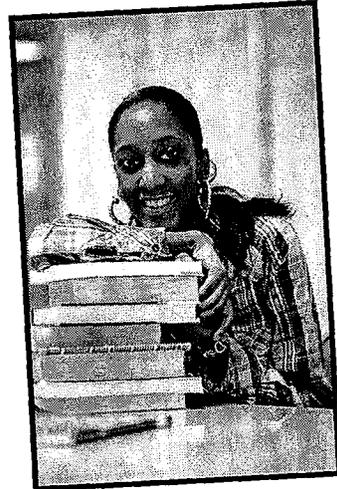


Attachment A
2009-622

The King County Consortium



Consolidated Housing and Community Development Plan 2010 – 2012



King County

Table of Contents

| | Page |
|--|------|
| I. Introduction | 1 |
| A. Purpose of the Consolidated Plan | 1 |
| B. Guidance on Funds | 2 |
| C. The King County Consortium..... | 4 |
| II. Key Findings: A summary of the Needs Assessment, Housing Market Survey, and Input from the Public Stakeholders | 6 |
| A. Demographics | 6 |
| B. Housing Market: Rental Housing | 9 |
| C. Housing Market: Owner Housing..... | 11 |
| D. Homelessness | 12 |
| III. Strategic Plan | 16 |
| A. Goal One: ensure Decent, Affordable Housing | 16 |
| B. Goal Two: End Homelessness | 29 |
| C. Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities for Low and Moderate-Income Persons | 33 |
| D. Resources Available to Address the Goals of the Consolidated Plan..... | 37 |

Executive Summary

The Consolidated Housing and Community Development Plan (consolidated plan) guides the investment of approximately \$11 million per year in federal housing and community development funds, and an additional \$23 million per year in other federal, state and local funds. These funds are used to address housing, homelessness, and community development needs throughout King County over the next three years, from 2010 – 2012.

The King County Consortium includes nearly all of the suburban cities in the county, including the unincorporated areas of the county. It excludes Medina, Newcastle, Milton and Normandy Park. It also does not include the City of Seattle, which prepares its own consolidated plan.

The consolidated plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which King County receives federal dollars. These HUD-funded housing and community development programs have a broad national goal: to develop viable urban communities by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate-income persons (Housing and Community Development Act of 1974, as amended). Within that broad national goal, HUD requires the King County Consortium to consider its own needs and set its own goals, objectives, and strategies, as well as performance measures. The goals and objectives set forth in this consolidated plan for 2010 – 2012 are:

Goal One: Ensure Decent, Affordable Housing

- Objective 1: Rental Housing. Preserve and expand the supply of affordable rental housing available to low and moderate-income households, including households with special needs.
- Objective 2: Home Ownership. Preserve the housing of low and moderate-income home owners, and provide home ownership assistance programs for low and moderate-income households that are prepared to become first time home owners.
- Objective 3: Fair Housing. Plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs and services.

Goal Two: End Homelessness (this goal, and its associated objectives and strategies, is intended to be consistent with the Ten-Year Plan to End Homelessness prepared by the regional Committee to End Homelessness (CEH) in King County).

- Objective 1: Prevention. Support programs that prevent homelessness.
- Objective 2: Permanent Housing. Support the creation of a range of permanent affordable housing options for homeless people.
- Objective 3: Homeless Housing Programs. Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs.
- Objective 4: Regional Planning and Coordination. Approach homeless planning and coordination as a regional issue. The consortium will work with the CEH and with cities, mainstream systems, the Safe Harbors initiative, housing funders, community agencies, United

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

Goal 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.

B. Guidance on Funds

In addition to the funds listed above, the consolidated plan provides guidance on the priorities for the use of federal homeless assistance funds accessed through HUD's annual national continuum of care competition, known as McKinney Homeless Assistance Funds. The consolidated plan also provides guidance for the use of other state and local funds that can help meet the objectives of the consolidated plan, such as state Transitional Housing, Operating and Rental Assistance (THOR) funds, King County Housing Opportunity Funds (HOF) and Regional Affordable Housing Program (RAHP) funds. In addition, certain other housing programs, such as the Low Income Housing Tax Credit program, must show that their investments are consistent with this consolidated plan.

The Countywide Planning Policies (CPPs) provide the framework for the development of Growth Management Act (GMA) required local comprehensive plans for the jurisdictions in King County, contain housing policies that address local and regional efforts to provide housing for all income segments of the population, and establish objective goals for affordable housing development. The CPPs provide that all jurisdictions must cooperatively plan for an equitable and rational distribution of low income and affordable housing throughout King County.

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

As an example, King County's comprehensive plan establishes policies to guide future growth and development so that:

- Twenty-four percent of the new housing stock should be affordable to households below 50 percent of the King County median income.
- Seventeen percent of the new housing stock should be affordable to households between 50 percent and 80 percent of the King County median income.
- Twenty percent of the new housing stock should be affordable to households between 80 percent and 120 percent of the King County median income.
- Thirty-nine percent of the new housing stock should be affordable to households above 120 percent of the King County median income.

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

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.

C. The King County Consortium

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

King County prepares the consolidated plan on behalf of the King County CDBG and HOME Consortia. Most jurisdictions belong to both - but not all jurisdictions do. Therefore, there are differences between these two consortia.

The CDBG Consortium, organized in 1975 as a HUD-designated urban county to receive CDBG funds, comprises 31 cities and towns and the unincorporated areas of the county. Different counties across the nation have different arrangements with their cities for administering CDBG funds.

In addition to the City of Seattle, the cities of Bellevue, Kent and Auburn do not participate in the CDBG Consortium because they receive their own CDBG funds directly from HUD. The cities of Milton and Normandy Park have opted out of both the King County HOME and CDBG Consortia (the City of Milton participates with Pierce County). The cities of Medina and Newcastle currently do not participate in the consortia, but plan to participate in the future. In King County, three additional cities are eligible for their own CDBG funds from HUD, but have entered into a three year CDBG Joint Interlocal Agreement with King County to receive and administer those funds, with the allocation of the majority of each cities share of funds at the discretion of the Joint Agreement Cities. These Joint Agreement Cities are Shoreline, Renton, and Federal Way.

King County has negotiated a three-year Regular CDBG Consortium Interlocal Cooperation Agreement with the remaining 28 cities. The Regular CDBG Consortium Agreements and CDBG Joint Agreements will expire at the end of 2011 and will need to be renegotiated for the 2012 – 2014 period. The Regular CDBG Interlocal Cooperation Agreement specifies consortium-wide activities, and divides the remainder of the CDBG funds between the north/east sub-region and the south sub-region. These funds are allocated competitively to projects serving the residents of these sub-regions, based on the Consortium-wide objectives in the consolidated plan.

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 local 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 ESG funds.⁴ Thus, the HOME Consortium is larger than the CDBG Consortium, comprising 34 cities and the unincorporated areas of the county.

⁴ See note 1 regarding cities of Normandy Park, Milton, Medina and Newcastle.

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.

II. Key Findings: A Summary of the Needs Assessment, Housing Market Survey, and Input from the Public and Stakeholders

This chapter is a summary of demographic information compiled from the U.S. Census (2000), the American Community Survey (2007), a survey of private housing market conditions in the consortium, the One-Night Count of the Homeless in King County (January 2009), and input from the public and from housing and community development stakeholders throughout the consortium. For more detailed information in any of these areas, please refer to Appendices.

A. Demographics

1. Growth

- The growth rate for all of King County, including the City of Seattle, 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.
- Growth in the consortium area is projected to be around 12.5 percent.
- The highest rate of growth in the consortium since 2000 has been in the east small cities and south small cities. The east urban area grew by the largest number.

2. Diversity

The percentage of persons of color residing in the consortium doubled from 10.2 percent of the population in 1990 to 23.9 percent of the population in 2000. In 2007, the percentage of persons of color⁶ was 30.6 percent, three times the proportion in 1990.

3. Language

- In 2007, 24.1 percent (about 288,100 residents) of the consortium population over the age of five spoke a language other than English at home. Forty-four percent of these speak English less than very well.
- An average of 50 different languages are spoken in many jurisdictions in the consortium, with as many as 77 languages spoken in some jurisdictions.⁷ This highlights the need for a multilingual approach to providing services.

⁶ Persons of color include all residents except those identified as non-Hispanic white. Some of those identified as “white only” (73.9%) are also identified as Hispanic, and hence count as persons of color; 69.4 percent of the population self-identifies as non-Hispanic white.

⁷ United Way of King County, “Languages Spoken in King County School Districts.”

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.

8. Elderly Households

- King County residents between the age of 60 and 64 increased by 72.4 percent between 2000 and 2007. In addition, residents from 55 – 59 increased by 49.5 percent. Together, this means that 225,000 residents could reach retirement age between 2008 and 2016.
- In the consortium, over 150,000 residents are likely to reach retirement age in the next seven years (by 2016).
- Senior housing needs could reach critical proportions in the next ten years and there is strong support for a variety of programs and policies, including promotion of universal design in housing, and elder-friendly accessible neighborhoods, which will allow seniors to age in place.

9. Disabilities

In 2007, 10 percent of King County residents between the ages of five and 64 had some level of disability, essentially the same percentage as in 2002 (10.1 percent).

10. Change in Household Size and Type

- By 2007, two-thirds of all households in King County were one or two-person households, housing 40 percent of the population.
- While large (six and seven person households) increased during the 1990s, they have declined somewhat from 2000 – 2007. However, that trend could reverse if hardship in finding affordable housing causes more households to double up, or young adults to stay in their family home.
- Just over 40 percent of people in King County live in non-family households.

11. Criminal Justice Continuum

- In June 2008, there were about 14,000 offenders and ex-inmates from state facilities on active community supervision residing in King County.⁹ In addition, about 48,000 persons were held and released from jail in King County in 2008, after an average stay of less than 20 days.
- Many ex-inmates are homeless, and because of their record are excluded from a number of housing programs.
- Lack of access to stable housing upon release reduces the likelihood of successful re-entry into society, thus increasing threats to public safety through higher rates of recidivism.¹⁰

⁹ Department of Corrections, "Community Classification by County of Supervision as of June 30, 2008."

¹⁰ Bradley, K., Oliver, M., Richardson, N., Slayter, E., "No Place Like Home: Housing and the Ex-prisoner," Community Resource for Justice, November 2001.

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.

2. Assisted Housing Units

There are at least 36,700 assisted housing units in King County. These provide affordable housing – mostly rentals, but some ownership units – to households under 80 percent of AMI. 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 120,000 households earning below 50 percent of median income.

