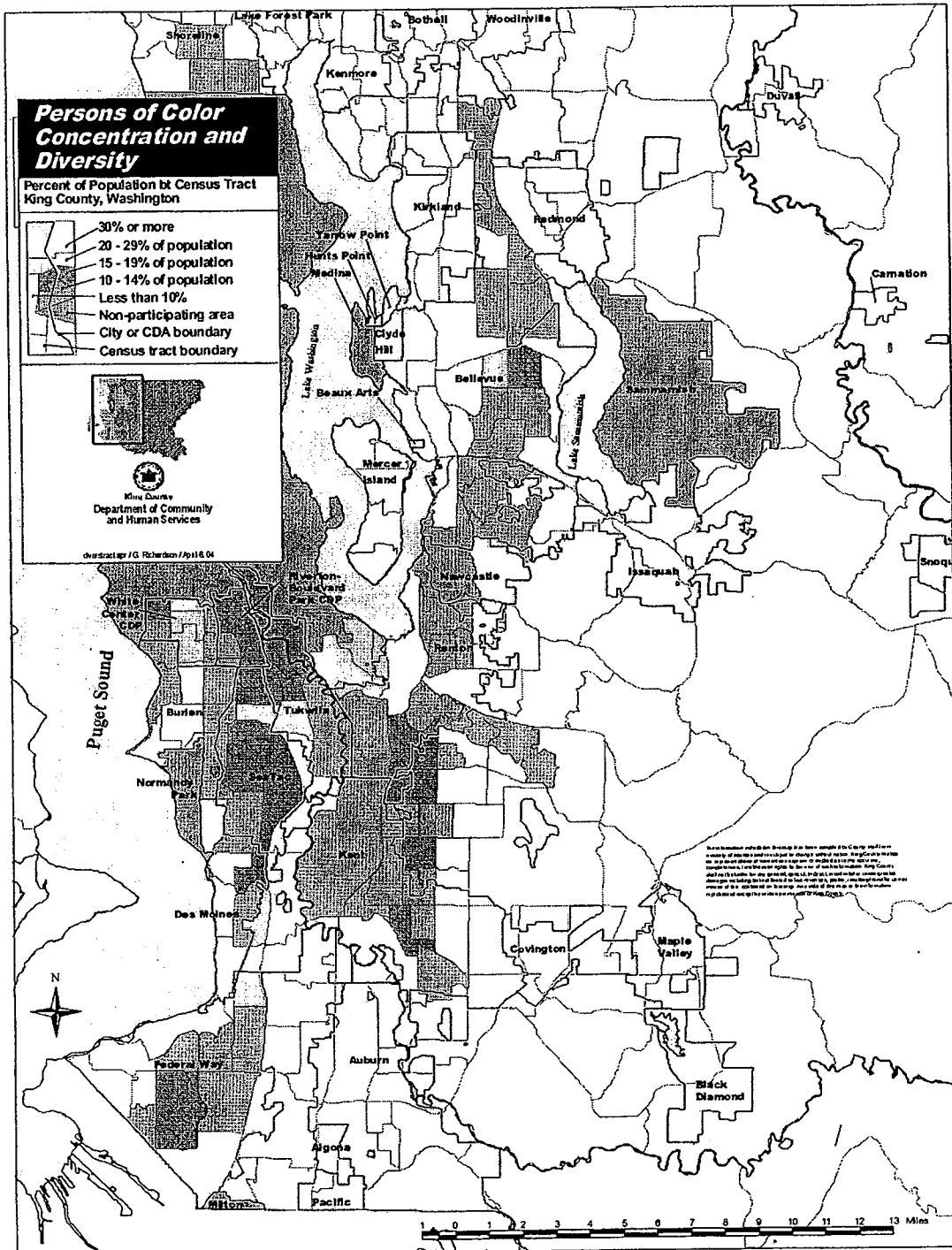


A Profile of Asian Residents in King County outside Seattle: 2007



Map 1 – Persons of Color Concentration and Diversity by Census Tract for the King County Consortium

This persons of color map is based on race data from the 2000 census. The categories are Black/African American, American Indian, Asian, Native Hawaiian and some other race.



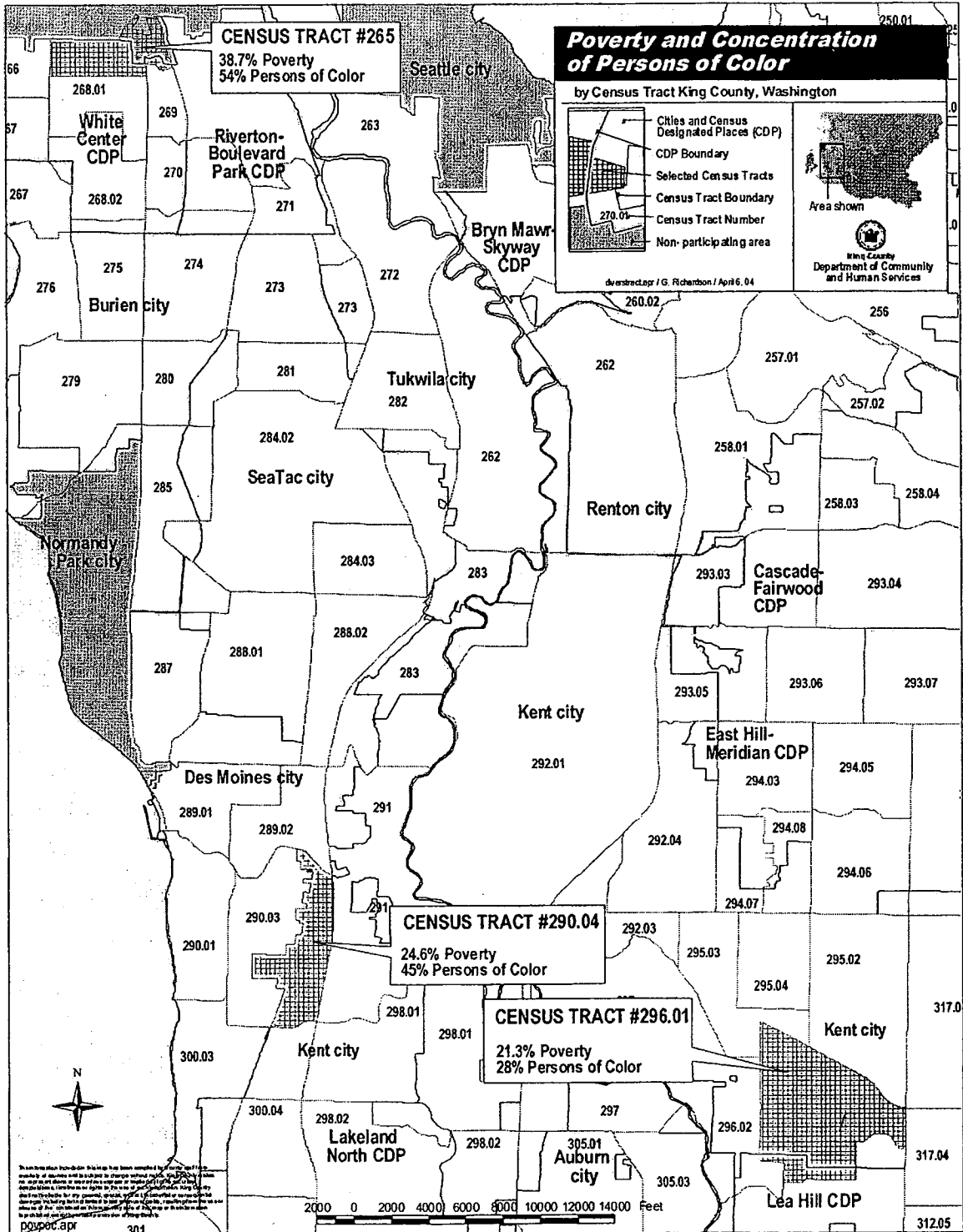
D. Low-income households and households in poverty increased in the consortium.

- The percentage of households earning 50 percent of AMI⁴ or less increased from 16 percent to 18 percent of total households in the consortium from 1990 - 2000. In 2007, it appears that 20.7 percent of the households in the consortium earned 50 percent of AMI or less.
- The poverty rate⁵ increased from eight percent to 8.4 percent of the population in King County from 1990 - 2000. In 2007, the poverty rate is estimated at 9.9 percent for King County as a whole. This was lower than the national poverty rate of 13 percent in 2007.
- In the consortium, approximately 8.4 percent of the population (98,200 people) lived in poverty in 2007.
- In 2000, 16 census tracts in the consortium had poverty rates of 15 percent and above.
- Census tract 265.00 in White Center had the highest concentration of both poverty and persons of color in the consortium, with a 38.7 percent poverty rate and 54 percent persons of color.
- Poverty in the consortium is most concentrated in the south urban area (see Map 2, which follows).
- The percentage of persons living in poverty in the east urban area doubled between 1990 and 2000 from 2.2 percent to 4.7 percent.

⁴ 50 percent of area median income was \$33,700 for a household of two in 2009.

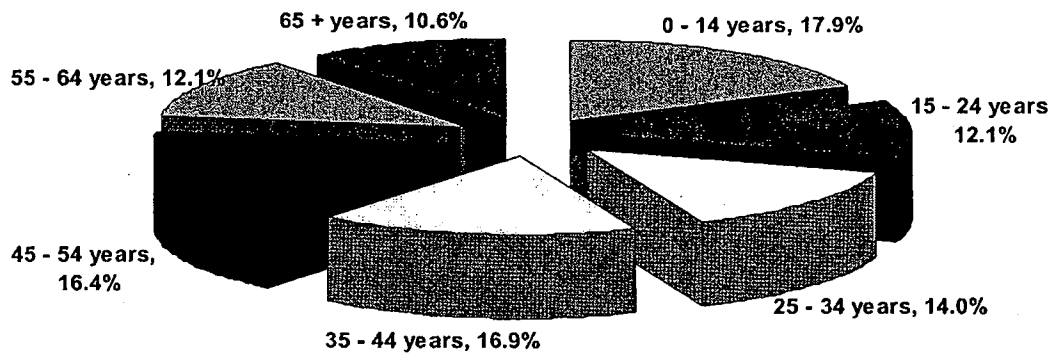
⁵ The poverty level is a threshold measure prescribed by the federal government. The measure has two components, income level and family size by number of related children. Unrelated individuals and two-person households are further differentiated by age (under 65 and 65 and over). The poverty level in 2008 was \$22,017 for a family of four with two related children; the poverty level was \$14,490 for a two-person household under 65; and was \$13,032 for a two-person household 65 & over.

Map 3 – Census Tracts with High Concentrations of Persons of Color and of Poverty in the King County Consortium



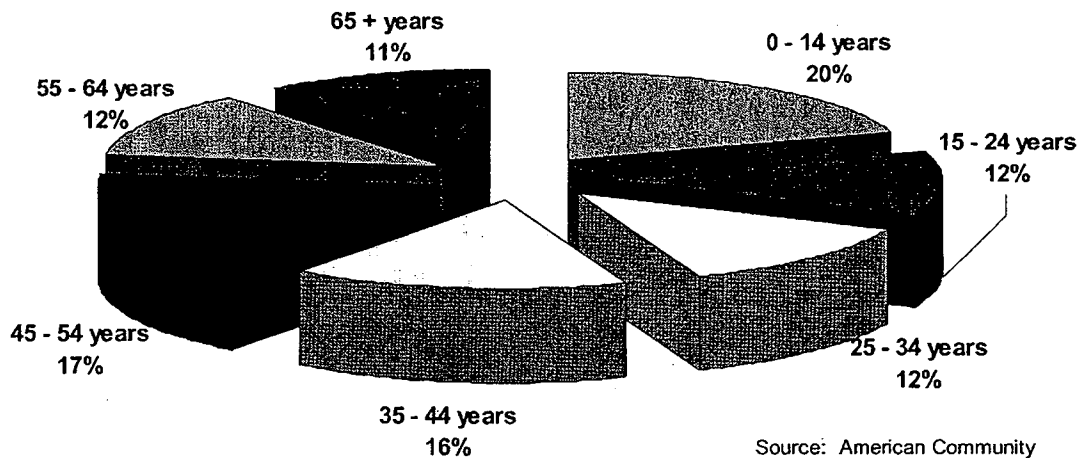
- Between 2000 - 2010 King County's 60 and older population is expected to grow from 13.8 percent of the total population to 16.8 percent of the total population. By 2007, they constituted 16.0 percent of the population.
- Overall, the proportion of the population under 14 has shrunk since 2000, while the proportion nearing or entering retirement has grown.

**Percent of Population by Age Group
King County: 2007**

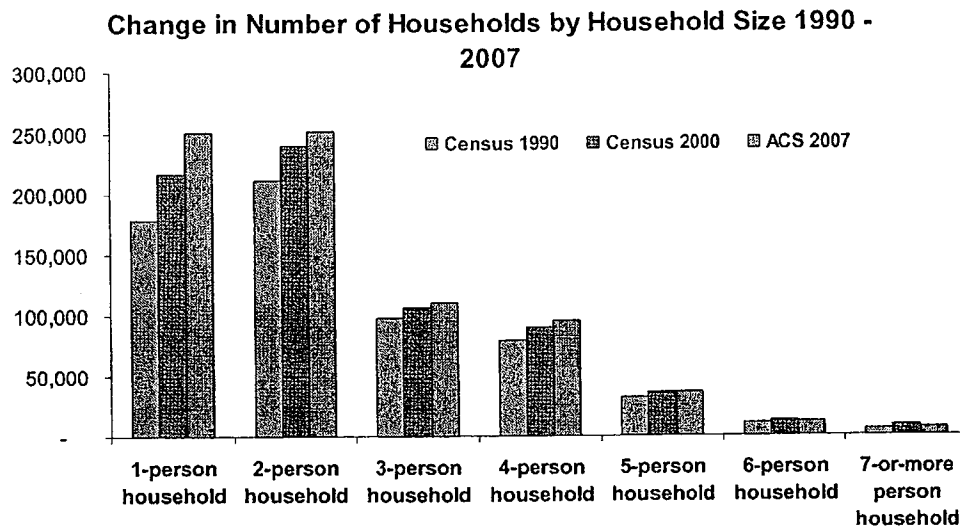


Source: American Community Survey, 2007

**Percent of Population in Age Group
King County Outside Seattle: 2007**



Source: American Community Survey, 2007



K. The state's inmate population stood at about 18,000 at the end of 2007. Many ex-inmates are homeless and, because of their record, are excluded from a number of housing programs.

- According to the Washington State Department of Corrections, the combined population of persons incarcerated and on active supervision in the community decreased from over 70,000 persons statewide to about 46,000 at the end of 2007.
- In June 2008, there were about 14,000 on active community supervision residing in King County.⁶
- About 48,000 persons were held and released from jail in King County in 2008 after an average stay of just under 20 days.
- About 39 percent of confined offenders are readmissions to prison.
- Numerous studies indicate that persons released from prison have multiple needs. A high percentage have substance abuse problems, many did not complete high school, most have spotty employment records of primarily low-wage jobs, many report some level of physical or mental disability, and many do not have secure housing.
- Programs for substance abuse, mental health, educational opportunities and pre-release preparation have been cut from the prisons as the state budget conditions have grown tighter. The result is that offenders re-entering the community often have not received treatment, have few job skills and, in general, are ill-prepared for life on the outside.

⁶ Department of Corrections, "Community Classification by County of Supervision" as of June 30, 2008.

telephones.”⁸ These limitations have significant implications for housing affordability, housing availability, and housing design.

A. Persons with Developmental Disabilities

1. Overview

- A person with a developmental disability is someone whose disability is present before the age of 18, and is expected to last a lifetime. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, autism or other neurological conditions that may impair intellectual functioning.
- There is a 1.6 percent prevalence rate of persons with a developmental disability in the United States. Approximately 80 percent of persons with developmental disabilities are classified as having a mild level of disability, 18 percent have disabilities classified as moderate, and two percent have disabilities classified as severe.
- Persons with developmental disabilities often need some form of support through all stages of their lives. The types of support people need vary with the severity of their disability and can include case management, personal care assistance, live-in residential support, supported employment, guardianship, and payee services.
- Persons with developmental disabilities often have income from both employment and/or Supplemental Security Income (SSI). However, most people with developmental disabilities have extremely low incomes.⁹ Some families with children with developmental disabilities also have extremely low incomes, often due to the additional care needs of their disabled child.
- Persons with developmental disabilities can live successfully in community-based housing with support systems that are appropriate to their needs, which can include a combination of case management, family, friends, or paid support providers.

2. Adults with Developmental Disabilities

- Of the 4,705 adults in King County on the Washington State Department of Social and Health Services, Division of Developmental Disabilities (DSHS/DDD) caseload, 1,412 live in Seattle and 3,293 live in King County outside Seattle.
- In 2008, 2,988 adults in King County on the DSHS/DDD caseload received residential services for housing. Residential services are comprehensive

⁸ Susan Kinne et al., *Disability in Washington State*, University of Washington Center for Disability Policy and Research and Washington State Department of Health, May 2006, p. 7.

⁹ At or below 30 percent of the AMI. This is \$17,700 per year for a household of one in 2009.

- The King County Regional Support Network (RSN), managed by the Mental Health, Chemical Abuse and Dependency Services Division (MHCADSD), is responsible for managing the publicly funded mental health treatment system. Direct services provided by county staff include 24-hour mental health crisis outreach and investigation for involuntary commitment. Treatment services are provided through contracts with licensed mental health centers. Mental Health services include group and individual counseling, case management, outreach and engagement services, medication management vocational services, and assistance with housing and other supports.
- In 2008, mental health services were provided to 34,893 people in King County.
- The Crisis Clinic, which contracts to provide telephone crisis services in King County, responded to 83,412 calls¹⁰ requesting mental health assistance in 2008.
- Western State Hospital continues to plan to close wards at the hospital. The Expanded Community Services program, the two Programs for Assertive Community Treatment (PACT) and the Standard Supportive Housing programs in King County have been successful in transitioning individuals discharged from WSH and local psychiatric hospitals into community-based housing with supportive case management services. Additional transitional and permanent subsidized housing units with support services are needed for this population.
- The RSN has 329 adults residing in licensed residential facilities, such as boarding homes. In addition, the RSN's focus on the recovery model emphasizes individual choice, including community-based housing options for persons with severe and persistent mental illness.
- Additional transitional and permanent subsidized housing units throughout the geographic regions of King County are needed for persons with mental illness.
- Supportive housing needs exist for youth leaving the foster care system when they turn 18 years of age.