3. Affordability in the Sub-Regions

- The south King County urban sub-region of the consortium has the vast majority (about two-thirds) of affordable assisted housing (publicly funded), as well as the greatest amount of affordable market rate housing.
- In the south urban sub-region, approximately 14 percent of market rate rentals are affordable to those earning 40 percent of AMI.
- The south urban sub-region also has the oldest housing stock in the consortium, with many apartment units in need of rehabilitation, maintenance of affordable rents, and, in some cases, more stable management.
- The King County Housing Authority HOPE VI Project at Park Lake Homes (now Greenbridge) in White Center is a priority project that addresses the need to revitalize deteriorating public housing stock in the south urban area and to revitalize the most distressed community in unincorporated King County, to integrate public housing residents into a new mixed-income community, and to diversify the housing stock in this area of concentrated poverty.
- The south urban sub-region has by far the largest percentage of existing affordable units of housing in the consortium and the oldest housing stock. New affordable housing projects in the south urban area should generally be acquisition and rehabilitation projects that rehabilitate existing rental housing and preserve it as affordable, and that yield at least a portion of rental units that are more affordable than the existing units being acquired.
- Only about eight percent of the market rate rental housing in east King County is affordable to those at 50 percent of AMI. This group includes workforce households with incomes from \$30,000 to \$40,000 per year. The creation of new affordable apartments was the number one priority of the low to moderate-income persons in the east urban sub-region who participated in the public input process. The percentage of low-income households in this area that are cost-burdened is the highest of all the urban areas of the consortium.
- The rural cities follow the east urban sub-region, with the second lowest percentage of rental units affordable to persons at or below 50 percent of AMI, or at or below 40 percent of AMI.

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.

2. Low and Moderate Income Home Buyers

- There remains a large affordability gap for moderate-income households who wish to purchase a home. There is a need for first-time home buyer assistance, especially to those households that are under-served in the private market.
- Although there are fewer very low-income home owners than very low-income renters, there are still many very low-income home owners in the consortium that have a severe cost burden and are at risk of losing their home if a financial emergency occurs. These households are vulnerable to lenders who advertise easy solutions, such as consolidating debt and taking cash out of their home. These lenders often use fraudulent or other unscrupulous tactics at exorbitant costs that can place the household in jeopardy of losing their home.
- Housing repair continues to be a need of households who have no other resources available to take care of their home. There is a need, and there is stakeholder support, for increasing the per-project funding limits in the housing repair program to allow adequate funds for rising repair costs.

3. Policy Concerns

- There is strong stakeholder support for a new program that will allow the housing repair program to replace obsolete mobile homes in parks where the county has a long-term agreement with the owner, and replace them with newer and nicer manufactured homes. This program may be combined with down payment assistance to help new home buyers purchase the replacement homes. There is also strong support for long-term strategies to keep agreement parks affordable beyond the term of the agreements.
- There is a need and support from stakeholders for county staff to advocate for a waiver or regulatory change to allow for financial assistance to pay for condominium common area assessments for low to moderate-income condominium owners even if the condo complex is not made up of at least 51 percent of low to moderate-income residents.

D. Homelessness

1. Homeless Population

- Nearly 9,000 people were counted living on the streets or in cars, in shelters, and in transitional housing programs during the 2009 One-Night Count¹² in King County, including Seattle. Of those counted, 2,512 were in the consortium area outside of Seattle. This snapshot of homelessness on one given night of the year searches for the unsheltered homeless through many urban areas of the county, but it does not capture all who are homeless.

¹² The "One Night Count" includes both a street count and a survey of emergency shelter and transitional housing programs. Demographics about persons who are homeless in our county come from the survey portion of the count.

- 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.

1. Human Services Priorities

- Homelessness prevention
- Emergency food/food banks, including non-food needs such as diapers
- Health services
- Disability services
- Senior/older adult services
- Households in shelters and transitional housing
- Employment training and counseling
- Child care
- Youth.

2. Community Facility Priorities

- Multi-purpose neighborhood facilities
- Health facilities
- Youth facilities
- Facilities that serve persons with disabilities
- Facilities that serve seniors (south urban)
- Child care facilities (east urban).

3. Public Infrastructure Priorities¹³

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

¹³ Public Infrastructure priorities also include those identified in the comprehensive plans of consortium jurisdictions.

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.

III. Strategic Plan

This consolidated plan is a strategic plan that lays the consortium's goals and objectives for the next five years, and specific strategies designed to help make progress toward those goals and objectives. The following goals are ambitious, and reflect the purposes of the various federal housing and community development funds covered by this plan:

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

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

The desired outcomes are impacted by many factors, especially the larger economy, and the health of other federal programs, such as the Section 8 program, and are far beyond the capability of the consortium's programs to accomplish single-handedly. But while our goals and outcomes may exceed our reach, it is only by making the reach that we can hope to influence them. The chosen outcome indicators will be measured over time and will be used in the future to evaluate our strategies.¹⁴

Finally, most of the strategies also have annual performance measures associated with them.¹⁵ These performance measures are primarily short-term outputs. The consortium has more control over outputs. While they tell us valuable information about what our programs have produced, they do not necessarily tell us what a difference our work has made to the community.

A. Goal One: Ensure Decent, Affordable Housing

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

Goal One Indicator: The 2010 Census will show that, as compared to the 2000 Census, the percentage of households at or below 50 percent of Area Median Income¹⁶ who are severely cost-burdened¹⁷ will have been reduced.

¹⁴ While the broad goals and objectives generally have desired long-term outcomes associated with them, in some cases the outcomes are associated with individual strategies.

¹⁵ Some of the strategies do not have short-term annual output or annual outcome goals, and will be reported on in a narrative fashion in the CAPER.

¹⁶ 50 percent of AMI for a household of three was \$37,950 in 2009.

¹⁷ Severely cost-burdened means paying more than 50 percent of one's household income for housing.

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 Number and Types of Households to be Served in Rental Housing

The HUD requires King County to set goals for how many households it will serve annually with the housing that is produced through its capital funding program, by level of income and the categories of household types listed in the table below. The county has used the needs assessment, its experience over the last five-year plan period, and its anticipated resources in the next few years, to create the following average annual goals.

| Goals for Average Number of Renter Households to Be Served Annually | | | | | |
|---|--|------------------------------|------------------------------|------------------------------|------------------------------|
| | At or Below 30% of Area Median Income (AMI) | 31% to 50% of AMI | 51% to 60% of AMI | 61% to 80% of AMI | Total |
| | HIGH NEED | HIGH NEED | MEDIUM NEED | LOW NEED | All Income Levels |
| Small Related Households (2 - 4 persons) | 30 | 36 | 7 | 3 | 76 |
| Large Related Households (5+ persons) | 6 | 22 | 4 | 2 | 34 |
| Senior Households | 16 | 22 | 3 | 2 | 43 |
| Households with Special Needs* | 16 | 12 | 3 | 2 | 33 |
| All Other Households | 30 | 48 | 11 | 5 | 94 |
| Total Renter Households Served Annually: Goal = 280 | 98 | 140 | 28 | 14 | 280 |
| * There is a high need for affordable housing in the consortium for the following special needs populations: households with an individual with a development disability, mental illness, chemical dependency, or households which are homeless. There is a medium need for affordable housing in the consortium for persons with HIV/AIDS. The majority of households with HIV/AIDS prefer to reside in the City of Seattle. | | | | | |

Priorities were developed out of the key findings and conclusions section of this plan and needs were analyzed from 2000 Census and 2005 – 2007 American Community Survey data, HUD tabulated data, housing market studies, and the stakeholder and public input processes. Priorities, as established in this section, are not the sole criterion on which affordable rental housing project applications are evaluated. Projects are also evaluated for quality, feasibility, and sustainability. If projects are generally equal in terms of quality, feasibility and sustainability and there is competition for funds, preference will be given to projects that serve priority needs, either in whole or in part.

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

1.3.1 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.

public housing throughout the community and diversifies the housing stock in this area of concentrated poverty.

1.3.5. Preservation of existing housing that is affordable to households at or below 50 percent of AMI that is at risk of conversion to market rate housing.

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

1.3.7. Urban area priorities:

- Projects in the south urban area will generally be a higher priority if they are acquisition and rehabilitation projects.
- The consortium prefers that new construction projects be done in the east and north urban areas.
- All priorities are needed in the east and north urban areas.

1.4. Consistency with the Consolidated Plan

1.4.1. Consortium structure for signing a Certification of Consistency with the consolidated plan:

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

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.

2.4 HUD Community Planning and Development Performance Measures

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

3. Strategy 1C

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

- 3.1 The consortium will support the creation of affordable rental housing in the private market through zoning and incentive programs in all consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and allocation of county or city surplus property for affordable housing. County staff will assist in providing technical assistance, as feasible, to help consortium cities meet CPP goals for affordable housing.
- 3.2 King County will assist non-profit affordable housing development organizations in assessing their need for development technical assistance, and will consider providing funds for such assistance through the funding cycle for affordable housing capital, depending on the documented need of an organization.
- 3.3 King County will provide a credit enhancement program that promotes the development of housing for low to moderate income households through loan guarantees on long term permanent project financing, and will explore other innovative methods of assisting with the financing of affordable housing.
- 3.4 King County will collaborate with the King County Housing Authority to support the planning process and development of Phase 1 (Greenbridge) and Phase 2 of the Hope VI mixed-income housing and community development project at the Park Lake Homes site in White Center. This work will be done in conjunction with a neighborhood revitalization strategy that has been developed with the White Center community (See Appendix L).
- 3.5 King County will support legislation and other initiatives designed to increase funding and other support for affordable housing. King County will also coordinate with statewide and community-based housing agencies to provide housing education for the public and policy makers, in order to build support for increasing the housing funding base and to enhance acceptance of affordable housing.
- 3.6 King County will work with local housing authorities to provide mutual support and coordination on affordable housing planning issues, applications for various programs (such as rental assistance and vouchers targeted to persons with disabilities), on planning issues (such as the allocation of project-based vouchers that complement the consortium's priorities), on efforts to educate and inform

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

- 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.

- King County will work with housing and community stakeholders to implement the Landlord Liaison Project throughout King County in order to reduce barriers to securing permanent rental housing for very low and low-income households.
- King County may encourage and support housing developers in applying for HUD Section 202 and 811 programs to provide housing for older adults and persons with disabilities.
- King County may explore the feasibility of land banking for the construction of affordable rental housing, especially in areas targeted for future transit and/or slated for higher density development.