2. Homelessness

- A total of 1,641 adults in the outpatient programs (six percent of the adults in those programs) had at least one episode of homelessness in 2008.
- In addition, 502 persons from two homeless outreach programs had at least one episode of homelessness in 2008.

¹⁰This number represents all calls to the Crisis Clinic. It may include repeat calls from the same person.

services that are continually evaluated for effectiveness in reducing the rate of re-arrest.

- The Forensic Assertive Community Treatment (FACT) program was started in 2008 for 50 persons who are high utilizers of the jails. The Forensic Intensive Supportive Housing (FISH) program was started in 2009 for 60 homeless persons including veterans who are high users of King County, Seattle or Auburn Mental Health Courts.
- Housing is an essential component of many of the initiatives of the Criminal Justice Continuum of Care Initiatives Project, such as the Co-occurring Disorders Program, the Housing Voucher and Case Management Program and the Community Center for Alternative Programs (CCAP), and is a prerequisite to recovery and re-integration into the community.
- A need exists for an increase in transitional and permanent affordable and subsidized housing units for persons in the Criminal Justice Continuum of Care Initiatives Project.

D. Persons Living with HIV/AIDS

1. HIV/AIDS Population

- There were at least 6,320 King County residents living with HIV or AIDS at the beginning of 2008.¹¹ Public Health staff estimate that approximately 80 percent or 5,047 of those individuals reside in Seattle, and approximately 20 percent or about 1,270 live in King County outside Seattle (consortium area). The Public Health - Seattle and King County HIV/AIDS Program notes that this number represents only the reported cases that have been diagnosed within the county and reported to Public Health.
- An estimated 7,200 to 7,800 people are living with HIV or AIDS in the county, but many of these people may be unaware of their infection (not tested or have not received their HIV positive test result), may have tested anonymously, or have not been recorded in the HIV surveillance system.¹²
- In King County, there have been 350 - 400 new HIV diagnoses each year since 1998. While the number of new cases has remained level over time, the reported number of residents with HIV/AIDS has been increasing as the number of HIV related deaths has declined to about 100 persons annually, or less than the number of new cases.

¹¹ HIV/AIDS Epidemiology Unit, Public Health–Seattle & King County and the Infectious Disease and Reproductive Health Assessment Unit, Washington State Department of Health, HIV/AIDS Epidemiology Report, Second Half 2007: Volume 71.

¹² Seattle and King County Public Health HIV/AIDS Program, Strategic and Operational Plan for HIV Prevention in King County, October 2007.

HIV/AIDS. A lack of independent living skills limits the ability of some people to succeed in housing, yet there are few programs that provide independent living skills training. Ongoing case management, services, and social support are necessary components, but are often unavailable. As non-profit housing providers partner with the AIDS service system to house people living with HIV/AIDS who have complex health and life challenges, gaps in these services are increasingly problematic.¹⁵

- Housing is a significant need for those living with HIV/AIDS. Housing assistance and housing-related services are among the greatest unmet needs identified by persons living with HIV/AIDS, according to data from the 2007 Comprehensive HIV Needs Assessment.¹⁶ Assessment data indicate that over 1,036 people living with HIV/AIDS need assistance finding housing and/or emergency, short-term or on-going rental assistance. This includes more than 900 men and 140 women.¹⁷ These needs include transitional and permanent housing placements, as well as help paying rent to maintain current housing.
- Many individuals and families are forced to make critical choices when their income is not sufficient to meet their basic living needs. It may mean fewer meals, no healthcare, and loss of utilities, overcrowded housing or eviction. For people living with HIV/AIDS who have low incomes, these choices can have a serious effect on their health status.
- Homelessness puts people at risk of HIV/AIDS. Based on surveys of HIV infection among homeless persons in King County and studies across the country, homelessness puts men and women are at higher risk for HIV infection. Homeless persons reported with HIV/AIDS in King County were more likely to be persons of color and to have been exposed through injection drug use compared to those who were not homeless.¹⁸

3. HIV/AIDS Case Management Survey

The following information is based on the Seattle/King County HIV/AIDS Case Management Survey (October 2007). This is a small sample of needs from case managers with a total of 1,836 clients in their caseloads. Case managers identified 20 percent of their clients who were in need of emergency, transitional or permanent supportive and independent housing (360 individuals). Mental illness and/or chemical dependency were barriers to housing for more than half of these individuals (191 clients).

¹⁵ Seattle-King County HIV/AIDS Housing Plan prepared by AIDS Housing of Washington (currently Building Changes) for the City of Seattle Human Services Department, September 2004.

¹⁶ Prepared by Seattle-King County Department of Health.

¹⁷ Application from Seattle & King County Public Health to the Health Resources and Services Administration for FY 2008 Ryan White Act Part A Funding.

¹⁸ HIV/AIDS Epidemiology Programs Fact Sheet: Homeless Persons, May 2003.

- Housing Opportunity for Persons With Aids funds are able to provide more than 300 individuals with direct housing and rental assistance each year, but there is a great demand for the services provided by these limited resources.
- Seattle and King County staff are currently assessing needs and planning a response. In response to current needs, the Seattle Human Services Department and the Seattle-King County Public Health HIV/AIDS Program (Ryan White CARE Act Administrator) coordinated a review and planning process to identify current and emergent needs and priorities for the Seattle-King County AIDS Housing Continuum in July 2008.¹⁹

E. Persons with Physical and Sensory Disabilities

1. Overview

- In King County in 2005 - 2007, 62,700 persons (3.7 percent of the population five years old and older) were blind, deaf, or had a severe hearing or vision impairment.²⁰
- Over 131,600 (7.7 percent of the population five years of age and older) in the county have difficulty in physical activities such as walking, carrying, lifting or climbing stairs.
- 8.2 percent of older adults from 65 to 74 years of age have a visual or hearing disability, while 22.8 percent of those 75 years and older have such a disability.²¹
- 20.0 percent of adults from 65 to 74 years of age in King County have at least one physical disability and 40.6 percent of adults 75 and older have a physical disability.
- Contrary to some stereotypes of disabled persons, only about 0.3 percent of all adults reported using a wheelchair or electric scooter.
- Because Washingtonians with disabilities “have lower average incomes, higher rates of poverty...and were less likely to be employed or take part in social and community activities” their need for affordable, accessible, and sometimes for supportive housing, is high.²²

¹⁹ The HIV/AIDS Housing Committee is a joint Ryan White and HOPWA planning body. The housing committee is comprised of representatives from AIDS housing programs, case management providers and representatives from other housing and homelessness agencies both within and external to the HIV/AIDS field. The committee will continue its work to develop local HIV/AIDS housing policies, conduct assessments of housing-related needs and address the full spectrum of housing issues facing people living with HIV/AIDS in Seattle - King County.

²⁰ Courtesy of Susan Kinne, U.W. Center for Disabilities Policy and Research, based on ACS 2005 – 2007 data.

²¹ Ibid.

²² Kinne et al., 9.

2009 H.U.D. Income Levels by Household Size						
Percent of Median Income	One Person Household	Two Person Household	Average Household (2.4 Persons)*	Three Person Household	Four Person Household	Six Person Household
30%	\$ 17,700	\$ 20,250	\$ 21,250	\$ 22,750	\$ 25,300	\$ 31,350
Affordable Hsg Payment***	\$ 369	\$ 422	\$ 443	\$ 474	\$ 527	\$ 653
Affordable Rent	\$ 443	\$ 506	\$ 531	\$ 569	\$ 633	\$ 789
Affordable House Price***	\$72,200	\$82,600	\$86,600	\$92,700	\$103,100	\$127,800
40%	\$ 23,600	\$ 26,960	\$ 28,320	\$ 30,360	\$ 33,720	\$ 39,120
Affordable Hsg Payment	\$ 492	\$ 562	\$ 590	\$ 633	\$ 703	\$ 815
Affordable Rent	\$ 590	\$ 674	\$ 708	\$ 759	\$ 843	\$ 1,019
Affordable House Price	\$96,200	\$109,900	\$115,500	\$123,800	\$137,500	\$159,500
50%	\$ 29,500	\$ 33,700	\$ 35,400	\$ 37,950	\$ 42,150	\$ 48,900
Affordable Hsg Payment	\$ 615	\$ 702	\$ 738	\$ 791	\$ 878	\$ 1,019
Affordable Rent	\$ 738	\$ 843	\$ 885	\$ 949	\$ 1,054	\$ 1,223
Affordable House Price	\$120,300	\$137,400	\$144,300	\$154,700	\$171,800	\$199,400
60%	\$ 35,400	\$ 40,440	\$ 42,480	\$ 45,540	\$ 50,580	\$ 58,680
Affordable Hsg Payment	\$ 738	\$ 843	\$ 885	\$ 949	\$ 1,054	\$ 1,223
Affordable Rent	\$ 885	\$ 1,011	\$ 1,062	\$ 1,139	\$ 1,265	\$ 1,467
Affordable House Price	\$144,300	\$164,900	\$173,200	\$185,700	\$206,200	\$239,200
70%	\$ 41,300	\$ 47,180	\$ 49,560	\$ 53,130	\$ 59,010	\$ 68,460
Affordable Hsg Payment	\$ 860	\$ 983	\$ 1,033	\$ 1,107	\$ 1,229	\$ 1,426
Affordable Rent	\$ 1,033	\$ 1,180	\$ 1,239	\$ 1,328	\$ 1,475	\$ 1,712
Affordable House Price	\$168,400	\$192,300	\$202,100	\$216,600	\$240,600	\$279,100
80% (capped)**	\$ 44,800	\$ 51,200	\$ 53,760	\$ 57,600	\$ 64,000	\$ 74,250
Affordable Hsg Payment	\$ 933	\$ 1,067	\$ 1,120	\$ 1,200	\$ 1,333	\$ 1,547
Affordable Rent	\$ 1,120	\$ 1,280	\$ 1,344	\$ 1,440	\$ 1,600	\$ 1,856
Affordable House Price	\$182,600	\$208,700	\$219,200	\$234,800	\$260,900	\$302,700
80% (not capped)	\$ 47,200	\$ 53,920	\$ 56,640	\$ 60,720	\$ 67,440	\$ 78,240
Affordable Hsg Payment	\$ 983	\$ 1,123	\$ 1,180	\$ 1,265	\$ 1,405	\$ 1,630
Affordable Rent	\$ 1,180	\$ 1,348	\$ 1,416	\$ 1,518	\$ 1,686	\$ 1,956
Affordable House Price	\$192,400	\$219,800	\$230,900	\$247,500	\$274,900	\$319,000
100%	\$ 59,000	\$ 67,400	\$ 70,800	\$ 75,900	\$ 84,300	\$ 97,800
Affordable Hsg Payment	\$ 1,229	\$ 1,404	\$ 1,475	\$ 1,581	\$ 1,756	\$ 2,038
Affordable Rent	\$ 1,475	\$ 1,685	\$ 1,770	\$ 1,898	\$ 2,108	\$ 2,445
Affordable House Price	\$240,500	\$274,800	\$288,600	\$309,400	\$343,700	\$398,700
115%	\$ 67,850	\$ 77,510	\$ 81,420	\$ 87,285	\$ 96,945	\$ 112,470
Affordable Hsg Payment	\$ 1,414	\$ 1,615	\$ 1,696	\$ 1,818	\$ 2,020	\$ 2,343
Affordable Rent	\$ 1,696	\$ 1,938	\$ 2,036	\$ 2,182	\$ 2,424	\$ 2,812
Affordable House Price	\$276,600	\$316,000	\$331,900	\$355,900	\$395,200	\$458,500

* Since the average KC household is about 2.4 persons, this column approximates the median for all households in the County.

** HUD caps the 80% category at the national level, so it represents less than 80% of median income in the King County area. Many federal programs use this capped 80% level.

*** The current affordable home price assumes a 30 year fixed mortgage at 5.50% interest with 10% down.

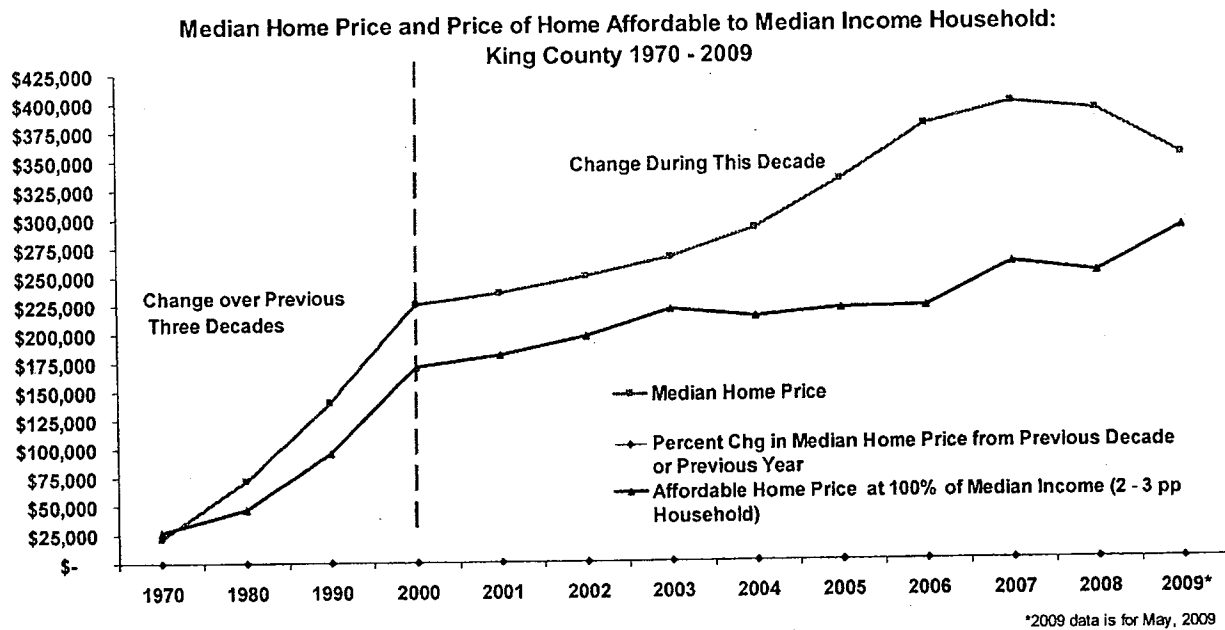
2. This table is a general guide to affordability. However, as conditions change, affordability levels may need to be adjusted when they are applied to specific projects.

- Affordable rent is calculated at 30 percent of monthly income for each income level. This assumes that utilities are included in rental costs. An affordable mortgage payment is calculated at 25 percent of monthly income, assuming

2. South King County continues to have more affordable rentals than other regions of the county, while east county continues to have the fewest affordable rentals.
 - In 2008, the median rent for all units in the south county was \$825, while it was \$930 in the Seattle and Shoreline area, and \$1,156 in the east county sub-region.
 - At a median of \$1,295, rents are highest in the rural cities. In those cities there are fewer multifamily units, and the multifamily rentals tend to be newer on the average than the apartment stock in Seattle and the longer-established suburban cities.
 - Only the south county has a sufficient proportion of rentals for those below 40 percent of AMI. All other regions have a severe deficit of market rate rental housing for that income group.
 - The east county also has a significant deficit of rental housing affordable to those at 50 percent of median income. This group includes working households with incomes from \$30,000 to \$40,000 per year.

Percent of Rental Housing Affordable to Moderate and Low Income Households (2008)					
Jurisdiction	Estimated Total		Percent Affordable by Income Category		
	Median Rent	Estimated Number of Rental Units	<80%	<50%	<40%
EAST	\$1,156	56,768	74.3%	7.4%	0.7%
RURAL CITIES	\$1,295	4,062	51.5%	24.2%	2.8%
SOUTH	\$825	86,318	96.4%	51.1%	14.0%
SEASHORE	\$930	160,552	82.8%	34.6%	7.7%
UNINC KING CTY	\$980	26,545	85.6%	25.1%	5.5%
Totals:	\$940	334,245	85.4%	33.8%	8.3%

3. Rents for single family homes are more expensive than rents for multi-family units.
 - Rents for single family homes were significantly more expensive than rents for multi-family units. Only six to ten percent of single family rentals were affordable to households earning 30-50 percent of median income in 2003 based on research by Dupre + Scott.
 - Like multi-family rents, single family rents were most affordable in South King County and least affordable in rural unincorporated areas and East King County
 - Single family rents in rural cities were the most affordable, while multi-family rents in the rural cities were among the least affordable.



Change in Median Price of All Homes in King County (Condo and Single Family)

Year	Median Home Price	Percent Chg in Median Home Price from Previous Decade or Previous Year	Affordable Home Price at 100% of Median Income (2-3 pp Household)
1970	\$ 21,700		\$ 26,900
1980	\$ 71,700	230.4%	\$ 46,600
1990	\$ 140,100	95.4%	\$ 95,500
2000	\$ 225,000	60.6%	\$ 171,000
2001	\$ 235,000	4.4%	\$ 180,900
2002	\$ 249,000	6.0%	\$ 196,200
2003	\$ 265,000	6.4%	\$ 219,700
2004	\$ 289,950	9.4%	\$ 212,900
2005	\$ 332,000	14.5%	\$ 219,300
2006	\$ 378,500	14.0%	\$ 220,300
2007	\$ 397,000	4.9%	\$ 258,800
2008	\$ 389,950	-1.8%	\$ 250,200
2009*	\$ 351,500	-9.9%	\$ 288,600

Source: KC Benchmark Report 2008; U.S. Census Bureau, ACS; and King County Assessor's Office. *2009 is based on data from May 2009. Because of changed conditions in the credit market, the 2009 affordable home price assumes a 10% down payment instead of the 5% down payment assumed in earlier years.

4. Homes continue to be most affordable in south King County.²⁸

- The median sales price of homes in south King County was just under \$320,000 in 2007. This was significantly lower than the median sales prices of \$500,000 in east King County.
- Median home prices rose dramatically in 2004 - 2006. This is reflected in the countywide increase of 47 percent in the five years from 2002 - 2007. While the median home prices declined somewhat in 2008-2009, they were still above 2006 levels.
- The largest percent increase in price was in the rural cities.
- Only seven cities out of 39 in King County had more than 10 home sales in 2007 that were affordable to those earning 50 percent of median income. These included Auburn, Burien, Federal Way, Kent, Renton, Seattle, and Tukwila.