3.12 HUD Community Planning and Development (CPD) Performance Measures

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

Goal 1, Objective 2: Home Ownership

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

1. Strategy 2A

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

Fund sources: Federal CDBG and HOME dollars, potentially other funds available for energy efficiency

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

- 1.1. *Annual Output Measure:* An average of 175 low to moderate-income home owners will have their existing home repaired and/or improved annually (see table below for breakdown of household income levels).
- 1.2. *Short-term Outcome:* The owners will have an improved quality of life, with little or no cost. Through improvements to their housing, some home owners will be able to continue to live independently in their own home.
- 1.3. *Outcome Indicator:* Survey of participating home owners.

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.

2.3 Annual Output Measure

- Homebuyer services and assistance will be provided to 10 – 35 households
- Through the NSP-1 Program, acquire, rehabilitate, provide energy efficiency upgrades to approximately 12 foreclosed properties, and provide first time homebuyer opportunities for approximately six to 12 income-eligible households to purchase the properties.

2.4 Outcomes and Indicators

- *Outcome 1:* The household will succeed as a homeowner and be satisfied with homeownership over time
Indicator 1: Survey of participating homeowners at year one and year five
- *Outcome 2:* The homeowners will build equity in their home
Indicator 2: Comparison of King County property records for participating properties at year one and year five

2.5 HUD Community Planning and Development Performance Measures

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

3. Strategy 2C

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

- 3.1. King County will support the creation of a range of affordable home ownership opportunities through zoning and incentive programs in all consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and the allocation of surplus county or city property. County staff will assist in providing technical assistance, as feasible, to help consortium cities meet CPP goals for affordable housing.
- 3.2. King County will work with certified housing counseling agencies and the countywide Asset Building Coalition to support efforts to assist income-eligible homeowner households at risk of foreclosure.
- 3.3. King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low and moderate-income mobile home owners who might otherwise be displaced due to redevelopment. King County will explore a comprehensive strategy to further extend the long-term affordability of mobile home parks that currently have an agreement with the county, including strategies to have parks owned by park residents.

- 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.

The King County Consortium developed an Analysis of Impediments (AI) to Fair Housing Choice in 2006, and adopted a Fair Housing Action Plan for 2007 – 2011, based on the 2006 AI. The consortium's current Fair Housing Action Plan activities may be updated annually as new fair housing issues arise in the community.

The major impediments identified in the consortium's current AI include:

- Discriminatory conduct creates barriers in rental housing, especially in the areas of disability, race/color, national origin, family status and gender. Findings for this impediment were established through focus groups, analyzing civil rights office complaint data, analyzing testing data and interviews/testimony from stakeholders.
- Disparate impacts exist in rental housing, creating barriers to a number of populations: Rental property screening procedures often have disparate impacts on persons with disabilities, persons who do not speak English as a first language, and persons who are undocumented. Findings for this impediment were established through focus groups and interviews/testimony from stakeholders.
- Discriminatory conduct creates barriers in home purchase and ownership housing for persons of color (primarily non-Asian persons of color) in King County. Barriers also exist for persons with disabilities, predominantly in the condominium market. Findings for this impediment were established through fair lending testing data and interviews/testimony.
- Disparate impacts exist in home purchase and ownership housing for persons of color (primarily non-Asian persons of color). Denial/withdrawal rate on mortgage applications is considerably higher for persons of color than for white households; Fair Housing Act lending in King County is highly concentrated amongst Hispanic households; the highest levels of subprime home purchase and refinance loans are in predominantly minority and racially diverse areas of the county; and the highest levels of payday lending are in predominantly minority and racially diverse areas of the county. Many households are in trouble on their home payment, due in part to overextension on payday loans. Findings for this impediment were established through Housing Mortgage Disclosure Act data, Washington State Department of Financial Institutions' Study of Payday Lending, and interviews/testimony.
- Informational, systemic and/or institutional impediments to fair housing choice (primarily for persons with disabilities) includes lack of comprehensive service systems for persons with hoarding disorder; lack of adequate temporary guardianship and guardianship services; inadequate payee programs to cover the need; lack of an affordable housing locator system that is accessible to persons with disabilities; complaints regarding Washington State Human Rights Commission intake and investigation process; lack of just cause eviction protection county-wide; and zoning code definitions. Findings for this impediment were established through interviews/testimony and zoning code data.

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.

Goal Two, Objective 1: Support Programs that Prevent Homelessness

1. Strategy 1A

Support the consortium-wide Housing Stability Program, a program that provides grants, loans and counseling to households facing an eviction or foreclosure and to households trying to secure the funds to move in to permanent rental housing.

Fund sources: CDBG public services funds, Veterans and Human Services Levy funds, and Homelessness Prevention and Rapid Re-housing Program (HPRP)

1.1 *Annual Output Measure:* Average number of households served annually per fund source

- CDBG 135
- Veterans Levy 213
- Human Services Levy 224
- HPRP 130

1.2 *Short Term Outcome:* At least 75 percent of the households served remain stable in permanent housing.

1.3 *Indicator:* Sample client follow up six and 12 months later

2. Strategy 1B

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

3. Strategy 1C

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

Goal Two, Objective 2: Permanent Housing

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

1. Strategy 2A

1.1 Provide permanent supportive housing through the Shelter Plus Care program per federal program requirements for persons with disabilities.

1.2 Provide permanent supportive housing opportunities for the broad population of homeless households through the locally funded Supportive Housing Program, which administers the Homeless Housing and Services Funds.

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.

4. Strategy 2D

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

Goal Two, Objective 3: Homeless Housing Programs

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

1. Strategy 3A

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

1.1 Annual Output Measures

- Provide 213,225 unit nights of emergency shelter annually.
- Provide 130,267 unit nights of transitional housing annually.

1.2. *Short-term Outcome:* Homeless persons/households are safe and sheltered from the elements for the night.

1.3 *Indicator:* Each unit night represents another person or household safe and sheltered for the night.

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

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

1.5 Indicators for Long-term Outcome

- Number and percentage of individuals and/or households who move from emergency shelter to transitional or permanent housing
- Number and percentage of individuals and/or households who move from transitional housing to permanent housing, or who successfully transition in place

2. Strategy 3B

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

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.

1. Strategy 1A

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

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

1.1 *Annual Output Measure:* An average of three community facility capital projects will be completed.

1.2 Long-term Outcomes

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

1.3 *Outcome Indicators:* Agencies/providers will provide outcome data through project accomplishment reports.

1.4 HUD Community Planning and Development Performance Measures

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

2. Strategy 1B

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

Fund Sources: CDBG Public Services funds and occasionally local funds

2.1 *Annual Output Measure:* An average of 50,000 unduplicated persons will be served.

2.2 HUD Community Planning and Development Performance Measures

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

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.

2.1 *Outputs and Outcomes:* Will be determined independently for each NRSA developed. Outcomes may include increases in property values, safer streets, less crime, etc.

2.2 HUD Community Planning and Development Performance Measures:

- *Objective:* Economic Opportunity
- *Outcome:* Sustainability

Goal Three, Objective 3: Economic Opportunities

Expand economic opportunities for low and moderate income persons. This objective will be carried out pursuant to the following principles:

- The strategies under this objective will be consistent with the regional economic development vision contained in the updated CPPs.
- Assistance to for-profit businesses will be provided in a manner that maximizes public benefits, minimizes public costs, minimizes direct financial assistance to the business, and provides fair opportunities for all eligible businesses to participate.

1. Strategy 3A

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

Fund Sources: Federal CDBG funds; leveraged private investments.

1.1 *Outputs and Outcomes:* This strategy does not have annual goals, and will be reported by narrative in the Consolidated Annual Performance and Evaluation Report as opportunities arise.

1.2 *Outcome Indicator:* Number of businesses assisted that are serving predominantly low to moderate-income communities, and/or the number of full time equivalent jobs created or retained.

1.3 HUD Community Planning and Development Performance Measures

- *Objective:* Economic Opportunity
- *Outcome:* Sustainability

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.

| <u>Other Federal, State, and Local Fund Sources</u> | <u>Average Amount Per Year</u> |
|--|--------------------------------|
| Housing Opportunity Fund ²³ | \$ 200,000 |
| Regional Affordable Housing Program ²⁴ | \$2,000,000 |
| McKinney Homeless Assistance Programs ²⁵ | |
| • Shelter Plus Care | \$5,400,000 |
| • Supportive Housing Program | \$ 900,000 |
| Transitional Housing Operating and Rental Assistance Program (THOR) ²⁶ | \$1,000,000 |
| Document Recording Fee Surcharge Funds for Homeless Housing (2163/1359/2331) | \$7,500,000 |
| Veterans and Human Services Levy for Housing and Homelessness (through 2011) | \$4,400,000 |
| Mental Illness and Drug Dependency (MIDD) Funds for Supportive Services in Housing | \$2,000,000 |
| Total Other Fund Sources (Average) | \$23,400,000 |

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

1. Scarce resources will be used to address the most pressing priorities of the King County Consortium, as identified in the key findings section, and as developed in the objectives and strategies of the strategic plan section.
2. The King County Countywide Planning Policies (CPPs) provide overall direction to the housing and community development efforts of the King County Consortium. Pursuant to the CPPs, the needs assessment and the key findings section of this plan, the consortium will work towards achieving a balance of affordable housing and economic opportunities throughout the urban growth areas of King County, such that all sub-areas have an adequate continuum of affordable housing types, a suitable living environment and economic opportunities.
3. The consortium will strive to increase regional collaboration in the implementation of the strategies that we have adopted to reach our goals and objectives.