2007 Home Sales by Sub-Region	Median Sale Price in 2007	Percent Change in Median Price since 2002	Percent Affordable for HH at 100% AMI*	Percent Affordable for HH at 80% AMI*	Percent Affordable for HH at 50% AMI*
EAST	\$ 500,000	43%	12%	4%	0%
RURAL CITIES	\$ 410,000	58%	19%	10%	0%
SOUTH	\$ 319,950	51%	29%	14%	2%
SEASHORE	\$ 405,000	46%	12%	4%	0%
UNINC KING	\$ 401,500	26%	11%	5%	0%
Totals:	\$ 397,000	47%	16%	6%	0%

* AMI: Annual Median Income. Source: King County Benchmarks Affordable Housing Report 2008-2009.

V. **Housing Needs: Very Low to Moderate Income Renters and Rental Housing Stock**

This section has been updated to 2007 or 2008 data whenever possible. However, some detailed or region-specific data is only available from the 2000 decennial census and could not be updated. Notes have been inserted to clarify which data is from 2000 and has not been updated.

A. **Moderate Income Renters: 50 percent to 80 percent AMI:**²⁹

1. Those earning 80 percent of median income and above can usually find rentals they can afford, but the supply of affordable rental housing drops off significantly

²⁸ Data on home sales by sub-region is for 2007 rather than 2008. Since the median home price for the whole county fell to \$389,950 in 2008 and to \$351,500 in early 2009, the sub-regional medians are also likely to be slightly lower, and affordability somewhat higher for 2008-2009.

²⁹ In 2007-2008, a moderate household income was below \$52,100 for a two-person household; below \$58,600 for a three-person household; and below \$65,100 for a four-person household. Moderate income in 2000 was under \$40,150 for a household of two, under \$45,200 for a household of three, and under \$50,200 for a household of four.

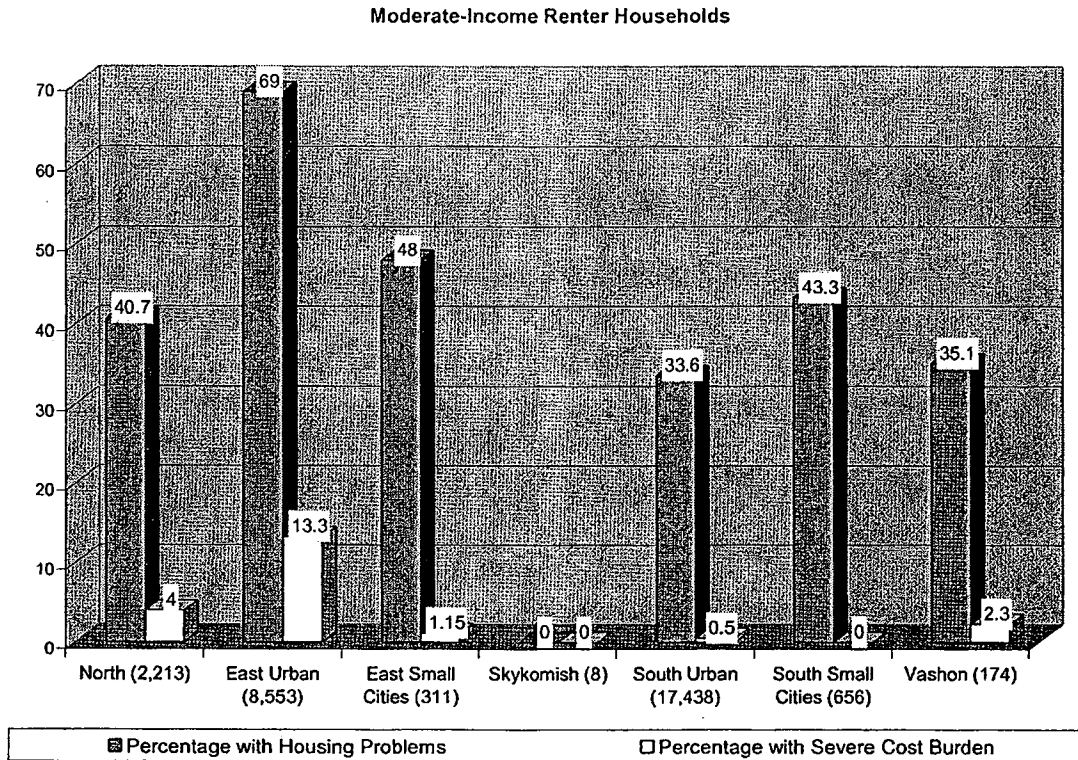
2. There are approximately 36,500 assisted housing units in the consortium (King County outside Seattle) which provide affordable housing to households under 80 percent of AMI.³¹
 - These assisted housing units are mostly rentals, but the total includes some ownership units.
 - About 65 percent of these units are targeted to households earning 50 percent of median income or below.
 - While this assisted housing stock is an essential contribution to providing housing for the lowest income groups, there remains a significant deficit of units for the approximately 51,000 households throughout the consortium earning below 40 percent of AMI.

Supply and Demand for Affordable Rental Units in King County Consortium Area (outside Seattle)							
	Maximum Income Level in Dollars for this Group in 2007 (based on two to three person household)	Average Affordable Rent for this Income Group in 2007	Estimated Renter Households in this Income Group in 2008*	Market Rate Rental Units Affordable to this Income Group in the Consortium**	2008 Assisted Rental Units in the Consortium***	Total Affordable Market and Assisted Units in the Consortium	Cumulative Deficit or Surplus***
Under 40% AMI	\$ 27,000	\$ 675	51,100	11,029	16,820	27,849	(23,251)
40 - 50%	\$ 34,000	\$ 850	13,500	31,338	6,025	37,363	612
50 - 60%	\$ 41,000	\$ 1,025	12,800	32,040	8,747	40,787	28,599
60 - 80%	\$ 55,000	\$ 1,375	22,100	34,614	3,065	37,769	44,268
Total Under 80% AMI			99,500	109,021	34,657	143,768	44,268
Over 80% AMI	Over \$55,000	Over \$1375	59,800	15,579		15,579	182
Total			159,300	124,600	34,657	159,347	

* These numbers represents a 1% increase over 2007 American Community Survey (ACS) estimates and are rounded to the closest hundreds. Income categories are determined by HUD income limits for a two-to-three person household, and on the number of households reporting the maximum dollar income for that group as reported by the ACS. ***This represents the difference between the cumulative number of renters up to the particular income level, and the cumulative number of units (market and assisted) available to them. Lower income renters who cannot find housing at their affordability level must occupy units at a higher income level putting additional demand on those units. At the same time, higher income renters often choose to rent less expensive units than they could afford, adding to the demand for moderate-rent units. **This count includes vacant units. ***Total is less than the grand total of 36,500 assisted units because not all units could be categorized by income level.

³¹ See Appendix C for the details of the Assisted Housing Inventory.

- The percentage of moderate income renters that had a severe cost burden of more than 50 percent of income was highest in the east urban (13.3 percent) area, followed by the north urban area (four percent).³⁴

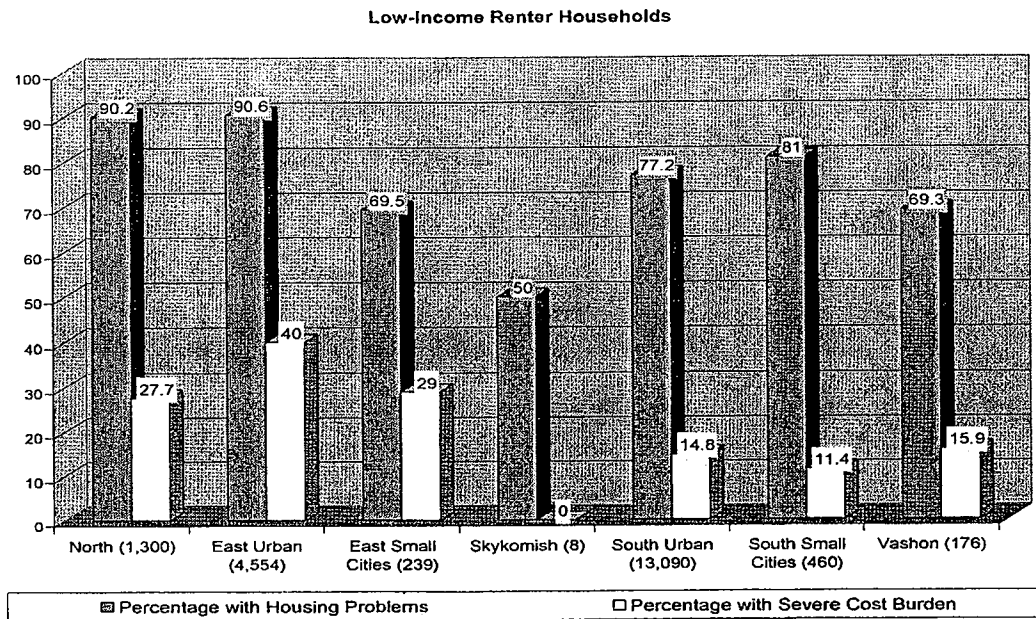


B. Low Income Renters³⁵

1. Rental housing is scarce for low-income renters (updated data for King County as a whole).
 - In 2007 – 2008, market-rate rental housing was scarce for those making 40 percent to 50 percent of AMI, and extremely scarce for those earning less than 40 percent of AMI.
 - In 2008, in King County as a whole, approximately 117,600 renter households earned 50 percent of median income or less. This group represented about 43 percent of all renter households.

³⁴State of the Cities Data System: Comprehensive Housing Affordability Strategy. () = Total number of moderate income renter households for the respective geographic area of the Consortium. Housing problems include the following: housing cost burden exceeding 30 percent of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. Severe cost burden is a housing payment of more than 50 percent of household income.

³⁵Households with income at or below 50 percent of the AMI. Fifty percent (50 percent) 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. In 2007 - 2008, it was \$32,600 for a household of two; \$36,700 for a household of three; and \$40,700 for a household of four.

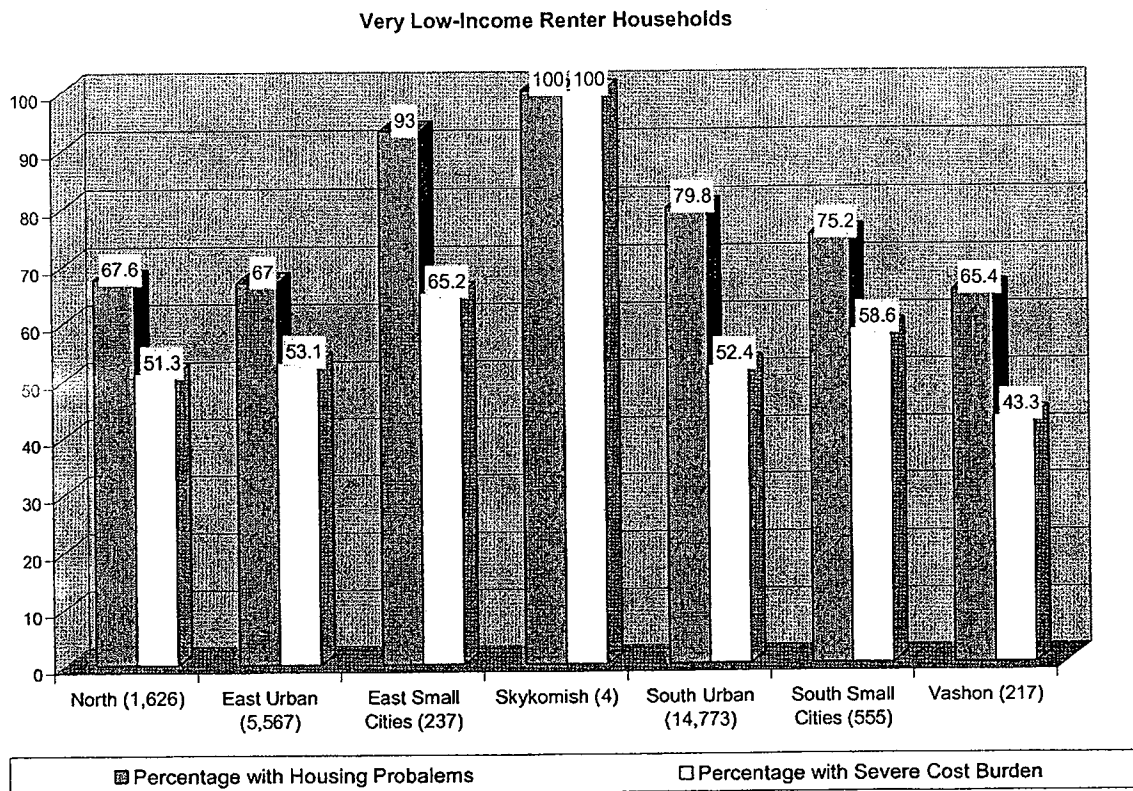


C. Very Low-Income Renters (Below 30 percent of AMI)³⁸

1. For those below 30 percent of median income, there were few to no market-rate units available.
 - Most of these renter households could afford no more than \$400 for rent in 2007 – 2008.
 - Typically, individuals will find rentals they can afford only if they share the cost with another wage-earner.

2. The very low income renter households are the most severely cost-burdened households in the county. Eighty percent of households earning 40 percent AMI or below pay more than they can afford for housing.
 - According to the 2007 American Community Survey, 88 percent of all households in the very low income group (under 30 percent AMI) paid more than the recommended 30 percent of their income for housing.
 - In the next lowest income group (30 percent to 40 percent of median income), 71 percent paid more than they can afford.

³⁸Households with income at or below 30 percent of the AMI. Thirty percent 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. In 2007 – 2008, 30 percent of AMI was \$19,500 for a two-person household, \$22,000 for a three-person household; and \$24,400 for a four-person household. A two-person household at this income level could only afford about \$488 per month in rent.



D. Typical Earnings Needed by Renter Households

1. For many fully-employed households, workforce wages are insufficient to pay market-rate rents.
 - To pay the \$940 median rent for an apartment in King County in 2007-2008, a household would have needed to make about \$37,000 per year. This is equivalent to one full-time worker earning \$18.50 per hour or two full-time workers earning \$9.25 per hour.
 - Typical occupations that pay these wages: an accounting clerk (\$36,300), a chemical technician (\$39,700) or a full-time childcare worker (\$10.28 per hour) plus a full-time food preparation and service worker (\$9.90 per hour).
 - To pay the \$1375 average rent for a three-bedroom/ 2 bath unit in King County, a household would need to make about \$55,000 per year. This is equivalent to \$27.50 per hour for one full-time worker, or two full-time workers earning \$13.75 per hour.
 - Typical occupations that pay these wages: one full-time elementary teacher (\$52,900) or one full-time dry wall installer (\$55,600), or one full-time cashier (\$25,400) plus one half-time physical therapist (\$35,000).



- However, the Sea-Shore sub-region had the highest number of rental units affordable to low-income households of all areas – about 55,550 units affordable at 50 percent of median income.⁴²
- The east urban sub-region had approximately 4,200 units affordable to households at or below 50 percent of median income. Sea-Shore had 13 times as many low-income units as the eastside, and the south county had 10 times as many low-income units as the Eastside.



2. The south county's rental stock is affordable to 96.4 percent of those at 80 percent of median income or above, accounting for about 83,210 units.
 - However, Seattle has a higher number of units affordable at 80 percent AMI, with almost 133,000.

⁴² King County Benchmarks Affordable Housing Report 2008 – 2009, Indicator 29, Figure 29.1, based on King County Assessors, 2007 ACS and Dupre + Scott Apartment Advisors, Inc. for rental data.



- To pay the mortgage on a \$425,000 median-priced single-family home in King County, a household would need to make about \$105,000 per year, equivalent to two full-time workers making \$26 per hour.
- Typical occupations that could earn this annual salary: A full-time civil engineer (\$77,800) plus a full-time social research assistant (\$35,800), or a full-time veterinarian (\$85,590) plus a full-time childcare worker (\$20,500).



2. Homeowners below 120 percent of median income are likely to pay more than they can afford to buy a home.⁴³
 - Thirty-five percent of all owner households pay more than 30 percent of their income for housing. This percent of households has risen considerably over the past two decades: from 18 percent in 1990 to 27 percent in 2000 to 35 percent in 2007.

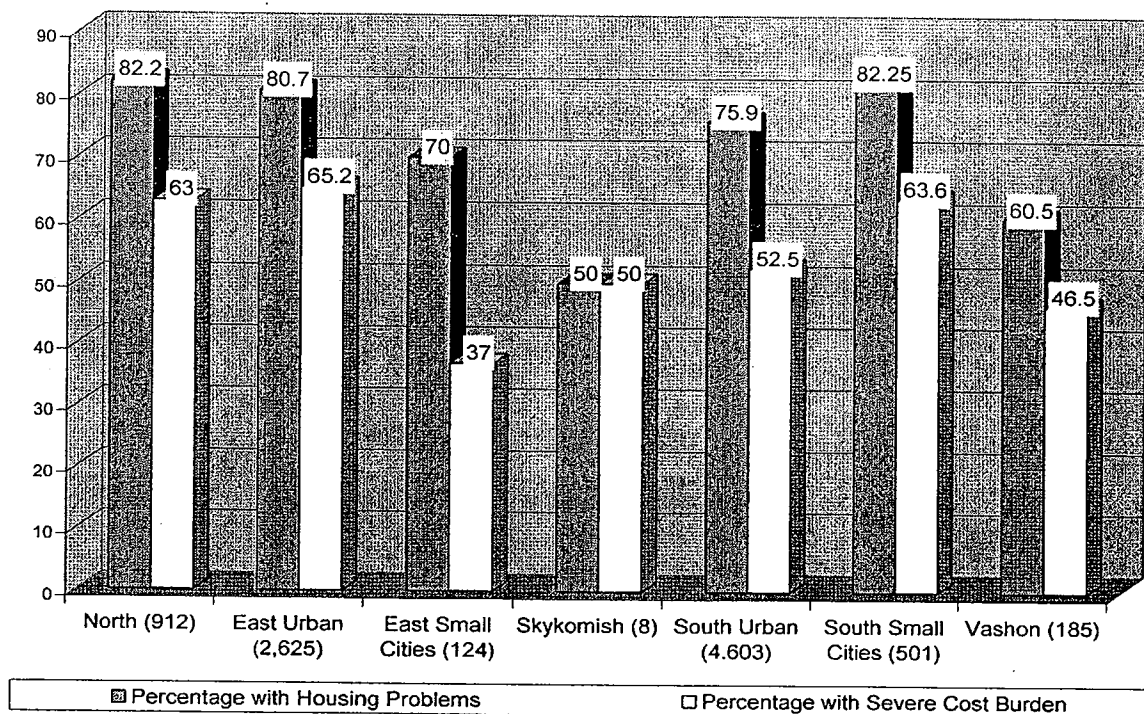
⁴³Data in sections 2 and 3 below are from King County Benchmarks Affordable Housing Report, 2008 – 2009, based on 2007 ACS data.