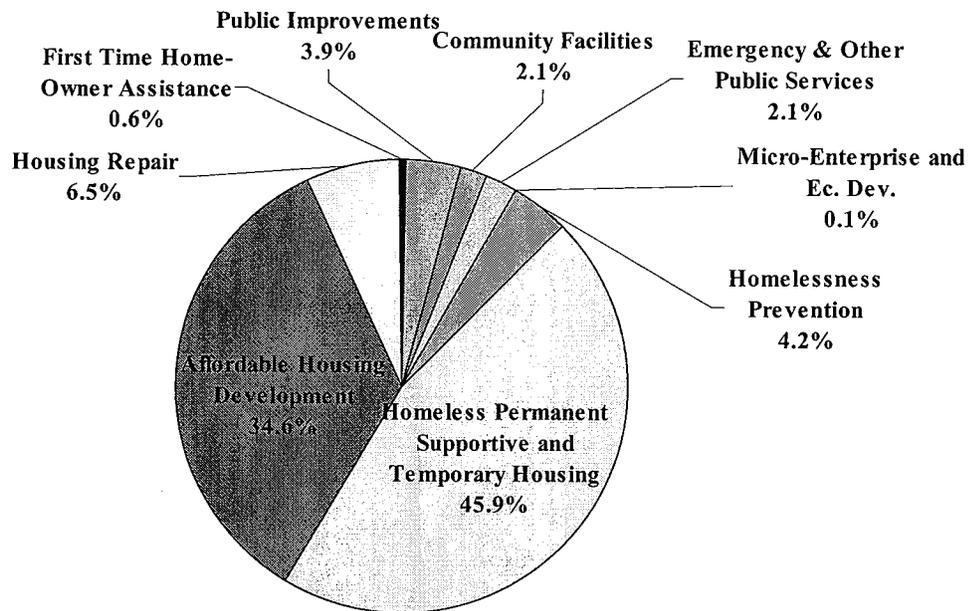
²³ This is a local King County fund that is appropriated annually by the Metropolitan King County Council and can vary greatly from year to year.

²⁴ This is local fund source that is administered by King County pursuant to an interlocal agreement between the County and the cities who choose to participate, including the City of Seattle. Most of the funds are used for capital, but a portion is used for operations and maintenance support for homeless housing.

²⁵ McKinney funds are applied for annually in a competitive process. Seattle and King County apply together for the region.

²⁶ State funds for operating support to transitional housing projects that serve homeless households and temporary rental assistance subsidies in private market housing for homeless households.

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



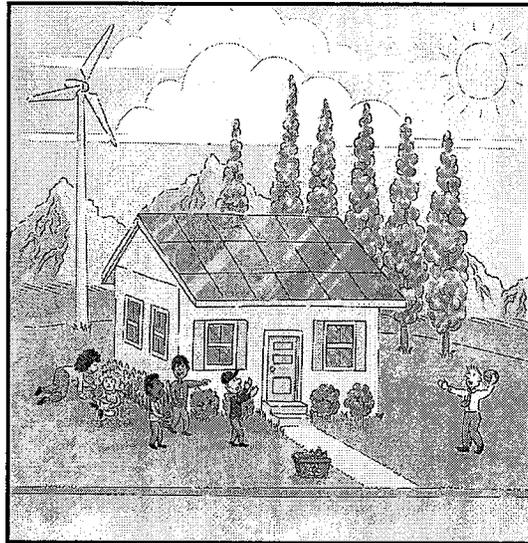
Description of Chart Labels (above)

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.

- Micro-Enterprise and Economic Development are CDBG funds for micro-enterprise development, the small business loan program, and economic development.
- Community Facilities are CDBG funds for community facilities such as neighborhood centers serving low to moderate income neighborhoods.
- Public Improvements are CDBG funds for public infrastructure projects such as sewer and water improvements, sidewalks, and parks projects.

Appendix A
2009 Needs Assessment



Consolidated Housing and Community Development
Plan
2010 - 2012

I. Needs Assessment Definitions

A. Geography Used for Demographic Data

- East urban area: Beaux Arts Village, Bellevue, Clyde Hill, Hunts Point, Issaquah, Kirkland, Mercer Island, Newcastle, Redmond, Yarrow Point and bordering areas of unincorporated King County.
- North urban area: Shoreline, Lake Forest Park, Kenmore, Woodinville, the King County portion of Bothell and bordering areas of unincorporated King County.
- South urban area: Algona, Auburn, Burien, Des Moines, Federal Way, Kent, Pacific, Renton, SeaTac, Tukwila and bordering areas of unincorporated King County.
- East small cities: Carnation, Duvall, North Bend, Skykomish, Snoqualmie and bordering areas of unincorporated King County.
- South small cities: Black Diamond, Covington, Enumclaw, Maple Valley and bordering areas of unincorporated King County.

B. Calculating Affordability

- Seashore: Seattle, Shoreline, Lake Forest Park and North Highline.
- East or eastside: Beaux Arts Village, Bellevue, Bothell, Clyde Hill, Hunts Point, Issaquah, Kirkland, Mercer Island, Newcastle, Redmond, Woodinville, Yarrow Point and bordering areas of unincorporated King County.
- Rural cities: Carnation, Duvall, North Bend, Skykomish, Snoqualmie, and Enumclaw. These are small cities that are surrounded entirely by rural area.
- South or south King County: Algona, Auburn, Black Diamond, Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Pacific, Renton, SeaTac, Tukwila and bordering areas of unincorporated King County.

C. Households

- Very low-income households: households with income at or below 30 percent of the Area Median Income (AMI). Thirty percent of AMI in 2009 was \$20,250 for a household of two, \$22,750 for a household of three, and \$25,300 for a household of four.
- Low income households: households with income at or below 50 percent of the AMI. Fifty percent of AMI in 2009 was \$33,700 for a household of two, \$37,950 for a household of three, and \$42,150 for a household of four.

- 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).

Population Growth in King County 1990 - 2007

| | Census 1990 | Census 2000 | 2007 OFM Est. | Change 1990-2000 | Change 2000-2007 |
|--|-------------|-------------|---------------|------------------|------------------|
| King County Total | 1,507,300 | 1,737,046 | 1,861,300 | 15.2% | 7.2% |
| East Small Cities | 8,410 | 13,100 | 21,260 | 55.8% | 62.3% |
| East Urban Area | 226,009 | 282,885 | 321,095 | 25.2% | 13.5% |
| North Urban Area | 87,017 | 110,773 | 113,240 | 27.3% | 2.2% |
| South Urban Area | 283,293 | 374,600 | 398,600 | 32.2% | 6.4% |
| South Small Cities | 26,409 | 43,078 | 52,650 | 63.1% | 22.2% |
| Urban Outside Seattle | 477,762 | 824,436 | 906,845 | 72.6% | 10.0% |
| Seattle | 516,300 | 563,376 | 586,200 | 9.1% | 4.1% |
| Incorporated | 994,002 | 1,387,812 | 1,493,045 | 39.6% | 7.6% |
| Unincorporated | 513,298 | 349,234 | 368,255 | -32.0% | 5.4% |
| Consortium* | 991,060 | 1,173,670 | 1,275,100 | 18.4% | 8.6% |
| *These totals include all cities outside Seattle plus the unincorporated King County. In fact, a few suburban cities do not participate in the Housing Consortium. | | | | | |

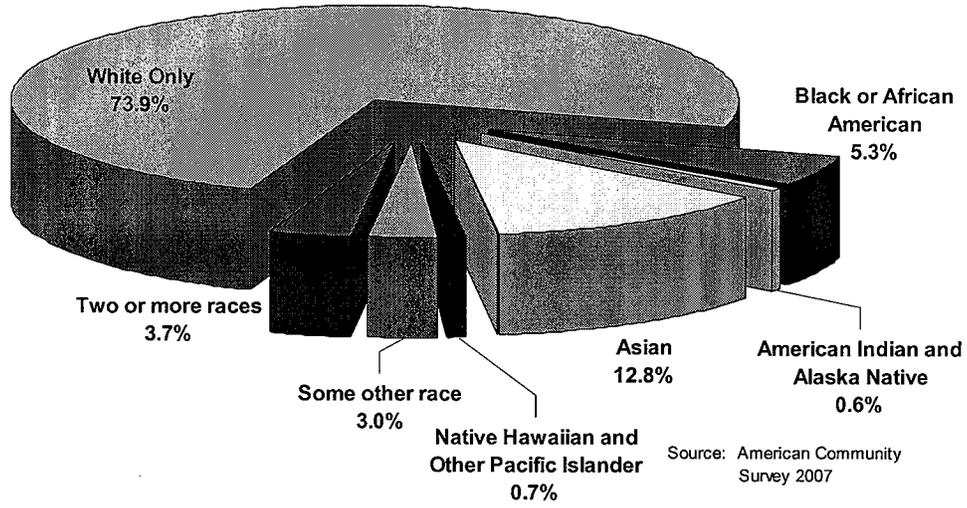
B. Diversity has increased in the consortium

- The percentage of persons of color residing in the consortium doubled from 10.2 percent of the population in 1990 to 23.9 percent of the population in 2000.
- In 2007, the percentage of persons of color² was 30.6 percent, three times the proportion in 1990.
- Asian residents are divided among a variety of ethnicities with Chinese being the largest group.
- Three-quarters of Hispanic residents are of Mexican descent.
- Over half of Pacific Islanders are of Samoan origin.
- An average of 50 different languages are spoken in many jurisdictions in the consortium, with as many as 77 languages spoken in some jurisdictions³.
- In 2007, 24.1 percent (about 288,100 residents) of the consortium population over the age of five spoke a language other than English at home. Forty-four percent of these speak English less than very well.

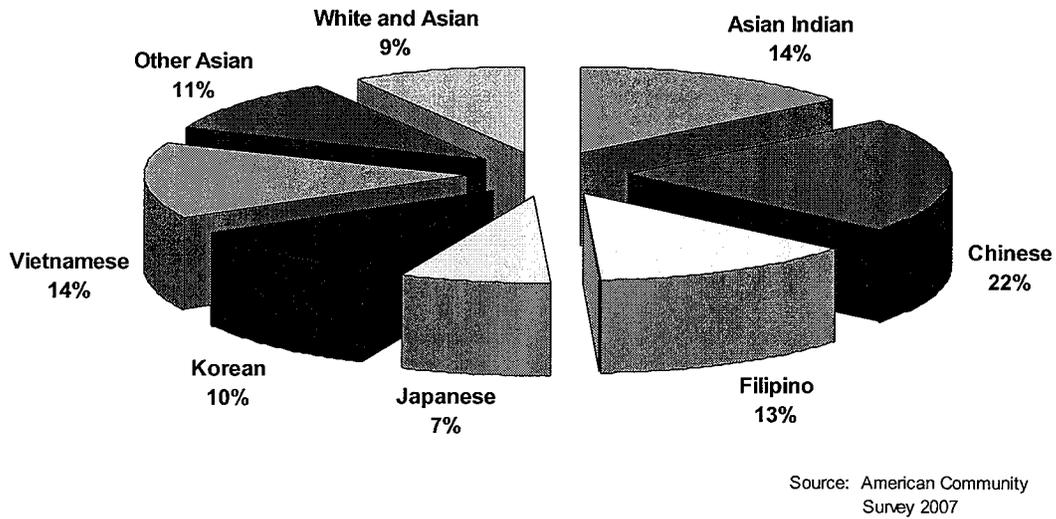
² Persons of color include all residents except those identified as non-Hispanic White. Some of those identified as White only (73.9 percent) are also identified as Hispanic, and hence count as persons of color. Persons who identified as non-Hispanic White totaled 69.4 percent of the population.

³ United Way of King County, "Languages Spoken in King County School Districts".

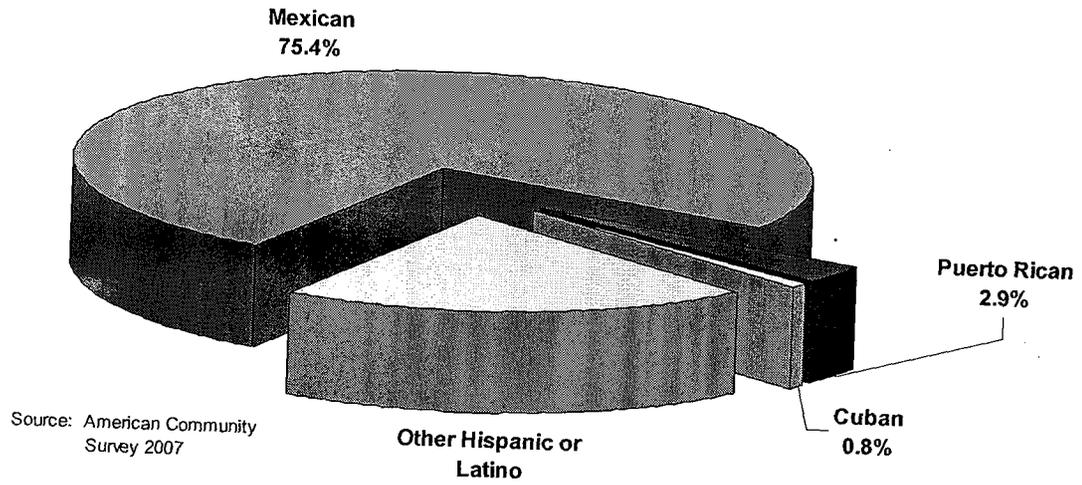
2007 Consortium Population by Race



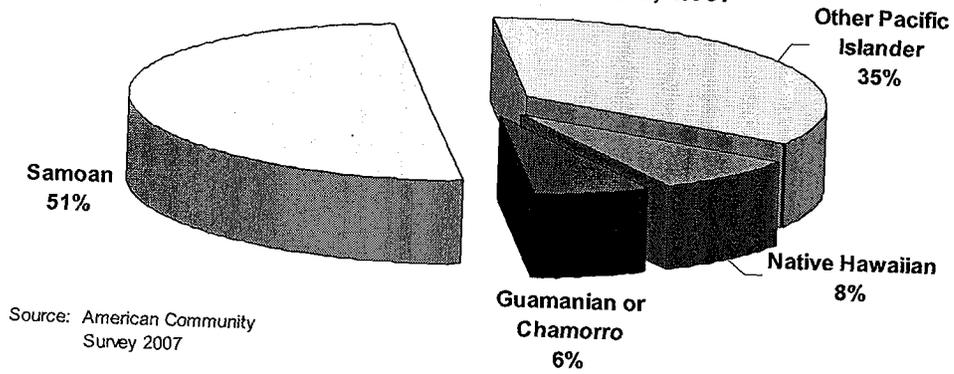
A Profile of Asian Residents in King County outside Seattle: 2007



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

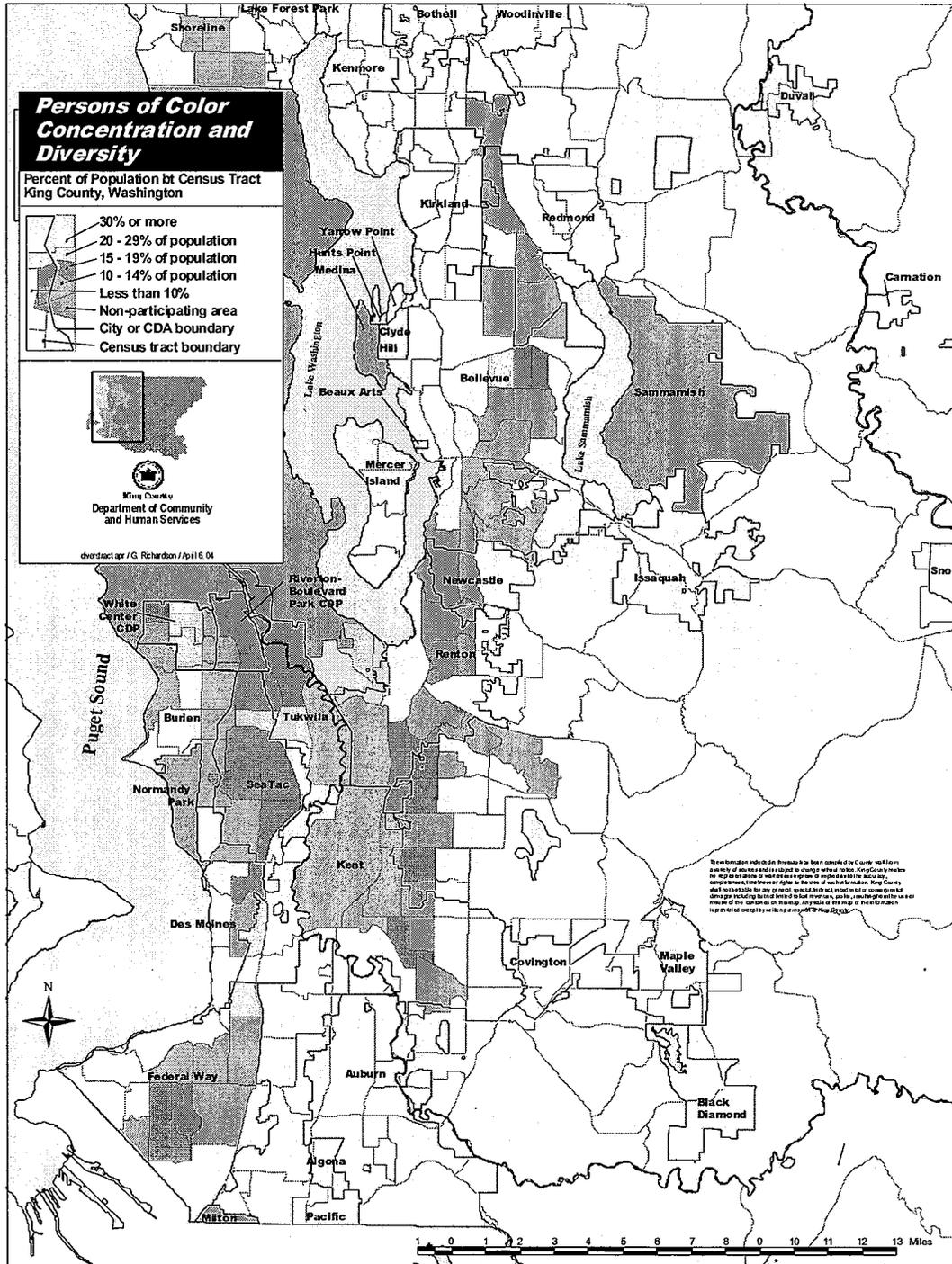


A Profile of Pacific Islander Population in King County Outside Seattle, 2007

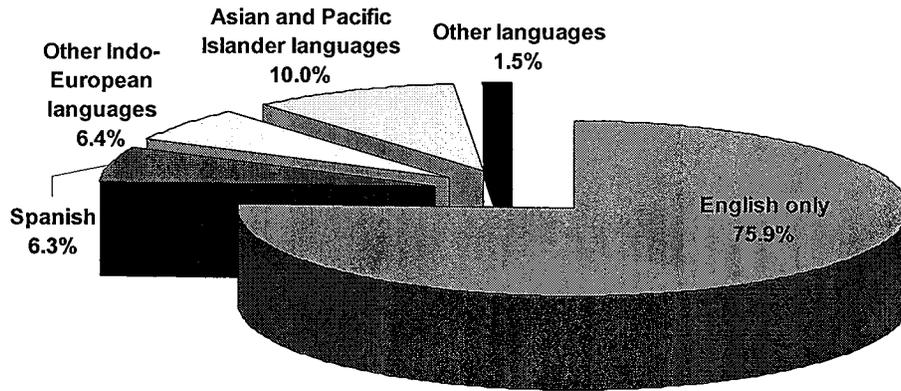


Map 1 – Persons of Color Concentration and Diversity by Census Tract for the King County Consortium

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.



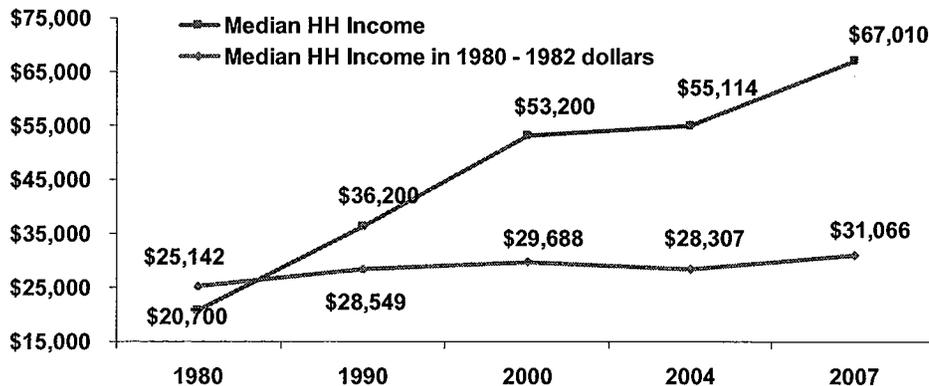
Languages Spoken at Home by Population over 5 Years of Age: 2007



C. Incomes grew in King County during the 1990's and mid-2000's, but growth has been sporadic. Growth in real income will undoubtedly slow again before the end of the decade.

- Median household income grew about 7.8 percent in real terms during the 1990s.
- In real dollars, income growth declined slightly from 2000 - 2004.
- From 2004 - 2007 household income grew rapidly, posting a gain of 26 percent over incomes in 2000. This amounted to a five percent increase in real dollars.
- There is likely to be a stabilizing or even a decline in real household income from 2007 - 2010 due to the recession.