E. Low-Moderate and Low-Income Homeowners

1. Three out of four low to moderate income homeowners in King County pay more than 30 percent of their income for housing costs.
 - About 55 percent of homeowners at 50 - 80 percent of median income pay more than they can afford for housing.
 - Two thirds of households in the low-income group (50 percent AMI or below) pay more than they can afford for housing.
 - Eighty-eight percent of those in the lowest income group (below 30 percent of median income) pay more than 30 percent of their very limited incomes on housing costs.
2. Many low-income owner households pay more than 50 percent of their income for housing.
 - Of low-income owner households, 33.4 percent had a severe cost burden for housing, paying more than 50 percent of household income (5,639 households in 2000).
 - The percentage of low-income owner households that had a severe cost burden of more than 50 percent of household income was highest in the south small cities and the east urban area.
3. Low-income owner households in the consortium are cost-burdened.⁴⁵
 - There are far fewer very low and low-income homeowners than renters in the consortium (about 40 percent fewer owners than renters at the lower income levels).
 - The consortium has about two times as many very low and low-income homeowners as in the City of Seattle.
 - In 2000, 58 percent of low-income owner households in the consortium were paying housing costs that were not affordable, with a cost burden that was over 30 percent of household income (9,776 households in 2000).
4. Among low-income homeowners, the south small cities had the highest percentage of those who were severely cost burdened, while among very low-income homeowners, the east urban area had the highest percentage of those who were severely cost burdened.

⁴⁵ This is based on HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy and has not been updated.

Very Low-Income Owner Households



C. A Profile of Low to Moderate Income Home Owner Households (at or below 80 percent of AMI) in the Consortium by Race/Ethnicity⁴⁶

1. White households are over-represented among low to moderate income homeowners as compared to their percentage of the population (they are 85 percent of the low to moderate-income home owners and 78 percent of the population), whereas African American/Black, Hispanic/Latino and Asian households are all under-represented as home owners by several percentage points.

- There are approximately 68,277 low to moderate income owner households in the consortium.
- Eighty-five percent of the low to moderate-income home owner households are White.
- Low-to moderate income households that are Black/African American, make up 2.5 percent of the low to moderate-income households.
- Native Hawaiian/Pacific Islanders make up 0.5 percent of the low to moderate-income households.

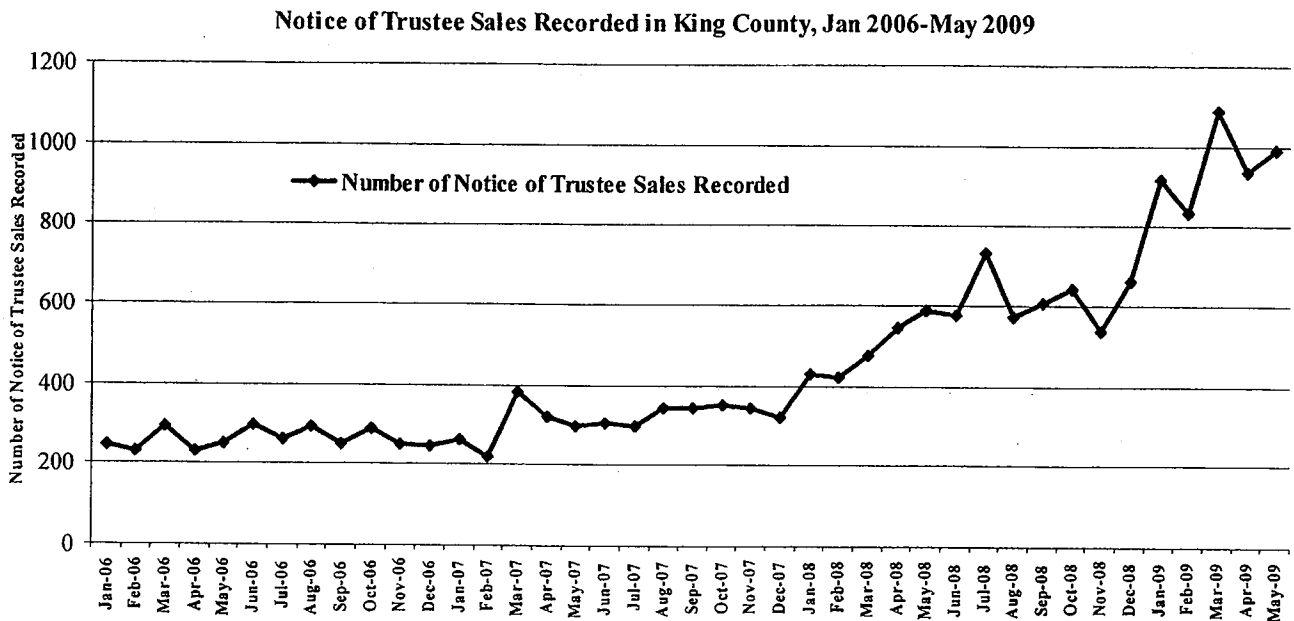
⁴⁶ Data in sections 4 – 8 are based on the 2000 Census and have not been updated. Because the proportion persons of color in the Consortium has grown, the percentages below may have changed as well.

2. In 2000, the east urban area had only about 5,330 affordable homes compared to approximately 39,150 in the south urban area. In other words, the south urban area had seven times as much affordable housing stock as the east urban area.

VII. Foreclosures and Homeowner Households at Risk

A. The number of properties subject to a preliminary indicator of foreclosure (Notice of Trustee Sale) in King County began to rise rapidly in 2007 and 2008, and accelerated at the beginning of 2009.

- The number of Notices of Trustee Sales, an early indicator of impending foreclosure, which averaged around 200 per month in 2006, rose to more than 600 per month in the second half of 2008.
- By March to May 2009, the number of Notices of Trustee Sale had risen to over 900 per month. It is not clear if this number will increase further during 2009, stabilize or decline.



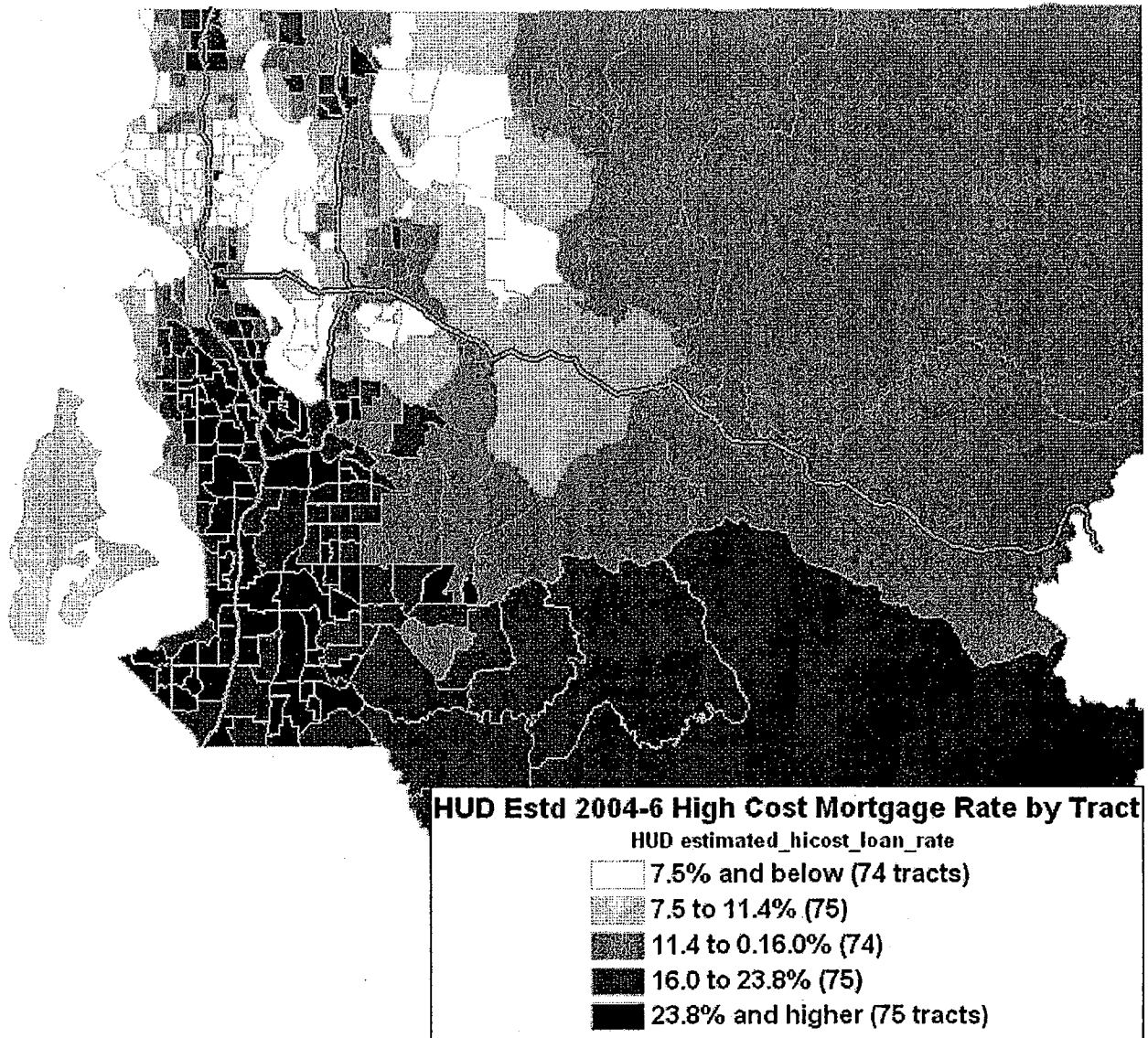
Source: King County Assessor's Office; courtesy of Chandler Felt, King County Office of Strategic Planning

Note: Because of duplications and recording of foreclosures on personal rather than real property, the actual number of foreclosed homes may be as much as 1/3 less than the number shown on this chart. However, the trend line is an accurate representation of the increasing number of home foreclosures.

B. The map below indicates a high rate of foreclosure in many of the census tracts in the south county.

- South and southeast King County also show a high rate of households with mortgages that could be at risk. As many as 16 percent to 24 percent of mortgages may be at risk in a number of census tracts in the south, and in a few census tracts in the Shoreline, Bothell, and Juanita / Kingsgate areas.

Rate of High Cost Mortgages by Tract



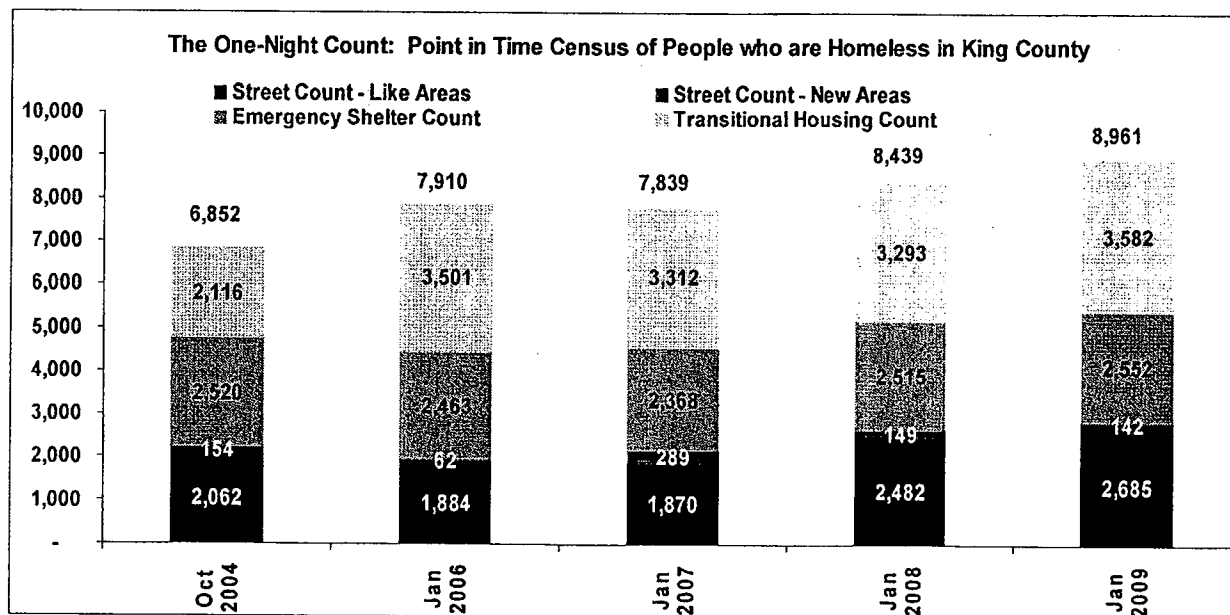
VIII. Housing Condition⁴⁸

⁴⁸ Data used in this section is 2000 Census Data unless otherwise noted. It has not been updated.

- According to the HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy, approximately four percent 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 State of the Cities Data System: Comprehensive Housing Affordability Strategy Data, approximately 33 percent 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 percent of ownership homes that have a value that is affordable to moderate income households have some problems with the home that may require repair.
- Of owner households, 56.5 percent of very low-income and 33.4 percent of low-income 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.
- Approximately nine percent 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).
- 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 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.

Transitional Housing by Location (Number of Beds)					
	Single Adult Beds	Family and Young Parent Beds	Single Youth & Young	Total Beds	Percent of all Beds
City of Seattle	801	1863	142	2806	65.2%
North King County	36	97	5	138	3%
East King County	16	559	5	580	13%
South King County	66	701	13	780	18%
Beds outside Seattle	118	1357	23	1498	35%
Total Beds	919	3220	165	4304	100%

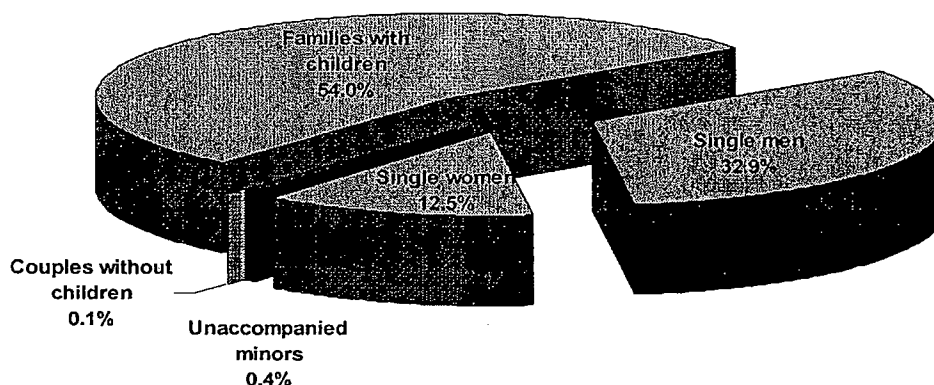
- As a percent of King County’s population, those homeless at the time of the January 30, 2009 one-night count, represented about 0.47 percent or 47 persons out of 10,000.
- National studies in 2007 - 2008 have shown a rate of about 0.22 percent (22 persons out of 10,000) of the population as homeless throughout the nation during a given day or week. As an urban county, King County would be expected to have a higher rate since about 77 percent of homeless live in urban areas.
- However, Washington State’s overall homeless rate is about 0.36 percent, considerably higher than the national average.⁵²



Source: Gretchen Bruce: CEH Dashboard-2009 1st Qtr Report

⁵² National Alliance to End Homelessness, <http://www.endhomelessness.org/content/general/detail/2437>, July 2009.

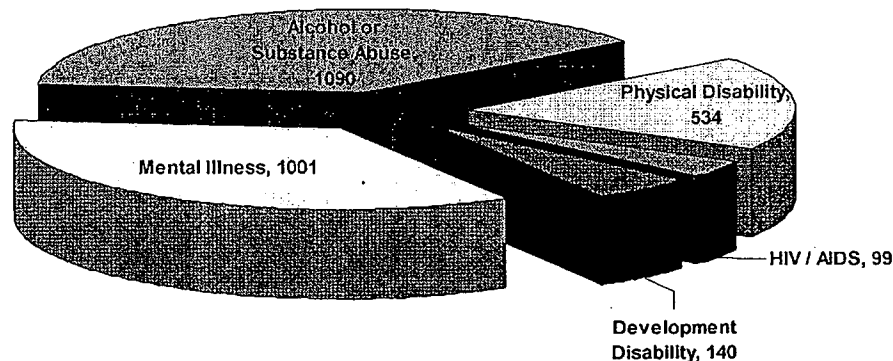
**Household Type of Individuals in Shelter or Transitional
Housing: King County 2008**



- Seventy-eight percent of the families with children were in transitional housing.
 - Single men, single women, and couples without children made up 46 percent of the sheltered population. The single men and women were more likely to be in single-person shelter facilities than in transitional housing.
4. People of color are significantly over-represented in the homeless population.
- In its survey of the sheltered population, the 2009 One Night Count identified about 69 percent of the homeless population as people of color⁵³, compared to about 30 percent of the population as a whole.
 - African-Americans, who represent about six percent of the general population, were nearly 40 percent of the homeless population, and Hispanics, who make up about seven percent of the general population, were about 12 percent of the sheltered homeless group.
 - Asians, on the other hand, represented less than four percent of the homeless population, although they are about 14 percent of the general population.

⁵³ Persons of color includes everyone who is not non-Hispanic White. When the Hispanic population, which mainly identifies as White, and multi-racial White are included, the White population is around 76.1 percent of the total. When they are excluded, the non-Hispanic White-only group is around 69 percent of the total.

Reported Instances of Disabilities Among Sheltered Homeless Population: 2008



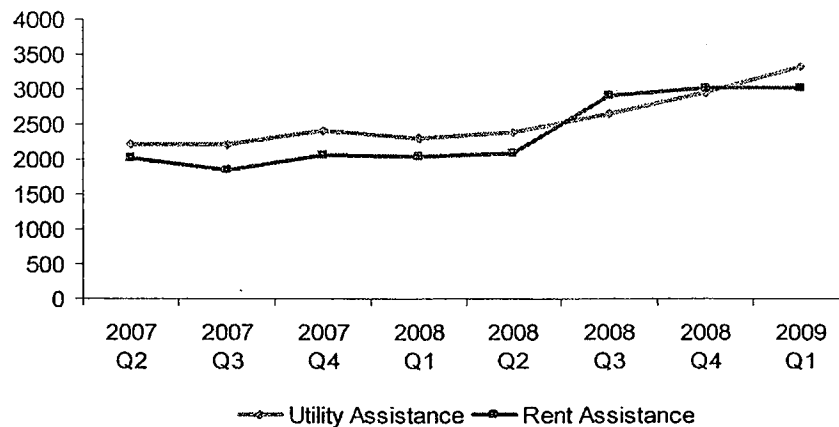
6. Eighteen percent of individuals in emergency shelter and transitional housing relied on employment as their primary source of income. More than this received some of their income from employment.
 - The largest group, 19 percent, said that they had no source of income.
 - Fifteen percent received Temporary Assistance for Needy Families (TANF), and another 27 percent received some other form of public assistance.

7. According to the 2009 one night count survey there were 1,318 people accessing shelter and transitional housing programs who reported experiencing domestic violence or abuse within the past year.
 - Just over half of these people (674) were adults, and 49 percent (644) of them were children.
 - These instances of reported domestic violence represent a 17 percent increase over the previous year.

8. In the 2009 One-Night Count, 414 people were identified as having served in the military. Twenty of these were women.
 - Almost all of the identified veterans (98 percent) were in programs designed to serve single adults.
 - Safe Harbors reported that about 15 percent of single individuals surveyed identified themselves as veterans. Accounting for about 10 percent of the general population, veterans are over-represented in the homeless population. Many of the homeless veterans are relatively young (under 35).

9. Many people are discharged from institutions such as hospitals, jails, prisons, treatment programs, or from the foster care system with nowhere to go.

2-1-1 Requests for Utility and Rent Assistance



Source: Crisis Clinic

2. The consortium's primary homelessness prevention program, the Housing Stability Program served 631 households in 2008.⁵⁶
 - Of these households, 431 or 69 percent had minors in them.
 - A total of 1,731 individuals were served.
3. The Safe Harbors 2007 Report estimates that there are approximately 1,555 single individuals in King County who meet the HUD definition of chronically homeless: single adults with disabling conditions who have been continually homeless for a year or more, or have had four or more episodes of homelessness in the past three years.
 - The chronically-homeless are approximately 69 percent male and nearly 30 percent female.
 - Generally this group needs supportive services in addition to housing to help them succeed in permanent housing.
4. In 2008, Health Care for the Homeless program staff, along with Community Health Centers of King County, provided 3,104 health care⁵⁷ visits to homeless adults, families, youth and children in the balance of King County, outside the City of Seattle.
 - These visits treated 1,072 unduplicated homeless individuals.

⁵⁶ The Housing Stability Program provides emergency monetary assistance to renters and homeowners at risk to lose their home.

⁵⁷ Includes medical, mental health, and other non-medical visits.

Appendix B

Stakeholder and Public Input



Consolidated Housing and Community Development Plan 2010 - 2012

services office, a community council meeting, community centers and a thrift store. Each of the county's geographic areas (north urban, east urban, south urban, south small cities, and east small cities) was included.

The display was at a location for one to three days, scheduled to coincide with each location's busiest days of the week, allowing for the public to come to the display at a convenient time, according to their schedule. The display locations were published in local newspapers, on the King County web site, and via flyers distributed to service providers.

A King County staff member was available to answer questions and solicit participation at each location during the first three to four hours. The remainder of the time the display was un-staffed, however service providers at most locations pointed out the display to clients and asked them to participate in the balloting.

People viewing the display were asked to fill out a one-page, five question ballot. The ballot presented voters with eleven types of housing and community development projects and asked them to choose the top five needs for their community. All of the information on the displays and the ballots were presented in four languages: English, Spanish, Russian, and Chinese. Information on the poverty levels and housing cost burden specific to each area was presented through maps and graphics which were also translated. A child's table with paper and coloring crayons was provided to allow parents uninterrupted time to complete the ballots.

B. Focus Groups

In February and March of 2004, Clegg & Associates met with staff from each program area of HCD to design customized focus group agendas and questions that would be most likely to generate discussion that would be helpful in developing the consolidated plan. Focus groups covering the following five topic areas were designed: affordable housing, community development (public infrastructure and economic development; facilities and human services) homelessness, and housing repair.

Program coordinators each identified 10-15 key stakeholders to be invited to participate in the focus groups. A total of 39 stakeholders participated in the five focus groups. Stakeholders included housing providers, service providers, policy makers, and some consumers.

C. On-Line Survey

Based on the focus group findings, an online survey for providers and other stakeholders was developed by King County staff with the assistance of Clegg & Associates. Questions were developed for each of the five sections of the survey to allow respondents to provide input in one or more of the consolidated plan program areas. Each section provided the opportunity to rate the need for key services or program activities and to rank these same services/activities as to their priority. Each section also posed specific questions to guide the consortium's decision-making related to proposed changes to the plan, new strategies to consider, or issues of current relevance in the program area. These

TABLE 2: NUMBER OF RESPONDENTS FROM EACH CITY	
City	Number of Respondents
Bellevue	27
Seattle	20
North Bend	19
Kent, Shoreline, Vashon	16 each
Burien	15
Snoqualmie	13
Des Moines	12
Black Diamond	9
Fall City, SeaTac	6 each
Renton	5
Auburn, Maple Valley	4 each
Federal Way, Mercer Island, Sammamish, Tukwila	2 each
Bothell, Carnation, Covington, Enumclaw, Kirkland, Newcastle, Ravensdale, Redmond	1 each
No City Listed	14
TOTAL	218

Respondents were asked the following three questions (the last one being optional):

- What do you think are the five most important things your community needs? (11 need areas were listed to select from)
- If King County ran a self-repair workshop in communities and made tools and materials available for people to do their own small home repairs, would you be interested in participating in such a program?
- If you use the services of payday lenders, would you please share what needs you have that are met by these services. Would you like to have a less costly option available?

The 11 need areas are categorized below according to HCD program areas:

1. Affordable Housing

- Repair existing low rent apartments
- Create new low rent apartments
- Help low income people buy homes.

Ballot Results: Urban Sub Regions

South Urban Sub Region

1. Emergency housing assistance (68.5 percent)
2. Help low income households buy a home (65.7 percent)
3. Job training and counseling (62.8 percent)
4. Create new low rent apartments (60 percent).

East Urban Sub Region

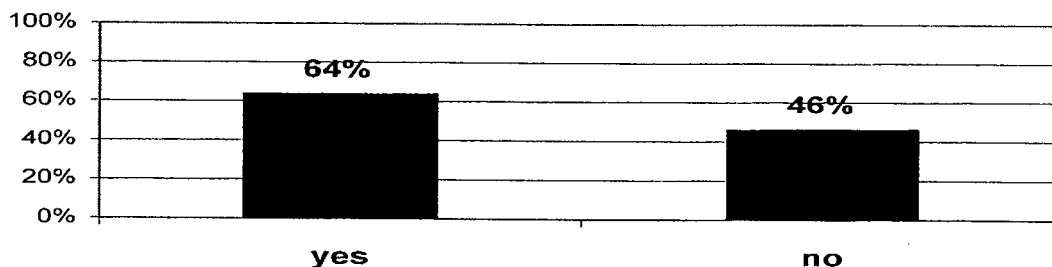
1. Create new low rent apartments (58 percent)
2. Job training and counseling (55 percent)
3. Community centers (55 percent)
4. Human services¹ (55 percent).

Ballot Results: Home Repair Workshops

Public respondents were asked: “If our housing repair program ran self-repair workshops in communities and made tools and materials available for people to do their own small home repairs, would you be interested in participating in such a program?”

Over half of the respondents (64 percent) indicated that they would be interested in home repair workshops (see chart below).

Interest in home repair workshops, all public ballot respondents



Interest in self-repair workshops was particularly strong at the Sno-Valley, Cascade (Kent) and Burien sites, and was fairly strong at the Shoreline and Hopelink (Bellevue) sites.

Ballot Results: Pay Day Lenders

There was a high non-response rate to the optional payday lender question (41 percent). With the exception of the Burien site (11 percent), the non-response rate at the individual sites for this question ranged from 31 percent to 81 percent. Of those who answered the question, 51 percent

¹ Human services includes food banks, health clinics and alcohol/drug abuse services.

It should be noted that, as respondents worked their way through the survey, the response rate to the various sections was substantially lower than the overall response rate. While approximately half of respondents completed the affordable housing section, slightly less than half of respondents completed the homelessness section. Approximately a quarter of respondents completed the housing repair section and the two community development sections, respectively.

Because the Committee to End Homelessness has become a major effort in the region and the economic development program is a relatively small portion of the Housing and Community Development Program's overall activities, HCD staff asked respondents whether they would support a change in the overall goals from:

- Decent affordable housing
- A suitable living environment
- Expanding economic opportunities.

To the following set of goals:

- Increase the supply and availability of decent, affordable housing
- End homelessness
- Establish and maintain a suitable living environment and economic opportunities.

When asked whether or not they agreed with the proposed change, 81 percent of survey respondents indicated that they agreed with the revised goals, as proposed. The findings from the focus groups and online survey are provided below by topic area:

Affordable Housing Development Focus Group and Online Survey Results

Focus Group Results

Participants in the Affordable Housing and Finance Focus Group were asked to imagine King County in 2020 and to describe their vision for how the affordable housing environment will have changed. They were asked the following questions:

- How will consolidated plan dollars have made an impact?
- How will the impact of the consolidated plan funds have been measured?
- What role will the private sector have played?
- What obstacles will have been encountered in improving housing affordability and how will they have been overcome?
- How should consolidated plan funding be used to produce more affordable housing?
- What obstacles exist in using consolidated plan resources effectively?

Participants also emphasized the need for communication and collaboration among nonprofit organizations, service providers, suburban cities, and King County to make the most of the limited funds available and to lobby for policy changes at the state and federal levels. A futuristic orientation was recommended, including preserving the existing housing stock as land costs increase, land banking for affordable housing in areas targeted for future transportation and development, and considering potential changes needed in neighborhoods, such as infrastructure development. For example, if a light rail system is created, some areas that are now affordable will no longer be affordable. It would, therefore, be wise to acquire some properties in these areas now for future use as affordable housing.

Online Survey Results

To gauge the priorities of other providers throughout the County, respondents to the online survey were asked to rank the need for various affordable housing activities in their area and then to rank their priorities for action by King County. Survey respondents were also asked three questions related to issues that arose in the focus group discussion:

- Should King County seek to acquire property for affordable housing that is slated for future transit or higher density development?
- Should King County switch to two funding rounds per year rather than one, even if the resources available to affordable housing capital costs would need to be reduced to cover administrative costs?
- Should King County assist a few households each year that are victims of a loan scam or predatory lending scheme in refinancing their homes in order to prevent the loss of their home?

Finally, respondents were asked to prioritize possible outcomes for measuring the performance of affordable housing capital funds managed by the King County Consortium.

Respondents to the online survey overwhelmingly (82 percent) identified permanent housing for special needs populations and homeless households as a high need in their communities. Like the focus group participants, these providers prioritized the acquisition and rehabilitation of market rate rental units to result in units affordable to households at or below 30 percent of the area median income (AMI) and the *preservation* of existing affordable housing.

Top Six Ratings of Affordable Housing Activities by Stakeholders Consortium-wide (in rank order preference):

1. Acquisition and rehabilitation of market rate rental housing to result in units affordable to households at or below 30 percent of AMI
2. Permanent housing for special needs populations including the elderly, frail elderly, households with disabilities and homeless households
3. Acquisition and rehabilitation of market rate rental housing to result in units affordable to households from 31 percent to 50 percent of AMI
4. New construction of rental housing for households at or below 30 percent of AMI

Respondents were asked to identify their preferences, with regard to outcomes, for long-term measures of affordable rental housing and affordable home ownership. Given a choice among market, census, and data-based measures or tenant-based measures of affordable rental housing, respondents indicated a preference for the market, census and data-based measures. In selecting those outcome measures that should be considered by King County, the following measures ranked highest:

- Net decrease in the number of low or moderate income households that are burdened by housing costs (paying more than 30 percent of their income for housing) within each sub-area, adjusted for population growth (85 percent)
- Net change in the number of units that are affordable to the various income levels from 80 percent of AMI and below within each sub-area (82 percent)
- Affordability of a funded housing project in comparison to the average housing in the area (81 percent).

The highest rated tenant-based measure was whether households feel that their housing is more stable and that their overall quality of life has improved (80 percent).

More than 70 percent of respondents selected two proposed affordable home ownership measures for consideration by King County. Seventy-seven percent of respondents preferred a market, census, or data-based measure that would determine the increase in the home ownership rate for the various income levels at 80 percent of AMI or below, across the various sub-areas. Seventy-two percent indicated a preference for an owner-based measure that would assess whether assisted buyers were able to secure ownership housing in the community of their choice.

When respondents were asked to rate their top preferences for home ownership outcome measures, the preferred method (63 percent) was to assess whether individual new home owners experience an increase in housing quality and satisfaction from owning a home.

Survey participants also had the opportunity to provide their comments related to affordable housing. Echoing the public input results, one individual cited the need for affordable housing across the housing continuum on Vashon Island. Respondents also suggested that special needs housing be located in close proximity to transportation and stores and that co-ops might be a means of encouraging a greater sense of ownership and greater participation in housing communities. Another individual encouraged King County to consider the degree to which the housing continuum is maintained or strengthened in measuring outcomes, and lastly, one respondent suggested that the County consider Built Green and American Lung Association Healthy Home standards in the construction of new units.

They stated that there is a need for affordable housing located near services, housing options for specific populations (e.g., single fathers), and more permanent housing that is affordable to very low income households. According to participants, housing in South King County tends to be more affordable but most of supportive services are located in Seattle. As a result, individuals and families either go without the services they need to achieve and maintain housing stability or they suffer undue hardship in accessing these services. Participants believe there are very few housing units or emergency shelters available to single men with children and two-parent families. Finally, they stated that homeless individuals and families are “cycling” between emergency shelters and transitional housing without moving into permanent housing and towards housing stability.

Participants noted that screening practices by landlords and providers can have a detrimental impact on homeless individuals and families. While landlords erect barriers to permanent housing through extensive background checks, housing providers sometimes face the pressure to cream in order to ensure stronger programmatic outcomes. Finally, budget cuts and programmatic rules (e.g., Temporary Assistance for Needy Families) have weakened the safety net for many individuals and families.

In regard to programmatic and policy strategies for addressing the needs of homeless individuals and families in King County, participants spoke of the need to place a greater emphasis on homelessness prevention and to create strong links between affordable housing and supportive services. To support these strategies, participants urged greater communication and collaboration among housing and service providers to increase sufficient funding for services and operations. Participants suggested spending more money on prevention services, perhaps by covering moving costs, helping to pay a household’s rent for six months to get stabilized, increasing eviction prevention money, providing down payment assistance, etc. While emergency shelters will continue to be needed, participants agreed that funds should be targeted towards prevention activities.

Online Survey Results

Based on the focus group discussion, the online survey questions delved further into the following two areas related to homelessness activities:

- Should a higher priority be placed on homelessness services as opposed to other types of human services?
- Should a higher proportion of available funds be directed to homelessness prevention as opposed to operating funds and support services funds for existing shelters and transitional housing?

A majority of respondents consortium-wide either agreed or strongly agreed that a higher priority should be placed on homelessness services, and that a higher proportion of homelessness services funds should be directed to prevention.

Results from the South Urban Area and East Urban Area differed on the first proposal above. While 60 percent of South Urban Cities’ respondents agreed or strongly agreed, only 28 percent of East Urban Cities’ respondents agreed or strongly agreed. However, on the second proposal

Housing Repair

Focus Group Results

Housing Repair Focus Group participants were asked a series of questions relating to trends in general home and mobile home repair needs:

- What are current needs for home repair services?
- What needs are increasing or emerging?
- What obstacles exist to meeting needs?
- How might the needs be addressed?
- What performance measures might be developed to indicate progress towards meeting these needs?
- Provide your perspective on replacement and abatement as an option.

In regard to general home and mobile home repair needs, water penetration, electrical and plumbing issues, mold, and energy conservation/weatherization issues are at the top of the list.

Participants noted that condominiums, particularly older condominiums, have become one of the more affordable housing options in recent years, and many condominium complexes have had problems with water penetration. Aggravating the problem is the fact that condo owners are only eligible for home repair assistance inside their own units under the federal rules, and cannot receive federal assistance for common area rehabilitation and/or improvements. Several low income condo owners have received large bills for their share of common area rehabilitation work that they cannot afford to pay.

Water penetration issues also plague mobile homes, as a result of roof failure. In older mobile homes, electrical and plumbing problems, failed plumbing in particular, are common issues. Participants noted that increased public awareness of mold and energy conservation and weatherization issues has resulted in a surge of interest in these areas. With greater public awareness of these issues, there may be an increased demand for services that cannot be met with the limited funds available.

As the population ages, service providers are seeing a greater need for assistance to modify homes for accessibility. With a growing immigrant population, there is also a need for better ventilation in home design due to different cooking styles. There is similarly a need for improved public education efforts, particularly targeted to immigrant communities, who are often unaware of available services or who face difficulties in accessing programs and navigating the system.

Participants in the focus group questioned whether the Consortium and other entities serving the housing needs of the public should consider how we market home ownership programs. They stated that there is often not enough education regarding what it costs to maintain a home over the long run. Some people may be buying homes that they cannot afford to maintain. Participants stated that this can be a particular problem with renters who have little experience in

Housing Repair Program Funding Limits

Respondents were then asked a series of questions about funding provisions for a number of housing repair services:

1. Should the current \$20,000 per project/household limit for zero interest, deferred loans be maintained, increased, or de-funded?
 - Forty-seven percent (47 percent) of respondents stated that the current housing repair loan limit should be increased. A majority of those respondents felt that the new range should be from \$20,000 to \$40,000 per household/project.
 - Forty-seven percent (47 percent) of respondents said that the current level of \$20,000 should be maintained.

2. Should the current \$3,000 per project/household limit for emergency health and safety repair grants be maintained, increased, or de-funded?
 - Seventy-six percent (76 percent) stated that the current limit should be increased.
 - Forty-three percent (43 percent) of those respondents thought the limit should be increased to between \$3,000 and \$5,000.
 - Nearly a third (30 percent) of those respondents and 57 percent of South Urban Cities' respondents, however, suggested that the limit be increased even further, to between \$5,000 and \$10,000.

3. Should a limit be place on home accessibility modification grants, even though such limits have not been previously imposed?
 - An overwhelming majority (86 percent) stated that a limit should be placed on home accessibility modification grants.
 - Fifty-eight percent (58 percent) of those suggesting a limit on the home accessibility modification grants specified that the limit should be in the range of \$3,000 to \$5,000.