Change in Median Household Income in Current and Real Dollars



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

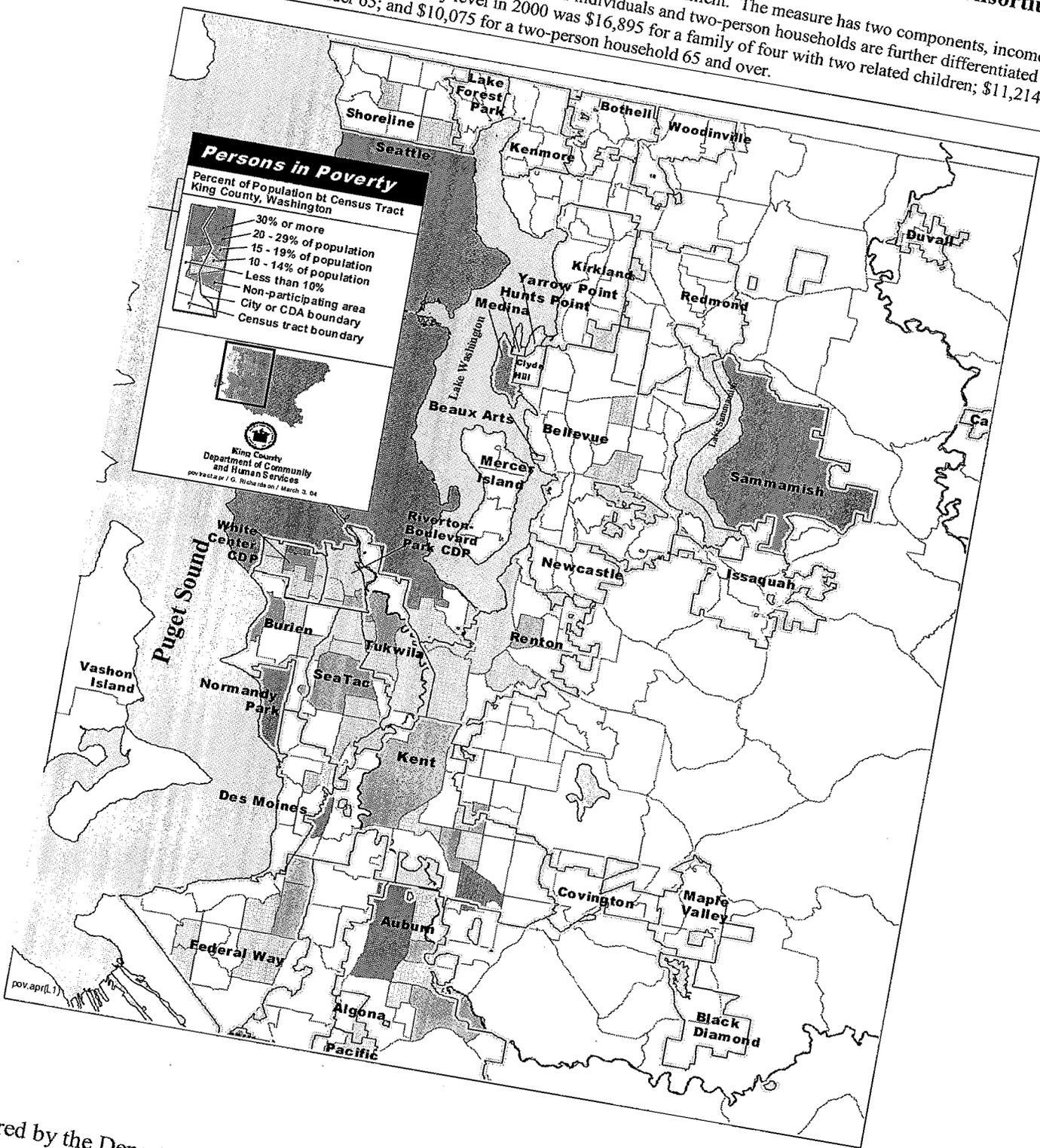
- The percentage of households earning 50 percent of AMI⁴ or less increased from 16 percent to 18 percent of total households in the consortium from 1990 - 2000. In 2007, it appears that 20.7 percent of the households in the consortium earned 50 percent of AMI or less.
- The poverty rate⁵ increased from 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.

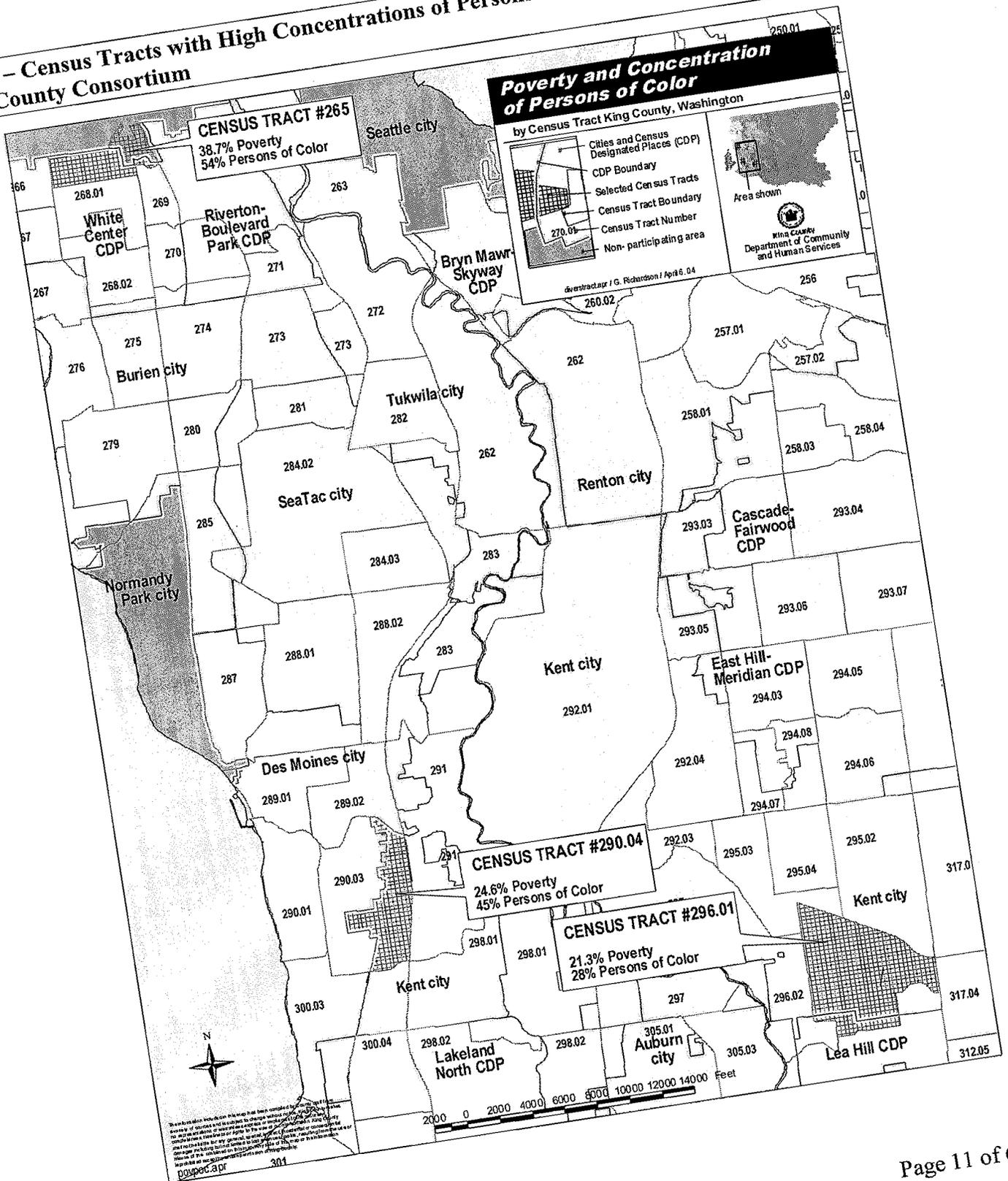
⁵ The poverty level is a threshold measure prescribed by the federal government. The measure has two components, income level and family size by number of related children. Unrelated individuals and two-person households are further differentiated by age (under 65 and 65 and over). The poverty level 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 2 – Percent of Persons in Poverty by Census Tract in the King County Consortium

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 2000 was \$16,895 for a family of four with two related children; \$11,214 for a two-person household under 65; and \$10,075 for a two-person household 65 and over.



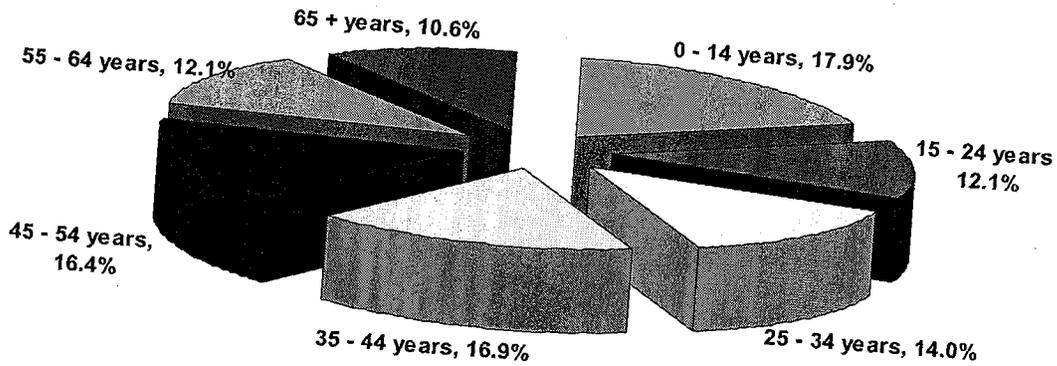
Map 3 - Census Tracts with High Concentrations of Persons of Color and of Poverty in the King County Consortium



- E. The jobless rate has varied this decade, but rose sharply in 2008 - 2009.
- The jobless rate in King County (Seattle-Bellevue-Everett Primary Metropolitan Statistical Area) hovered around 3.5 percent during much of the 1990's.
 - It steadily increased in the early 2000's to an average of 6.5 percent in 2003, then fell again to around 4.5 percent in 2004 - 2007. Layoffs due to the recession began in the middle of 2008, leading to an unemployment rate of 7.9 percent in March 2009, and of 8.4 percent in July 2009.
- F. Twenty-two percent of female-headed families are poor, compared to 6.4 percent of all families.
- Female-headed families (no husband present) constitute more than half of all families in poverty in King County, and 54 percent of poor families in the consortium.
 - Female-headed families with children under 18 made up 41.5 percent of all families in poverty in 2007, and 31.5 percent of all families in poverty in the consortium.
 - 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.
- G. Non-family households increased.
- Just over 40 percent of all households in the county are non-family households.
 - From 2000 - 2007, they increased at a somewhat faster rate than family households, and constitute over half of all new households.
- H. Elderly households will increase significantly in the next eight to ten years.
- King County residents between the ages of 60 and 64 increased by 72.4 percent between 2000 - 2007. In addition, residents from age 55 - 59 increased by 49.5 percent. Together, this means that 225,000 residents could reach retirement age between 2008 - 2016.
 - In the consortium, those between age 60 - 64 increased by 64.0 percent from 2000 - 2007, while those in the 55 - 59 age group increased by 46.4 percent. This means that over 150,000 residents are likely to reach retirement age in the next eight years (by 2016).
 - Persons over the age of 65 increased from 8.4 percent of the population in 1990 to 10 percent in 2000. In 2007, they represented 10.6 percent of the population in King County, and nearly 11 percent of the population in the consortium.
 - Persons over the age of 85 increased by 44 percent from 1990 - 2000. They increased by 25.3 percent from 2000 - 2007.