Mobile Home Repair Program

Respondents were provided with a short background reading before the questions. This background information gave an overview of the mobile home repair program, which serves mobile home owners who rent the space under the home. Owners of both the land and the home are eligible for the major home repair program. The background information explained the rationale for the current limit of \$5,000 per owner for mobile home repairs. It also explained that King County has entered into long-term (50 year) agreements with non-profit organizations to preserve four mobile home parks in King County as parks that will provide a decent, affordable housing option for the long term. These parks were referred to as "Agreement Parks", and all other parks were referred to as "Non-agreement Parks".

On-line Survey Question	Yes	No
Should King County seek to replace obsolete mobile homes in Agreement Parks?	81%	19%
Should HOME and/or ADDI funds be used to help first-time homebuyers purchase new mobile/manufactured homes in Agreement Parks?	92%	8%
Should King County explore strategies to ensure the long-term affordability of Agreement Parks beyond the agreement periods?	84%	16%
Should funds be provided to low income condominium owners to pay assessments for common area repairs, if regulations that currently prohibit this practice were amended or waived?	52%	48%

Community Development – Public Services and Community Facilities

Focus Group Results

Focus group participants were asked a series of questions about non-housing community facilities and human services needs, trends, and obstacles. Questions included:

- How are needs changing and what new needs have emerged?
- What obstacles exist in meeting those needs?
- What should funding priorities be?
- What criteria should guide decision making?
- How should the long-term impact of providing facilities and human services be measured?
- What should be the Consortium's strategy for the use of capital dollars?

Many of the service-related issues identified by focus group participants echoed those mentioned by participants in other focus groups – an increasingly diverse population, an increasingly complex special needs population, an inadequate safety net, more newly poor people as a result of economic and employment trends, and a lack of county-wide access to affordable housing. As in other groups, participants cited the increasing need for operating funds and the need to link affordable housing to services and facilities across King County. Some of the participants in this focus group emphasized the need to shift scarce CDBG resources away from seniors and other special needs populations, citing the rationale that other systems provide substantial resources for seniors and special needs populations. These participants stated that the needs of young children are going unmet and that the majority of the population does not fall into a special needs category.

Open-ended responses identified health insurance, mental health services, case management, and culturally-appropriate services as other important public service needs.

Community Facilities

Among community facility needs, respondents ranked neighborhood centers (multi-purpose centers, including food banks and other community services) as the greatest need (66 percent).

Top Four Rating of Community Facility Needs by Stakeholders Consortium-wide (in rank order):

1. Neighborhood Multi-purpose Facilities (including food banks and other community services)
2. Health Facilities
3. Youth Facilities
4. Facilities that serve Persons with Disabilities.

In the South Sub-Area, the rating for community facilities was similar (in rank order):

1. Neighborhood Multi-purpose Facilities
2. Youth Facilities
3. Senior Facilities
4. Facilities that serve Persons with Disabilities.

In the East Sub-Area, the rating for community facilities was somewhat different (in rank order):

1. Child Care Facilities
2. Facilities that serve Persons with Disabilities
3. Neighborhood Multi-purpose Facilities
4. Health Facilities.

Community Facility Needs Over the Next Five Years

When asked what needs respondents' agencies anticipate over the next five years, nearly all (93 percent of 15 agencies) identified a need for additional operating funds.

Other responses from 15 agencies garnered 40 percent or more related to anticipated needs to acquire new space, add, reconfigure, renovate, or upgrade facility spaces.

Based on the discussion regarding distribution of resources to meet community facility development needs that emerged from the focus group discussion, online survey respondents were asked whether they would support a strategy to coordinate funding for regional or sub-regional community facilities. Eighty-two percent of respondents either agreed or strongly agreed with this idea.

Two priority objectives were identified by participants: Improving sewer systems in King County, including instituting a tiered assessment system related to sewer system installation that will limit the impact on low income residents, and improving the business climate. In meeting these objectives, participants noted many of the same obstacles identified by participants in other focus groups: regulatory burdens; inadequate communication, collaboration, and coordination; and insufficient resources.

When asked about potential neighborhood revitalization strategies, participants agreed that it makes sense to start with the areas with the highest poverty index. They noted that many areas have groups that are already active in local government or planning, whether through community councils, business groups, or special service districts, and that these groups would be good contacts for such neighborhood strategies and would be more likely to result in progress than strategies aimed at broad-based community input.

Online Survey Results: Public Infrastructure

Online survey respondents were asked to rank public infrastructure and economic development activities in the same way as in the other program areas. As in the focus group, survey respondents identified the replacement or improvement of septic and sewer systems as the highest need (46 percent). This result was consistent when respondents were asked to rank the top two priorities for infrastructure activities. The development or improvement of streets and sidewalks ranked as the second highest priority.

Rating of Public Infrastructure Needs by Stakeholders Consortium-wide (in rank order):

1. Replacement and/or improvement of failing septic and sewer systems, including paying assessments for low to moderate income households.
2. Development and/or improvement of street and sidewalks including accessibility improvements and safety improvements.
3. Tie: Replacement and/or improvement of water systems and/or water treatment systems.
3. Tie: Acquisition of park land and development of park property for recreational activities such as ball fields, playgrounds, shelters, tables, benches and skateboard ramp facilities.

South Urban Sub-Area Rating of Public Infrastructure was the same as above

East Sub-Area Rating (in rank order):

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

Appendix B-2: Stakeholder and Public Input from 2009 Public Meetings

Public Meetings on 2010 - 2012 Consolidated Plan Update

I. Meetings

North Area Meeting in Lake Forest Park on June 9, 2009

Participants expressed particular interest in building capacity for affordable housing development in the north cities. In general, more apartments are needed and better access to the countywide Landlord Liaison Project. It was felt that more political will and planning is needed to create more affordable housing in the north area of the County.

One stakeholder was particularly interested in the need for housing for very low income persons with a disability earning about 16 percent of the area median income (AMI).

One stakeholder mentioned good resources for energy efficiency work in Shoreline, in particular.

South County Meeting in Tukwila on June 15, 2009

A question was asked regarding how we compare with national data regarding poverty, homelessness, etc. The participant thought it would be good to show some comparison in the Needs Assessment, and staff agreed to do that.

A comment was made that unsheltered families are believed to be higher than the count because they hide due to fear that children will be taken away. Another comment was made about the fact that many homeless clients are dealing with Child Protective Services (CPS) issues.

Participants expressed an interest in smaller housing units and starter homes as a way to tackle affordability issue. A question was asked about whether a mobile home park would be eligible for CDBG infrastructure funds.

Participants posed questions about various pieces of data:

- Can we get data showing loss of housing from redevelopment, conversion, etc.? Staff responded that there is data available on demolition of housing units for redevelopment. Conversion data may be more difficult to get.
- Can we get data about substandard housing? Staff responded that this comes out of the decennial Census and HUD specially-tabulated data, so it won't be available again until around 2011.
- Can we get data about households doubled up and at risk of homelessness, in part due to leaseholders violating leases by having too many occupants? Staff responded that they weren't aware of anyway to quantify this, other than anecdotal information.

This led to a comment about some domestic violence (DV) agencies not getting funding by THOR and thus there was a loss of units controlled by those agencies. Staff responded that

King County Council forum in Shoreline seem to indicate this is a priority for these communities as well.

- North Area Needs
 1. North King County residents who are homeless and with disabilities such as mental illness have few service or housing options in the north end and so migrate elsewhere in the county for those services. Police in the north county cities report they do not know what to do with those persons when encountered.
 2. North Area participants said they would like to work with the County and the cities in the north end to create some realistic alternatives such as rental subsidy pools, better access to the Landlord Liaison Program, and a single point of access to services for those that might need for housing and shelter. It seems like a planning process with the North Area cities might be in order, and they seem interested.
 3. There is a need for geographic equity in funds distribution, especially for the North Area. It is easy to overlook the fact that, even though the north area of the county experiences low growth and change compared to other parts of the county, these communities have a lot of not very visible, but very real human service issues.

- Housing Preservation

Preservation of multi-family housing should be a priority, including a housing subsidy such as a local section 98.

- Homelessness Prevention

Preventing individuals and families from becoming homeless needs to be a priority.

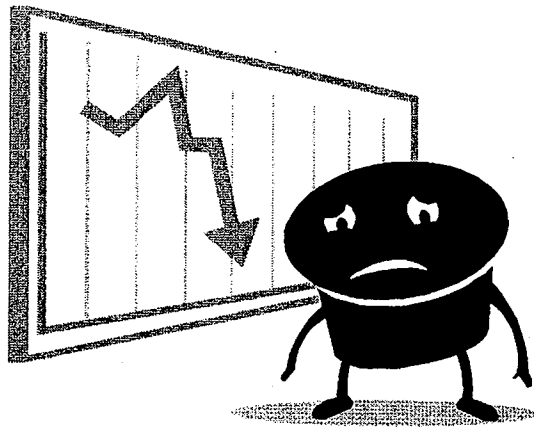
- Domestic Violence

Specific housing needs to be dedicated to domestic violence agencies in the South and East County. There are safety concerns and DV case management is specific/comprehensive. For DV agencies to “access” other types of housing is not the same level of service.

When asked what approaches to expanding housing for all income levels and needs would be most fruitful in the coming three years, respondents said:

- The ability to address challenges resulting from the current recession and mortgage crisis. In the short term, our need to stabilize households and communities may be greater than other housing challenges.
- The need to continue momentum to address area homeless, especially those with high service needs.
- In the coming three years, we need to distribute human services resources better throughout the county. This will help bring more of the community into engagement with the problem and hopefully bring more of a solution. The North and Northeast feel

Appendix C
Consortium and King County Efforts to Ameliorate
the Negative Effects of the Housing Market on Low
to Moderate Income Households



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used by many communities to revitalize neighborhoods or downtown areas and encourage more housing units near transit. Examples of completed TODs are located at the downtown transit center in Renton and at the Overlake Park and Ride in Redmond.

III. Permitting

In 1995, the Washington State Legislature adopted ESHB 1724, a regulatory reform effort intended to streamline local permit processes, and to simplify land use and environmental regulations. This legislation and its subsequent amendments require local jurisdictions to:

1. Integrate State Environmental Policy Act review into their standard permit process.
2. Allow for no more than one open record hearing appeal and one closed record appeal during the permit process.
3. Establish time periods for local actions on permit applications and provide timely and predictable procedures to determine whether an application is complete and whether a complete application meets the requirements of the development regulations. If local governments fail to meet their timelines they may be held liable for damages.

Many cities have made revisions to their codes to streamline permitting procedures and some offer expedited permitting for a fee, such as Shoreline and Burien. Several cities including Auburn, Burien, Issaquah, Kent and Tukwila have adopted Programmatic Environmental Impact Statements to minimize review time and cost for projects in designated areas.

Some communities including Bellevue, Burien, Federal Way, Kenmore and Kirkland have made adjustments to their Building Code to allow Five Story Wood Frame Construction (as opposed to four stories, which has been the norm) in an effort to increase housing development and affordability. Several other jurisdictions are considering adopting standards that would permit this type of development.

IV. Zoning

Most cities allow a wide variety of housing options in their communities. Washington State law requires that all counties and cities with over 20,000 residents allow Accessory Dwelling Units (ADUs) in single family zones. Most communities in King County below this threshold also have adopted provisions to allow ADUs in single family neighborhoods with the primary restrictions limiting detached accessory units. Washington State law also requires jurisdictions to allow Manufactured Housing that meets U.S. Department of Housing and Urban Development certification in all zones where single family housing is allowed. These units must comply with the same zoning requirements as other single family homes.

King County and in some cities to allow increased density. Redmond has its own TDR program to transfer rights from critical habitat, steep slopes and agricultural lands.

Other incentives offered by cities include the following: Kent provides tax exemption provisions for owner-occupied multi-family (condominium, townhome) in the downtown area. King County has provisions to allow the dedication of surplus property for affordable housing development that is being used in several projects including the Greenbrier Heights project in Woodinville; and Mercer Island provides waivers for design review and permit fees for projects with affordable housing.

VII. Development Capacity

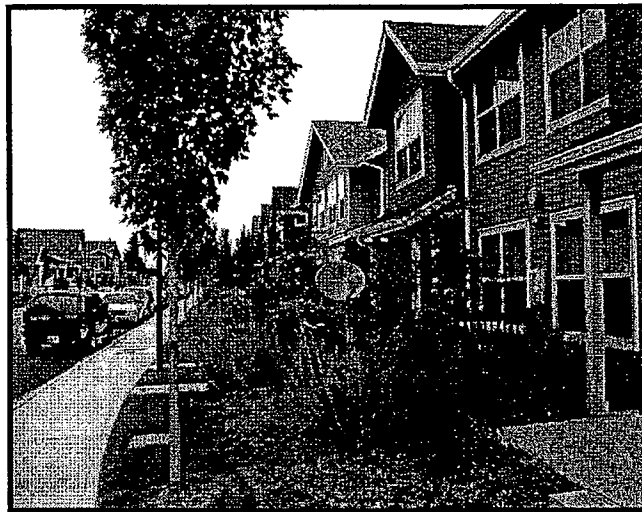
The 2002 Buildable Land Analysis Report revealed a total capacity in multi-family zones of 63,000 additional units supplemented with capacity for another 102,000 multi-family units in mixed-use zones. Of the 152,000 total new households expected over the next 20 years, it is estimated that 61,000 (40 percent) will earn 80 percent of median income or below. Multi-family housing will provide the bulk of housing affordable to these households and it appears that capacity for multi-family and mixed use development is sufficient to meet the expected demand. Provisions by jurisdictions to allow manufactured homes, accessory dwelling units and group homes in single family zones supplement the capacity to accommodate affordable housing development needed to serve new households.

Currently about 50 percent of new development is single family in character. If this ratio is maintained, then 76,000 of the 152,000 new households expected should be single family homes. Capacity for the development of 79,700 single family homes in urban areas should be adequate to address demand for new single family homes. This capacity will be supplemented through development of single-family homes in Master Planned Developments and rural areas which were not included in the single-family capacity analysis.

VIII. Fees and Dedications

Many jurisdictions assess transportation impact fees. A smaller number of communities assess impact fees for schools, fire and parks. Fee waivers are available for affordable housing in Bellevue, Covington, Issaquah, Kirkland, Redmond and King County. In Issaquah, fees for parks, traffic and fire are waived for affordable housing, however, there is no waiver of school fees. Snoqualmie waives processing fees for affordable housing. Other exemptions include school fee exemptions for senior housing in Auburn, traffic fee exemption for housing in downtown Auburn, school fee exemptions for accessory dwelling units in Federal Way, and in downtown Renton fees are waived for new for-sale housing.

Appendix D
Public Housing Authorities Located
In the Consortium



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- Redevelopment of Park Lake Homes I into a mixed-income neighborhood now known as Greenbridge, integrating it into the broader community, and replacing all existing housing units. All units that are replaced off site will be in communities with lower poverty rates, high-performing schools, and better economic opportunities. By 2009, rental housing at Greenbridge was completed and occupied.
- Redevelopment of Park Lake Homes II, which is in the initial stages and will build upon on the success of prior redevelopment efforts. This is a different development from Greenbridge, and has been awarded a separate HOPE VI grant.
- Revitalization of Distressed Communities, including White Center. In conjunction with the Park Lake Homes redevelopment effort, the KCHA is actively pursuing revitalization of the broader community by undertaking infrastructure projects and by acquiring and improving other properties in the area.
- Transitioning to an Asset Management Approach. The KCHA has implemented organizational changes in preparation for a more comprehensive transition to an asset management approach, or property-based management of public housing. During the course of the next few years, the KCHA will strengthen its management and operations by implementing management practices and accounting systems designed to focus on the performance (and improvement of performance) of each public housing development.
- Increased housing and support services resources for disabled populations. The KCHA will continue to pursue additional housing resources for disabled households through the Section 8 Program. Currently, the KCHA works in partnership with a consortium of service systems to administer almost 1,400 Section 8 vouchers by combining access to housing subsidies with appropriate support services for people with disabilities.
- Designated housing units for the elderly and near elderly. The KCHA has adopted a designation plan that assigns a percentage of units to elderly and near elderly residents in every mixed population public housing building. The strategy complements the opportunities for younger disabled households described above.
- Maintaining adequate support services for public housing residents. The KCHA partners with a broad range of service providers to serve families and their children, elderly households, and disabled individuals. These services are designed to increase residents' stability and economic self-sufficiency and to strengthen their ability to live independently.
- Ensuring the long-term physical viability of public housing developments. The KCHA has developed and continues to refine its long-term capital plan to ensure that extremely low-income households in King County will have continued access to quality housing opportunities.
- Policy initiatives to complement other strategies. The KCHA is systematically reviewing its public housing and Section 8 policies to improve the effectiveness

(year), and projected costs of all capital projects that will be undertaken during the next 10 years.

The estimated total cost for projects in the 10-year plan is approximately \$43 million based on current costs. These estimates will be updated annually. It also identifies all capital needs that are deferred beyond 2012. Based on current costs, these projects total about \$49 million. The KCHA's ability to adhere to the plan depends mainly on annual appropriations for the capital fund by Congress. This plan will be updated as needed.

Below are some of the major needs that the KCHA will address over the next 10 years:

- **Park Lake Homes Redevelopment:** The KCHA received a HOPE VI Revitalization Grant in 2001 for the Park Lake Homes I community. This distressed community is being completely redeveloped into a mixed-income neighborhood of public housing and market rate rentals as well as homeownership opportunities for a broad spectrum of household incomes. Three hundred public housing units will be replaced on site, and 269 will be replaced elsewhere on a one-for-one basis with units funded by project-based Section 8 assistance.
- **Park Lake Homes II Redevelopment:** The KCHA received a second HOPE VI Revitalization grant in 2007 for this second development in the White Center community. All units will be replaced on site, with additional homes to create a mixed-income neighborhood.
- **Fire and Life/Safety Upgrades in Mixed-Population Buildings:** The KCHA has developed a multi-year plan to update the Fire and Life/Safety systems in all its mixed-population buildings. This project was completed in 2009.
- **Springwood Family Center:** Construction of a new 25,000 square foot family center at the Springwood Apartments in Kent is scheduled to be completed in FY2004. The new center will house a Head Start facility, a public health clinic, and a career development center. This project was completed in 2007.
- **Springwood Apartments Revitalization:** This aging and physically distressed property will undergo a multi-million dollar renovation over a multi-year period. Because capital fund resources are inadequate to fund this project, KCHA will explore all avenues to finance this initiative. The KCHA is currently under construction on this project.
- **Signage Design Standards:** The KCHA will complete development of signage design standards to complement interior design, exterior features, and aesthetic values. These standards will help the KCHA strengthen its efforts to ensure that its public housing developments blend in with and enhance the neighborhoods where they are located.

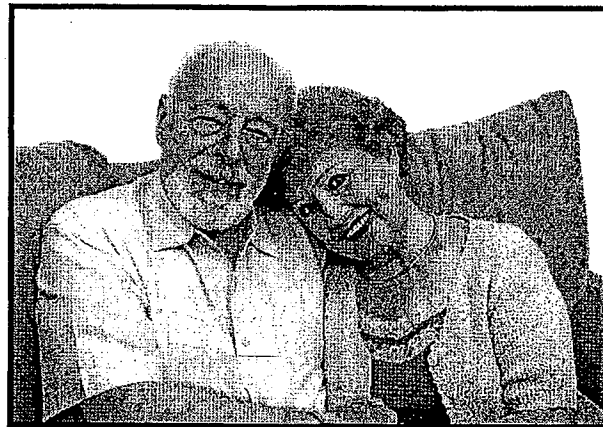
2. The RHA Waiting List

- The RHA Section 8 waiting list is currently closed with about 612 applicants to be served before it can be re-opened.
- Average wait list time for RHA public housing is 4.5 years for a one-bedroom unit, 6.5 years for a two-bedroom, and 3+ years for a three or four-bedroom

3. The RHA Plans and Initiatives

- RHA has been working with community partners and the Sound Families Initiative to create transitional housing opportunities in Renton. The RHA provides exit vouchers for households transitioning to permanent housing in the community. Recent projects are Vision House, which will provide 15 units of transitional housing and Children's Village, which will provide 12 units of transition housing to single parents with children.
- The RHA in partnership with the Downtown Action to Save Housing completed construction of a multi-family tax credit/tax-exempt bond-funded project in downtown Renton to provide 92 units of workforce housing.
- The RHA would like to develop more projects that contain large bedroom units in order to meet the needs of large families on their waiting list.
- The RHA is working on beginning a workforce home ownership program that will be a two year lease-to-own program.

Appendix E
Assisted Housing Inventory - 2008



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KING COUNTY HOUSING AUTHORITY				
Sub-Region	Section 8 Vouchers (Both Tenant- and Project Based)	Public Housing, Mfg. Housing, and Preserved Units	Workforce Assisted Units*	Total by Region
North King County	466	526	105	1,097
East King County (urban)	1,655	824	990	3,469
South King County (urban)	7,560	2,630	891	11,081
Rural Cities and Vashon	102	61	12	175
Total	9,783	4,041	1,998	15,822
*These are units funded by a variety of sources, and not duplicated in the WS-HFC count given above.				

IV. Renton Housing Authority

The following Section 8 Vouchers and projects are under the management of the Renton Housing Authority (RHA). They include both tenant and project based Section 8 vouchers, traditional public housing units, and a variety of redeveloped and market rate buildings which provide affordable housing units.

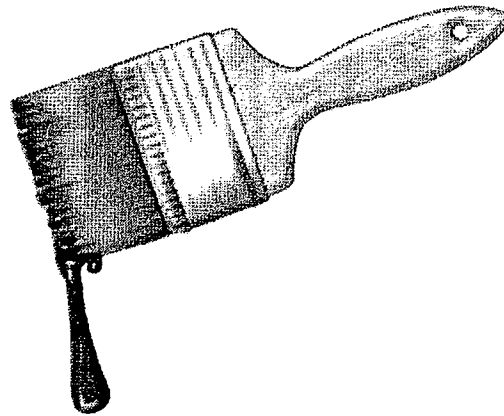
Renton Housing Authority	
Section 8 RHA Vouchers	316
Section 8 Vouchers Ported in from Other Jurisdictions	353
Total Vouchers	669
Public Housing Units	238
Other Assisted Units*	588
Total Project-Based Assisted Units	826
Total Assisted Units	1495
*These are redeveloped rental units owned and managed by RHA, using project-based Section 8 funding, tax credits, and other funding sources. There are an additional 44 units, not counted here, in "market rate" buildings, but with some element of affordability built in.	

V. Grand Total of Assisted Units in King County

Sub-Region	King County Housing Authority	Renton Housing Authority	Washington State Housing Finance Commission	King County Housing Finance Program	Total Asst. Units in King County
North King County*	1,097		279	2,441	3,817
East King County (urban)	3,469		2,242	1,540	7,251
South King County (urban)	11,081	1,495	9,330	2,823	24,729
Rural Cities and Vashon	175			280	455
Total	15,822	1,495	11,851	7,084	36,252

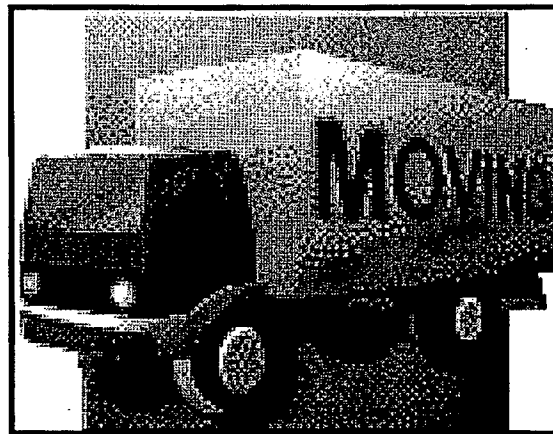
There are a total of 36,252 housing units in King County supported by federal, state, and local funding sources in order to make them affordable. About 10,500 of these are supported by tenant- or project-based Section 8 funds, over 4,200 by traditional federal public housing funds,

**Appendix F
Lead Paint**



**Consolidated Housing and Community Development
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Appendix G
Displacement and Federal Relocation Requirements



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higher income communities where buildings occupied exclusively by low- to moderate-income households are generally not available. Funding for projects that involve displacement will be evaluated on a case-by-case basis. The elements to be evaluated for consortium funded projects that will cause displacement include, but are not limited to, the following:

1. The public benefit of the project
2. The extent and cost of relocation
3. The feasibility of project alternatives that do not involve displacement of tenants.

III. Displacement in Projects Receiving Federal Funds: Federal Relocation Assistance Requirements

The following relocation assistance benefits and procedures will be required when a project includes federal funds and is subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) and/or Section 104(d) of the Housing and Community Development Act of 1974, as amended (Barney Frank Amendment).

King County Housing staff is responsible for ensuring that requirements are met for notification and provision of relocation assistance, as described in the URA and The Barney Frank Amendment.

IV. Uniform Relocation Act

If a county assisted federally funded activity involves acquisition of a property with existing residential or business tenants, the following URA notification and relocation assistance policies apply.

Applicant applying for public funding on a project must inform the seller in writing that it does not have the power of eminent domain prior to signing the purchase and sales agreement. They must also provide the seller with an estimate in writing of the fair market value of the property (i.e., an appraisal). Applicants that have site control prior to applying for public funding should have completed this step at the time of purchase and sale.

Any tenant (resident or business) in occupancy at the signing of the purchase and sale agreement is protected under the URA. All tenants must be notified in writing at the time the purchase and sale agreement is signed or at time of application to be considered for federal funding. This notice informs the tenant of the pending sale and of their rights under the URA. If the seller rents any vacant units between the signing of the purchase and sale agreement and closing the new tenant must be notified of the pending sale. All tenants must be kept informed of project activities and scheduling.

- The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, King County will identify the general location on an area map and the approximate number of dwelling units by size and provide information identifying the specific location and number of dwelling units by size as it is available.
- The source of funding and a time scheduled for the provision of the replacement dwelling units.
- The basis for concluding that each replacement dwelling unit will remain a low-income dwelling unit for at least 10 years from the date of initial occupancy.
- Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a two-bedroom unit with two one-bedroom units) is consistent with the housing needs of lower-income households in King County.

VI. Displacement in Projects Receiving Non-federal Funds or Seeking Relocation Plan Approval for Another Fund Source from the Consortium

Please see the “Local Relocation Policies” section of the King County Consortium Practices and Guidelines.

Appendix H
Anti-Poverty Strategy



**Consolidated Housing and Community Development
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- Neighborhood revitalization strategies, such as those in place for White Center (see Appendix L), will help to make high poverty, deteriorated neighborhoods in the Consortium attractive for new investments, and to create new jobs and economic opportunities.
- Assisting small and/or economically disadvantaged businesses in predominantly low to moderate income communities with improvements to their commercial property may help to revive a deteriorated commercial area and retain or increase jobs.
- Assisting low to moderate income persons in obtaining job skills and employment services helps households to find work or secure a better-paying job.

B. Consortium objectives and strategies that directly affect job retention or creation

Directly assisting businesses with technical assistance, and/or financial assistance helps businesses to remain viable or expand to create new jobs.

C. Partnerships and initiatives supported by King County and/or the consortium jurisdictions

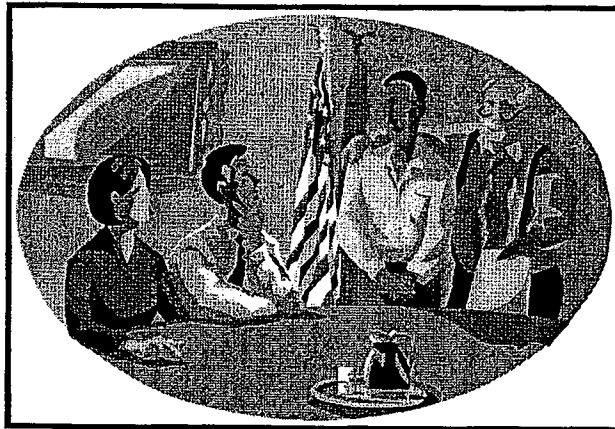
- The King County Jobs Initiative is a means of reducing poverty by helping people get and keep jobs, currently serving residents of the highest poverty areas in South King County. Beginning in 2010 this program will focus on providing jobs to the ex-inmate population of the county.
- The Committee to End Homeless has developed a Ten Year Plan to End Homelessness in King County.
- Growth Management Planning: the Growth Management Planning Council is working to plan for housing/jobs balance throughout the County so that jurisdictions' housing and employment targets correlate, and there is an adequate supply of affordable housing located in the proximity of jobs.
- King County and the consortium have supported the King County Housing Authority's (KCHA) effort to revitalize the distressed community of White Center, and to redevelop Park Lake Homes into a mixed-income community with public housing dispersed throughout. The KCHA also secures grants and partners with a number of agencies to provide service resources for its residents, especially services that are designed to increase economic self-sufficiency.

Appendix I
Consortium Monitoring Plan



Consolidated Housing and Community Development
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Appendix J
Citizen Participation Plan



Consolidated Housing and Community Development
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III. Public Review

1. The public is invited to comment on the Consolidated Plan for a period of 30 days prior to its adoption by the King County Council. A notice of availability of the proposed new proposed Consolidated Plan is published in the legal section of the Seattle Times and other selected local newspapers and on the King County Housing and Community Development Program (HCD) website and through community-based agencies. Free copies of the Draft Consolidated Plan are available during the period of public review by mail, at the King County Housing and Community Development office and via the King County web site, which can be accessed at any public library.
2. The public is also invited to comment at the King County Council hearings where the Consolidated Plan is discussed and adopted. All comments that are submitted in writing or provided orally during the public comment period or at public hearings or meetings shall be considered in preparing the final plan. A summary of comments received and how they were handled, as well as the reasoning behind the rejection of any comments that are not accepted for inclusion in the Consolidated Plan will be included in the Public Comment Section.

IV. Changes to the Plan

- Minor Changes

Minor changes are edits and/or corrections that do not alter the purpose of intended beneficiaries of any of the strategies adopted in the Strategic Plan section. These changes do not require King County Council action, public notice or a public comment period, but do require review by the Consortium's Joint Recommendations Committee.

- Substantial Changes

Substantial changes are those which:

1. Alter the purpose or intended beneficiaries of a strategy identified in the strategic plan section
2. Add or delete a strategy in the strategic plan
3. Alter the annual accomplishment goals and/or the long-term goals of the major strategies in the strategic plan.

Substantial changes will require public notice and an opportunity for the public to comment for 30 days prior to the King County Council action to adopt the change(s) to the *Consolidated Plan*. Public notice will be placed in the major local papers, on the King County web site and through e-mail to local community agencies.

6. The HOME and ESG Consortium

- The City of Seattle receives and administers its own CDBG and HOME funds and does not participate in either of the King County Consortia. The cities of Bellevue, Auburn and Kent, which receive their own CDBG funds, participate only in the HOME Consortium (HOME-only cities), as well as other locally funded consortium programs.
- All but four of the remaining King County jurisdictions 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 Grant Funds.² Thus, the HOME Consortium is larger than the CDBG Consortium, comprising 33 cities and the unincorporated areas of the County.
- HOME and ESG funds are allocated as single Consortium-wide pots of funds. HOME funds are administered by the King County Housing and Community Development Program (HCD) 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 periodic “Homeless Assistance Fund” RFP process for multiple year awards.

8. Availability of annual funds to meet the objectives of the Consolidated Plan

- CDBG capital funds available through the Consortium are announced every spring with pre-applications due in early spring and full applications generally due in May or June. Notifications of CDBG funds available are made via newspaper, notices to stakeholders, the HCD website and other forms of media announcements.
- Joint Agreement cities conduct separate application processes for the capital and human services funds they administer, with those processes generally starting in the spring.
- Funds for affordable housing objectives of the plan. HCD administers HOME funds for the entire HOME Consortium, with allocation decisions made in collaboration with the cities in the HOME Consortium. Funds available for affordable housing projects throughout King County through HCD are announced every summer, with applications generally due in August or September.
- ESG and CDBG funds for homeless housing operations and services and emergency needs through HCD are announced and available approximately every two years, generally in the spring, and are awarded in multi-year awards.

² The cities of Normandy Park and Milton have chosen not to participate in the King County Consortia. Milton participates as a part of Pierce County. Medina and Newcastle wish to participate in the King County Consortia, but did not submit an agreement in time to participate in 2009; consequently HUD entitlement funds are not currently available to address the needs of the residents of Normandy Park, Medina, and Newcastle.

amendments to the plan, as specified below, are being proposed for CDBG, HOME or ESG funds.

- Minor Changes
 - A change in the amount of any single source of federal funds awarded to a project by 50% or less; or
 - A change in the eligible activity or location, or a change in the estimated number of intended beneficiaries of more than 50%, but not the purpose, scope or intended beneficiaries of a project.
 - Minor changes do not require public notice or Council action. The sub-recipient⁴ requesting the minor change(s) will inform the County in writing before they are implemented.

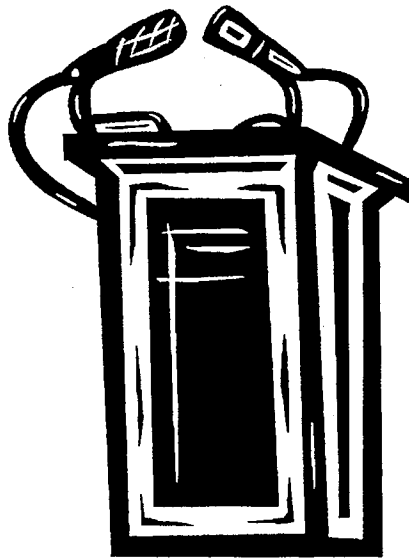
- Amendments
 - A change in the amount of any single source of federal funds awarded to a project by more than 50 percent, plus or minus (unless the minus is merely the result of an under-run)
 - A change in the purpose, scope or intended beneficiaries of a project
 - A cancellation of a project or addition of a new project funded with federal funds, including new housing projects selected by the JRC after the Annual Action Plan is submitted to HUD.
 - All amendments to adopted projects must be approved by the JRC or Joint Agreement city, whichever body initially awarded the funds, and submitted for public comment for 14 days before they are submitted to HUD. Amendments that have been approved by the JRC or the city will be published in local newspapers at least 14 days before they are implemented and the public will be invited to comment during the 14 day period. All public comments will be considered before implementation, and before the amendment is submitted to HUD.
 - Amendments to the Joint Agreement cities' CDBG projects, can be adopted by the cities' councils through a consent agenda or regular Council meeting. Amendments to housing development projects can be adopted by the JRC at a regular meeting. The County will submit the changes to HUD as necessary per this plan.

⁴ A sub-recipient is the entity awarded funds for a project.

15. King County Housing & Community Development Office Staff Contacts

- HCD office line 206-263-9032
- For information about the Consolidated Plan:
Rose Curran
Affordable Housing Planner
rosemary.curran@kingcounty.gov
206-263-9268
- For information about the Annual Action Plan
or the CAPER:
Kathy Tremper
Coordinator, Community
Development Section
kathy.tremper@kingcounty.gov
206-263-9097
- HCD Office Information:
Housing and Community Development
Program
401 Fifth Avenue, Suite 510
Seattle, WA 98104-1818
Cheryl Markham, Program Manager
cheryl.markham@kingcounty.gov
206-263-9067

**Appendix K
Public Comment Section**



**Consolidated Housing and Community Development
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Comment Source	Comment	How Comment was Handled
Agency	The commenter wrote that the plan is thorough, well laid out, easy to understand and captures the picture of needs in King County, particularly housing needs. The commenter asked to add some additional language to the Key Finding regarding diversity and languages, concerning the need for ESL opportunities for persons who do not speak English.	An additional phrase was added to the finding, as follows: "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."

Note: No public comments were received during the 30-day comment period for the 2010 – 2012 Update of the Consolidated Plan. Comments referenced here were given in 2004 – 2005.

**Appendix L:
White Center Neighborhood Revitalization Strategy Area**



**Consolidated Housing and Community Development
Plan
2010 - 2012**

Prepared by:
Department of Community and Human Services and
Office of Strategic Planning and Performance Management
February 2009

II. History and Background

The White Center area has always been one of transition. Like many neighborhoods in the greater Seattle area, residential and commercial growth in White Center developed as a result of streetcar suburb expansion during the period of 1912 to 1933. However, the area was never annexed into the city of Seattle as were other similar neighborhoods, and as a result, White Center did not experience the benefits of redevelopment. Consequently, this neighborhood has retained much of its early character and has suffered from a lack of investment. The history of the White Center area can be divided into five distinct periods:

- Historic American Indian presence (pre 1870)
- Pioneer development/logging (1870-1911)
- Railway line and early commercial development (1912-1929)
- Depression and war years (1930-1945)
- Post-war development (1945-1959).