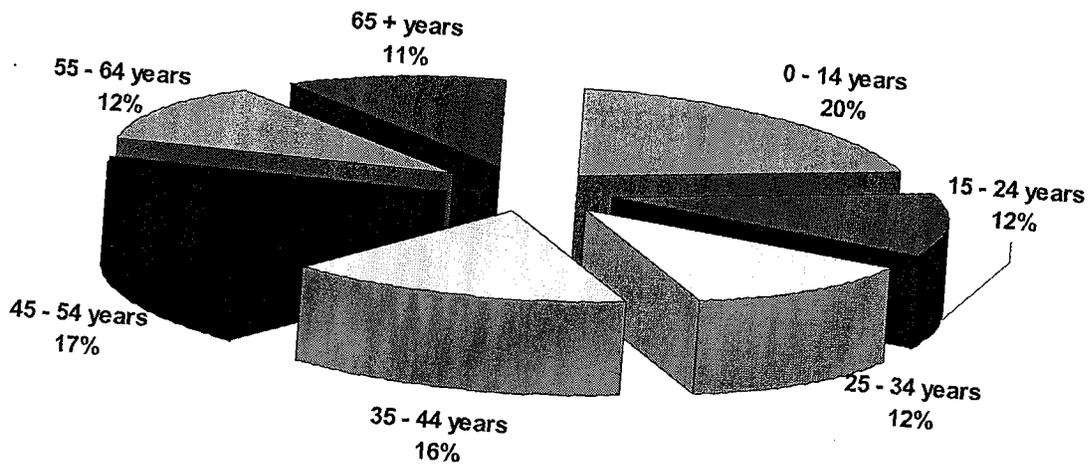
- Between 2000 - 2010 King County's 60 and older population is expected to grow from 13.8 percent of the total population to 16.8 percent of the total population. By 2007, they constituted 16.0 percent of the population.
- Overall, the proportion of the population under 14 has shrunk since 2000, while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

Percent of Population by Age Group
King County: 2007



Source: American Community Survey, 2007

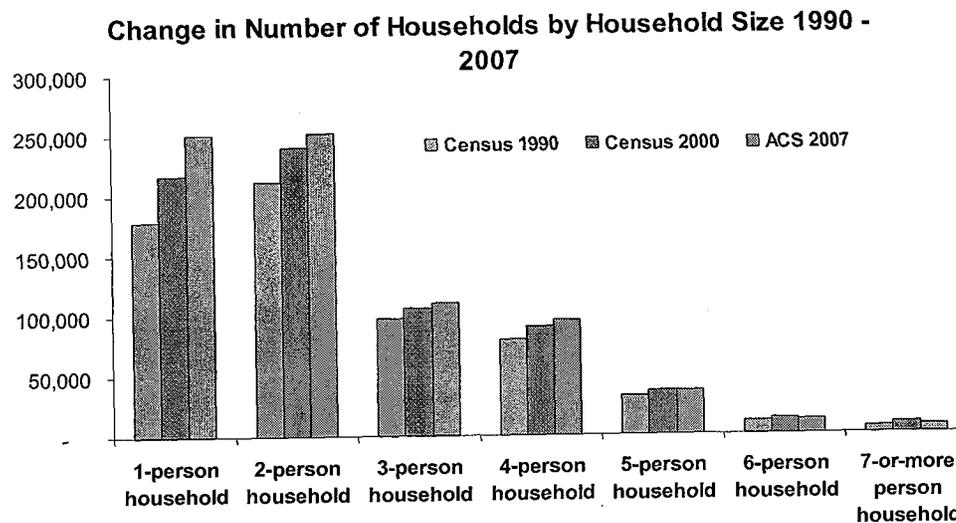
Percent of Population in Age Group
King County Outside Seattle: 2007



Source: American Community Survey, 2007

- I. The percentage of residents with a disability remained about the same.
- In 2007, about 13 percent of King County residents over the age of five, as well as residents of the consortium area over the age of five, had some type of disability.
 - Ten percent of King County residents between the ages of five and 64 had some level of disability, essentially the same percentage as in 2002 (10.1 percent).
 - Of those residents over age 65, 37.6 percent had some level of disability in 2007, compared to 39.5 percent in 2002.
 - Nine percent of residents over the age of 65 had a self-care disability. A self-care disability is a physical, mental or emotional condition, lasting six months or more that causes a person to have difficulty dressing, bathing or getting around the home.
- J. Small households grew the fastest. By 2007, two-thirds of all households in King County were one or two-person households, housing 40 percent of the population.
- From 2000 - 2007 one-person households increased at a higher rate (15.5 percent) than the increase of all households (7.3 percent) in King County.
 - The proportion of one and two-person households has continued to grow over the last 17 years.
 - There are fewer large households than other household sizes in King County overall, but during the 1990s households with six or more members increased by an average rate of 37 percent.
 - This trend reversed from 2000 - 2007, with the number of these large households decreasing. This may indicate the ability of members of large households to find housing of their own during the period of easy credit, high employment, and improved real incomes from 2004 - 2007. This trend could reverse again during the recession.

| Size of HH | Census 1990 | Census 2000 | ACS 2007 | Chg 1990 - 2000 | Chg 2000 - 2007 |
|-----------------------------|-------------|-------------|----------|-----------------|-----------------|
| All Households | 616,691 | 710,916 | 762,697 | 15.3% | 7.3% |
| 1-person household | 179,110 | 217,163 | 250,764 | 21.2% | 15.5% |
| 2-person household | 211,841 | 240,334 | 252,039 | 13.5% | 4.9% |
| 3-person household | 97,614 | 106,579 | 110,303 | 9.2% | 3.5% |
| 4-person household | 79,982 | 89,918 | 95,822 | 12.4% | 6.6% |
| 5-person household | 32,274 | 35,842 | 36,579 | 11.1% | 2.1% |
| 6-person household | 10,322 | 12,685 | 11,264 | 22.9% | -11.2% |
| 7-or-more person household | 5,548 | 8,395 | 5,926 | 51.3% | -29.4% |
| Percent of 1 or 2 person hh | 63% | 64% | 66% | | |



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.

- Securing housing following release from prison is particularly difficult because most federal housing programs (Section 8 and low-rent public housing) prohibit leasing to former offenders, especially those convicted of a violent offence.
- Many private and non-profit housing providers conduct criminal background checks as part of their regular tenant screening process and refuse to lease to those with criminal convictions.
- There are a limited number of programs in King County that offer housing opportunities for persons being released from prison:
 - a. Pioneer Human Services provides clean and sober transitional housing opportunities for about 400 persons coming out of treatment or prison who are willing to participate in a case-managed program.
 - b. Pioneer Human Services also provides about 150 market-rate permanent beds for lower income individuals. Neither program is exclusively for released offenders but will accept former offenders, and there is a waiting list for these beds during most times of the year.
 - c. Interaction Transition operates a transitional living facility for released offenders that can serve approximately 18 persons. There is a six-month waiting list for these beds.
- The emergency shelter system may house newly released offenders, but actual figures are hard to come by as offenders are hesitant to disclose their history for fear of being turned away.
- With limited housing opportunities upon release, many offenders find themselves homeless. The literature suggests that lack of access to stable housing upon release reduces the likelihood of successful re-entry into society, thus increasing threats to public safety through higher rates of recidivism⁷.

III. Persons with Disabilities

Nearly 226,000 persons five years of age or older in King County, and about 153,600 persons five years or older in the consortium area, have some kind of a physical, sensory or mental disability according to the 2007 American Communities Survey. In both geographic areas, this group accounts for about 13 percent of the population five years or older.

According to the Center for Disability Policy and Research, “compared to those without disabilities, people with disabilities are likely to be older, have less formal education, live by themselves, and use assistive equipment such as wheelchairs, special beds, or special

⁷ Bradley, K., Oliver, M., Richardson, N., Slayter, E., No Place Like Home: Housing and the Ex-prisoner, Community Resource for Justice, November 2001.

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.

housing support services provided in community based housing by agencies that contract with DSHS/DDD.

- An additional 1,717 adults on the DSHS/DDD caseload in King County do not receive residential services and many of these adults have a need for affordable housing, either because their current housing causes them to be extremely rent burdened or because they live with an aging parent who cannot continue to care for them.

3. Families with Children with Developmental Disabilities

- Of the 6,410 children on the DDD caseload, 1,656 live in Seattle and 4,754 live in King County outside Seattle. Many of the children will need affordable housing as they reach adulthood.
- The housing need of families with children with developmental disabilities has yet to be effectively documented. The DSHS/DDD is currently developing a wait list of families who are homeless or in need of affordable housing in order to document the needs of families, as well as conducting a needs assessment of families on the DSHS/DDD caseload.

4. Homelessness Among Persons with Developmental Disabilities

- In 2008, The Arc of King County served 65 homeless persons with developmental disabilities through its Survival Services Program, which includes case management and housing stabilization assistance.
- The Seattle-King County Coalition for Homeless Families Committee reports serving increased numbers of families with children with developmental disabilities in King County shelter and transitional housing programs. According to the 2008 One Night Count of Homelessness conducted by the coalition, out of 1,372 individuals in shelter and transitional housing programs who reported at least one disability, 140 individuals reported having a developmental disability. Because many of these programs do not have staff positions to provide services to meet the unique needs of these families, they face additional challenges to overcoming homelessness.