The railway line development and post World War II periods were the primary periods of growth and development in the area. The railway development spurred the creation of the commercial district. Commercial buildings were constructed on land that was platted concurrent with the railway franchises. Most of these structures were relatively simple in design, usually one-story structures with shared walls. However, some two-story commercial buildings with ornate designs were built. Storefronts usually had large expansive windows and awnings along the entire façade. The facades, windows, entry ways and zero setbacks gave the business district a drive-up, and some-what pedestrian friendly atmosphere.

The influx of workers into the area caused a demand for housing. During World War II, a large number of very simple homes were built to house workers. Those homes were initially thought to be temporary, but eventually were acquired by the KCHA as Park Lake Homes public housing. In addition, the land around the business district was platted and subdivided into urban scale residential lots. Most of the homes built were modest single story homes, within walking or short driving distance of the business district.

After the post-war era, the building of State Highway 509 in the 1950's reduced the traffic through White Center and many businesses moved out of the area. The area became dominated by single family residences and small-scale commercial development was concentrated within three distinctly defined business districts: White Center, Salmon Creek, and Top Hat.

Today the area is primarily residential. The housing in the area is predominately modest single family residences and over 53 percent of the housing is owner-occupied. Approximately 28 percent of the housing is multi-family, and much of the multi-family housing stock is under the ownership of the KCHA. About 31 percent of the area's rental housing is subsidized as public housing or by a housing voucher. The median age of the housing stock in the area is about 46 years. Compared to the rest of King County, housing costs are relatively affordable.

IV. Community Planning and Consultation

A. Planning and Community Development from 1994 - 2003

Community and economic development planning for the White Center area has been an on-going process since the White Center plan of 1994. A progress report was produced in February 1996,² with an update that followed in 2001.³ These reports detailed the progress and accomplishments on the goals, strategies and vision outlined in the 1994 plan and what remained to be accomplished.

As a follow up to the 1994 plan and the 1996 progress report, King County partnered with the Annie E. Casey Foundation to form the White Center Resident Leadership Council (WCRLC) in 2001. The purpose of this effort was to gather together 50 community leaders representing all of the major constituencies of the White Center area and help them move forward in carrying out community planning.

The WCRLC leaders discussed the area's needs, assets and priorities and their visions for a healthy and viable White Center Community. Meetings were held at least twice a month from January to June of 2001. Staff members from HCD and the King County Office of Business Relations and Economic Development (BRED) were very active in working with the WCRLC on housing and economic development planning issues during this period. From these meetings the following priorities were established:⁴

- Create a Community Development Corporation to promote economic development and affordable housing
- Concentrate resources on the main street revitalization for the White Center business district
- Support the expansion the King County Jobs Initiative
- Preserve and/or create affordable housing in the area
- Create a neighborhood advisory/advocacy group
- Develop a community cultural center
- Create a community school at White Center Heights Elementary.

During the period of time in which the WCRLC was meeting, the KCHA announced its intention to seek a HOPE VI grant to revitalize most of Park Lake Homes, a very large complex of old World War II public housing in White Center. The KCHA sought and received HOPE VI funding to complement the WCRLC work, and

² Progress Report: White Center Community Action Plan and Area Zoning, King County, February 1996.

³ 2000 Final Update: White Center Community Action Plan and Area Zoning, King County, January 2001.

⁴ White Center Community Development Investment Plan, King County and Annie E. Casey Foundation, September 2001.

opportunities, while retaining notable historic and cultural aspects contributing to its small-town, main street character.

- In 2005 and 2006, the county loaned \$142,000 to four property owners for façade improvements to 12 storefronts based on the UW's design work. These improvements are in the central business district and are complete.
- The county worked with another property owner to facilitate façade improvements to 10 storefronts along 16th Avenue in the heart of the downtown White Center. The property owner financed these improvements conventionally, but was motivated to make them based on the previous façade improvements mentioned above. He is currently planning more façade improvements to other storefronts and the addition of 12-20 housing units above his commercial properties along the same street.
- King County has participated in the White Center Partners Group since 2002. The Partners Group is comprised of State and local government agencies, local non-profits, and foundations dedicated to improving social, housing, and economic conditions for low-income residents of White Center.
- King County has explored the possibility of a Transit-Oriented Development project in conjunction with U.S. Bank on its property. This mixed-use project would provide new, affordable housing units, new retail space, and a park-and-ride lot in the downtown corridor. The project is on hold until there is improvement in the general economy.

C. Preparing the Revitalization Strategy

Due to King County's extensive partnership role in neighborhood planning efforts and the large amount of participation by community residents, stakeholders and organizations in the processes that produced the plans and reports, King County reviewed several plans and reports in preparing the revitalization strategy.

The documents reviewed included the following:

- Creating the Future: White Center Community Action Plan and Area Zoning (1994) prepared by King County
- Progress Report: White Center Community Action Plan and Area Zoning(1996) prepared by King County
- 2000 Final Update, White Center Community Action Plan and Area Zoning (2001)
- White Center Community Development Investment Plan (2001) prepared by King County
- Survey Report - Survey and Inventory of Historic Resources in White Center (2002) King County Historic Preservation Program

small businesses that provide services and goods to the surrounding residential neighborhoods. Many of these businesses are owned by ethnic minorities and/or women, and many can be considered economically disadvantaged or underutilized enterprises. The exact boundaries of the proposed NRSA are as follows (A map of the NRSA is included in this plan as Attachment I):

- North: From 18th Avenue SW east along SW Roxbury to 2nd Avenue SW, east along the City of Seattle borderline to SR 509
- South: From S124th Street and SR 509 to SW 126th Street to 112th SW
- East: State Route 509 from S 99th Street to S 124th Street
- West: North from SW 126th SW along 12th Avenue SW then west on SW 116th Street to 16th Avenue SW, north to SW 112th Street, west to 19th Avenue SW and north to SW Roxbury.

The area includes all or portions of the following contiguous census tracts:

<u>Census Tract</u>	<u>Block Group</u>
265	1, 2, 3, 4
266	1
267	1
268.01	1, 2, 3, 4, 5
268.02	1, 2, 3, 4, 5
269	1, 2
270	3

B. Population Demographics

According to the 2000 U.S. Census the proposed NRSA has 6,022 households with a population of 16,285. In the White Center CDP (which includes White Center and the neighboring area of Boulevard Park, and had about 21,000 residents in 2000) over 21.3 percent of the population does not speak English or speaks it less than very well compared to 8.4 percent in King County as a whole. Over 45 different languages are spoken and 35.6 percent of the population speaks a language other than English in their homes. This compares to 18.4 percent for all of King County. Forty-four percent of the population rents their residences. Other demographic highlights of the NRSA are as follows:

- In 2000, 64.9 percent of the population (10,570 persons) were low to moderate-income
- In 2000, 64.9 percent of households (3,908 households) were low to moderate-income

1. Empowerment Zone or Enterprise Community Designation

The proposed area has not been federally designated as an Empowerment Zone or Enterprise Community. However, within the boundaries of the proposed NRSA is the White Center Community Empowerment Zone (CEZ). This is a state designation for an area that meets the unemployment and poverty criteria defined in the state of Washington's Revised Code. To qualify for state CEZ designation the area must meet three criteria including: 1) at least 51 percent of the households have incomes at or below the county median income, 2) average unemployment is at least 102 percent of the county-wide average unemployment rate, and 3) a five-year economic development plan for the area must be developed. The CEZ designation provides some relief of state business and occupation and retail sales taxes to certain businesses who locate within the area or hire residents who live in the CEZ. The CEZ encompasses parts of Census Tracts 265 and 266 and all of 268.

C. Assessment

1. Economic Conditions

The White Center NRSA is predominantly residential with single and multi-family housing surrounding a small major business district, White Center, and two smaller commercial areas, Top Hat and Salmon Creek. The area is ideally located, being surrounded by four cities (Seattle, Burien, Tukwila and SeaTac), and close to SeaTac airport, the Port of Seattle, Interstate 5 and major employers such as Boeing. However, the area has suffered from under-investment by the private sector and a high need for over-stretched public resources. The area is the most concentrated area of poverty in the King County Consortium, historically having a very large amount of public and subsidized housing and a higher than average crime rate compared to other parts of the county.

As mentioned previously, the housing stock in the neighborhood includes two large public housing communities managed by KCHA, Park Lake Homes I and II. Park Lake Homes I is the largest portion of the public housing, and is currently undergoing HOPE VI redevelopment. The new name for Park Lake Homes I is Greenbridge. The nearly-completed Greenbridge project is bringing many more residents of a variety of income levels to the area and will continue to do so over the next several years. It is hoped that the redevelopment of this very large piece of land from public housing into a vital mixed-income community will spur a fair amount of economic development activity. In addition, KCHA has also received HOPE VI funding for Park Lake II and King County is investing in the Park Lake II revitalization effort as well.

is a concentration of roughly 116,000 persons within the West Seattle/North Burien sub-region of King County. That population is isolated from the main part of King County. It is of a size consistent with community scale shopping centers, including a small one currently located near White Center called Westwood Village. There are large concentrations of regional and big box retail shopping opportunities in Seattle and Tukwila, plus competitive concentrations of retail space in other parts of West Seattle and Burien. Quantitatively, there is limited support for retail businesses in White Center and there is limited vacant space to fill. Future support and growth in retail trade will rely on reducing leakage of spending to other areas, identifying specific niches and other means to attract more retail investment, and improving the real or perceived image and safety concerns. There is little quality office space, and while none has been built, realtors report a demand for this space. The development of quality office space offers good potential for redevelopment of the White Center business district.

Housing needs of residents: Over 60 percent of the housing in the area is modest single family detached homes, many of which are rented out by absentee owners. Based upon the 2000 U.S. Census 55.9 percent of the housing stock is owner-occupied. Though a complete housing survey has not been done in the last 20 years, it appears that much of the stock is fairly well-maintained, but that there are some serious problem properties scattered throughout the community, and a fair amount of need for housing rehabilitation. Currently, 31 percent of the area's rentals are subsidized either as public housing or by a housing voucher. The HOPE VI projects of KCHA, which are being significantly supported by King County, will offer many new housing, business and community resource opportunities that are desired by the neighborhood.

In June 2004 the community-based WCCDA held a community housing forum. In addition to the forum, the organization also gathered over 100 housing surveys from residents. Through the survey and the forum residents indicated the following:

- Forty-eight percent wanted to own their own home
- Eighty-seven percent believed that the area should be a neighborhood of all income levels
- Renters wanted larger units to accommodate their extended families
- Over half of the forum attendees believed that the next major housing development should be a mixed-use project.

Availability of economic development capacity: Until 2002 when the WCCDA was formed, there was no community-based organization in the area devoted to economic development. This has limited the community's ability to carry out many of the strategies outlined in the plans developed during the past 12 years. King County staff has worked with the WCCDA to build local capacity for

- The UW Business School provides technical assistance to small businesses through its Business and Economic Development Program and Retail Marketing classes.
- King County is currently working with the National Development Council and the Seattle Foundation to fund a small business loan program to make below-market rate loans to small businesses throughout the county with an emphasis on White Center firms.

To some degree, the resources noted above are currently underutilized, and while there are a number of factors and issues that account for this, the plan through the NRSA is to encourage more direct partnerships among these organizations to enhance their effectiveness in the area.

3. HOPE VI Projects

Phase I: The Greenbridge/Phase I redevelopment of Park Lake Homes in White Center is well under way and King County has invested significant resources into this effort. The rental housing and community services development phase of Greenbridge is now nearing completion. By fall 2009, 341 rental housing units were occupied at Greenbridge. Residents who had to relocate for the redevelopment have had the first right to return and over 50 percent have returned. The construction of the last rental phase began in spring 2009 and will finish in 2010.

Over 100,000 square feet of community service space has either been constructed or is under construction. These spaces include a new kindergarten to grade-five school, the renovated Jim Wiley Center which houses Southwest Boy's and Girls Club, Neighborhood House, Highline Community College and a community room. A new YWCA family services and career development center collocated with a King County Library branch opened in spring 2009. A regional early learning center which will provide comprehensive early learning services to the entire community is under construction and will open in late fall 2009.

Affordable home ownership will be provided by Habitat for Humanity beginning summer of 2009. Up to 400 additional units of home ownership will be built by private developers in 2010 through 2014. The \$182 million development has leveraged \$10 million in King County investment, made at the time the HOPE VI grant was awarded by HUD in 2001. Additional investment has been made in parks, trails, housing, and public infrastructure in the surrounding White Center community.

Phase II: the KCHA received \$20,000,000 in HOPE VI funds in September 2008 to revitalize Park Lake II. The Park Lake II is home to 588 residents, nearly two thirds of whom have immigrated from Africa, Eastern Europe or Southeast Asia. Many do not speak English and may not read or write their own language. Eighty-two percent of Park Lake II households live on less than 30 percent of

There are a number of issues that the community will face as it implements revitalization strategies. They include the following:

- Until 2002, when the WCCDA was formed, there was no community-based development organization in the area. The mission of the WCCDA is economic development, preservation/creation of affordable housing and community advocacy. While the WCCDA is established, it is still a young organization, and the staff and board do not yet have experience in developing and managing economic development projects, such as mixed-use and commercial properties.
- The crime rate in the area continues to be a struggle and there is a perception that the area is unsafe.
- The three business districts are distinct and geographically separated and may require separate economic development strategies and actions.
- Though new investment has been made in several commercial properties recently, many sites are owned by long-time owners who have very little incentive to make major upgrades to storefronts and tenant improvements.
- There is a perception that gentrification will occur in the business districts and increase rents. Many small businesses pay rents that are below those spaces in the surrounding cities. Owners fear as property and infrastructure is improved, rents will increase and price them out of the area.

VI. Economic Empowerment Plan

A. Economic Empowerment Strategies Planned for 2004 - 2009

During the next five years, the following strategies will be undertaken with the goals of creating jobs and economic opportunities, and revitalizing the neighborhood and its business areas.

- Provide technical assistance to entrepreneurs and business owners. Through partnerships with the WCCDA, the SBDC at Highline Community College, the UW, and the potential small business loan program mentioned above, business, financial planning and marketing assistance, as well as access to capital, will be offered to business owners operating a business in the proposed NRSA.
- Assist business owners with façade/tenant improvements. Much of this work has been completed, but the small business loan program will make façade improvement loans available, if there is demand, to make improvements that will enhance businesses and create job opportunities for low to moderate-income persons.
- Assist the community with any need for a new business association/organization in the area that will focus on the needs of culturally and ethnically diverse business owners. Conversations with business owners indicate there is a need for

B. Economic Empowerment Implementation through 2009

- In 2005, the county rezoned several properties from an industrial to a commercial zone. This rezone enhanced the value of the properties and made them attractive for retail/office and mixed-use projects.
- In 2006, the King County completed the replacement of sidewalks on four blocks in the central business district at a cost of \$1.19 million. 120 pieces of community-designed artwork were integrated into this project. Existing parking was reconfigured to provide greater safety and access to businesses.
- In 2006, King County received a \$325,000 State Enhancement Grant to design a safe and attractive pedestrian corridor along SW 98th Street to better link the new Greenbridge (HOPE VI) residential community with the central business district. Design was completed in 2008, and construction began in the summer of 2009 with completion slated for 2010. The project will cost about \$2 million with King County funding at least 50 percent.
- As mentioned above, in 2008, the KCHA received a \$20 million HOPE VI grant to reconstruct Park Lake Homes II. The project will cost \$70 million with King County contributing \$6 million for infrastructure improvements.
- In 2008, King County issued a Request For Qualifications for nonprofit or private development of affordable housing on two surplus properties in White Center. When developed, these properties will produce about 55 new units of affordable housing. Construction should take place in 2010.
- In 2009, HUD approved a \$6.25 million 108 Guaranteed Loan to King County for funding a new \$11 million 26,000 square foot retail development on the largest vacant parcel in downtown White Center. Construction began in the summer of 2009 and will be complete in late 2010. The project will significantly contribute to the redevelopment of the downtown, provide new services to White Center's large low income population, and create about 60 new jobs.
- The solely locally-funded King County Jobs Initiative has served low-income adults in White Center since 1998. The jobs initiative services include recruitment, skill assessment, case management, enrollment into vocational training, job placement and retention, and support services. During 2008, 53 clients were served with 47 placed in jobs averaging \$11.69 per hour with benefits. The one-year retention rate for clients placed in jobs is 96 percent. The initiative one of the only employment and training programs that has funds to pay for training. Beginning in 2010, however, the jobs initiative will focus on job services for ex-offenders. Some of these may be White Center residents, but it is not clear how many.

VII. Performance Measures

The strategies outlined above are designed to create economic development activities that will revitalize the business districts of the NRSA, provide a viable retail and service area for the surrounding residential areas and create job opportunities for residents. The goal

Strategy	Outcome	Baseline Data	Benchmark
		motivation and a willing workforce to start new businesses.	seminars on business development to residents over the next five years.
Provide training and employment opportunities to low-income residents.	Area residents have access to jobs that provide a wage of at least \$9.00/ hour with benefits.	Nearly 15 percent of the area's population lived below the poverty level in 2000. Unemployment is currently over 10 percent, well above the county average	Unemployment in the NRSA declines and becomes comparable to countywide rate. 150 residents are placed in livable wage jobs by the end of the NRSA plan period.
Provide Section 108 loan assistance for economic development opportunities within the NRSA.	Neighborhood is revitalized through economic development project that creates living wage jobs.	There were 3,112 jobs in the NRSA in 2005. Not all of these were living wage jobs. Nearly 15 percent of the area's population lived below the poverty level in 2000. Unemployment is currently over 10 percent, well above the county average.	The total number of jobs in the White Center area is increased from 2005 level, and the poverty rate declines from 2000 level. At least 60 living wage jobs are created in the NRSA.
Work with community partners to create new mixed-use and mixed-income housing opportunities, specifically including low-income and workforce housing serving households earning 80 or less of the area median gross income, and to improve the overall housing stock.	Neighborhood is revitalized through new and improved housing stock.	Park Lake II had 162 deteriorating public housing units in 2008, with a high concentration of households in poverty. There is no current data on the number of other homes needing repair, but efforts will be made to identify homeowners who qualify for home repair and weatherization programs. Several underutilized properties in the community have been identified for potential housing use.	By 2014, at least 150 new mixed-income rental and ownership units will be built to replace the deteriorated units at Park Lake II, with another 12 units of rental vouchers provided to very low income households. 341 mixed-income rental units and other ownership housing units will have been