5. Dual Diagnosis: Persons with Mental Illness and a Developmental Disability

In 2008 - 2009, the King County Mental Health System's Regional Support Network was providing services to 900 persons who had a dual diagnosis of mental illness and a developmental disability.

B. Persons with Mental Illness

1. Overview

- 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.

C. Persons with Chemical Dependency

1. Overview

- The MHCADSD is responsible for managing King County's publicly funded substance abuse treatment services.
- Direct services provided by the county include assessment for substance abuse services, public inebriate outreach and triage, and investigation for involuntary detention under state substance abuse statutes. Treatment services are provided through contracts with licensed substance abuse treatment agencies. Substance abuse services include financial eligibility and need assessments, detoxification, youth and adult outpatient treatment, outpatient opiate substitution treatment, residential treatment services, and employment and housing assistance.
- A total of 15,432 people were served with detoxification services, opiate substitution, youth and adult outpatient programs.
- The Dutch Schisler Sobering Support Center, which provides 24-hour assistance to the public inebriate population, assisted 2,470 unduplicated individuals in 2008.
- The Alcohol and Drug 24-Hour Help Line provided telephone crisis response and referrals for treatment of 19,749 callers in 2008.
- For individuals with a long history of substance abuse, stable affordable housing is often a prerequisite to treatment compliance and continued recovery. An increase in permanent affordable housing units is needed for persons with chemical dependency.

2. Homelessness

- Of the adult admissions to outpatient treatment in 2008, 942 or 13 percent reported they were homeless.
- The Dutch Shisler Sobering Center reported 2,421 unduplicated persons who stated that they had experienced at least one episode of homelessness in 2008.

3. Criminal Justice Population with Chemical Dependency or Mental Illness, or Both

- In 2003, King County started the Criminal Justice Continuum of Care Initiatives Project to assure that persons who are significantly impaired by substance abuse, mental illness, or both, and involved repeatedly or for a significant duration in the criminal justice system receive a continuum of treatment services that are coordinated, efficient, and effective, and reduces their rate of re-offense and jail time. Such offenders should have access to coordinated housing, pre-vocational, employment, crisis, and treatment

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.

- Ninety percent of all infections are among men who have sex with men, injection drug users, or foreign-born blacks. Most HIV infected King County residents are white men who have sex with men, are 30 - 45 years of age at the time of diagnosis, and reside in Seattle. However, an increasing proportion of cases are among foreign-born blacks, and residents outside Seattle.¹³
- A diverse array of people is affected by HIV/AIDS. In Seattle and King County, as in the country as a whole, epidemiological data indicate that HIV/AIDS are disproportionately affecting African Americans and foreign-born Black immigrants. Overall, the percent of HIV/AIDS cases among people of color has risen steadily since the early years of the epidemic in King County, from 13 percent of cases in 1984 - 86 to 26 percent in 1993 - 95 and 35 percent in 1999 - 2001. Blacks are 4.5 times more likely to be infected with HIV than whites and are the most disproportionately impacted racial group. About two percent of black men and one percent of black women in King County are currently living with HIV/AIDS.¹⁴

2. Housing Needs of Those Living with HIV/AIDS

- Housing stability is a challenge for those with HIV/AIDS. The 2004 Seattle-King County AIDS Housing Plan notes that many people experience increasingly complex physical, emotional, and behavioral health issues and other challenges that affect their housing stability. When coupled with low incomes and a challenging housing market, as is the case in King County, housing stability becomes elusive.
- Given average rents in King County, these individuals are often priced out of the rental market. Access to housing is further complicated by factors related to mental illness, substance use, chronic homelessness, histories of incarceration, immigration status, and language and cultural barriers. Housing and service providers are focusing more energy, time, and resources on populations that face multiple challenges in accessing or maintaining housing in addition to a lack of financial resources. Housing alone will not solve the underlying issues for many consumers. However, these underlying issues often cannot be addressed when an individual is not in stable housing.
- People living with HIV/AIDS represent a range of needs. Some people enter the AIDS housing system because they have lost income and economic independence due to illness. Others enter the system having had few personal or financial resources to begin with and may not see HIV/AIDS as their most immediate concern. To effectively house these diverse clients, case managers and service providers must have a broad range of skill and knowledge.
- Housing people with complex lives presents significant challenges for affordable housing providers that focus on supporting those living with

¹³ HIV/AIDS Epidemiology Report, Second Half of 2007, Volume 71

¹⁴ Seattle RARE Project: Rapid Assessment, Response and Evaluation, Final Report and Recommendations

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.

- Increasing numbers of people living with AIDS who have housing needs also have criminal, credit, and rental histories along with mental health and chemical dependency issues. Although some housing programs and resources in the AIDS housing continuum are dedicated to serving people with multiple barriers to housing stability, much of the housing was developed for people who could live independently.
- Mental health services, chemical dependency services, transportation, and money management training were the top services listed as necessary supports for housing stability. Case managers indicated that supportive housing with staffing 24 hours and seven days per week would help a large number of clients succeed in housing (66 percent of those in need or 247 clients).
- Survey respondents were experiencing complex life challenges that affected housing stability. One in 10 was homeless or at risk of homelessness at the time of the survey, and more than half of all respondents had been homeless in the past. Women and African Americans had the highest rate of previous homelessness. One in three respondents indicated that they had been in jail or prison at some point in their lives.
- The most frequent reason given by those who had been homeless was lack of income, followed by eviction or being asked to move. In addition, 24 percent indicated moving to a new area without financial or personal resources, 24 percent became homeless due to alcohol or drug use, 11 percent were released from jail or prison, ten percent were released from another institution, and 10 percent became homeless due to domestic violence.

4. HIV/AIDS Housing and Services Continuum

- Seattle-King County has a well-developed continuum of HIV/AIDS-dedicated housing and services, but there are still gaps. The local AIDS continuum of care includes counseling and testing services, medical care (including ambulatory, specialty, in-patient, alternative, and dental care), access to drug therapies, insurance programs, medical case management, housing assistance, home health care, skilled nursing care, adult day health care, substance use treatment and counseling, mental health therapy and counseling, transportation, medical nutrition therapy, food and meals programs, psychosocial support, outreach, health education/risk reduction, treatment adherence support, and phone referrals and linkages to medical and dental care.
- The system also includes independent and supported transitional and permanent housing units, medical respite, assisted living and skilled nursing beds. Despite the resources available through the housing and services continuum, however, there are gaps in our housing and services system.

- 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.

- Increasing the housing stock that incorporates elements of universal design²³ will benefit those who have physical or sensory impairments as well as accommodating diverse age groups. It will also enable persons to age in place as aging brings on more physical and sensory limitations.

IV. Housing Market Conditions

A. Income Limits and Housing Affordability

1. The table below is based on the HUD income limits, published annually and used to determine eligibility for most federal programs.
 - The HUD publishes these limits, specific to household size, for households at 30 percent of the local AMI, 50 percent of local AMI, and 80 percent of the national median income. Other levels are calculated from these.
 - The income levels are specific to the local metropolitan statistical area (MSA) and/or to the county. King County's limits are the same as for the Seattle-Bellevue-Everett MSA. For many federal programs the 80 percent level is capped at 80 percent of the national median income, which usually amounts to about 76 percent of King County's AMI.

²³ For an overview and practical guide to universal design see www.lifeease.com/lifeease-universaldesign.html or www.accessliving.org

| 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 | \$ 1,265 |
| 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

that another five percent will be needed for taxes, utilities, and home maintenance.

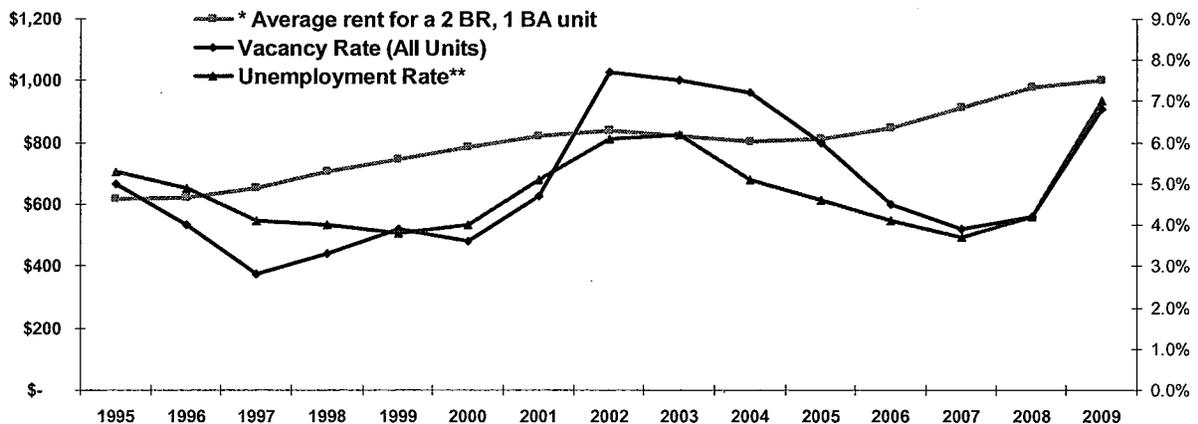
- Since interest rates, down payment requirements, and length of mortgages can vary, the affordable home price that is shown is an estimate based on conditions at the time of publication. These conditions change frequently.

B. Rental Housing Affordability Trends

1. Apartment rents have risen slightly faster than inflation despite two periods of relatively high unemployment this decade.

- The graph below shows how higher vacancy rates usually follow upon periods of relatively high unemployment. Typically this leads to falling rents, as occurred in 2003 and 2004.
- A dramatic increase in unemployment occurred between the second half of 2008 and the beginning of 2009. Vacancy rates have risen as expected, and rents were leveling off between September 2008 and April 2009.
- Many buildings have rent concessions in place to attract renters, and it is likely that rents will fall more in the second half of 2009.²⁴
- Despite these cyclical events, rents in the spring of 2009 are nearly 28 percent higher than in 2000. This is slightly higher than the general inflation rate of 23.8 percent since 2000.²⁵

Relationship of Unemployment, Vacancy Rates and Average Rents



* Average rent for a 2 BR, 1 BA unit. Dupre+ Scott, King County History, Apartment Vacancy Report, April 2009, p. 25. Unemployment figures are for May of each year.

²⁴ Dupre + Scott, *The Apartment Vacancy Report*, Spring 2009.

²⁵ Consumer Price Index for Seattle MSA (Urban) at www.bls.gov/cpi/.

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.

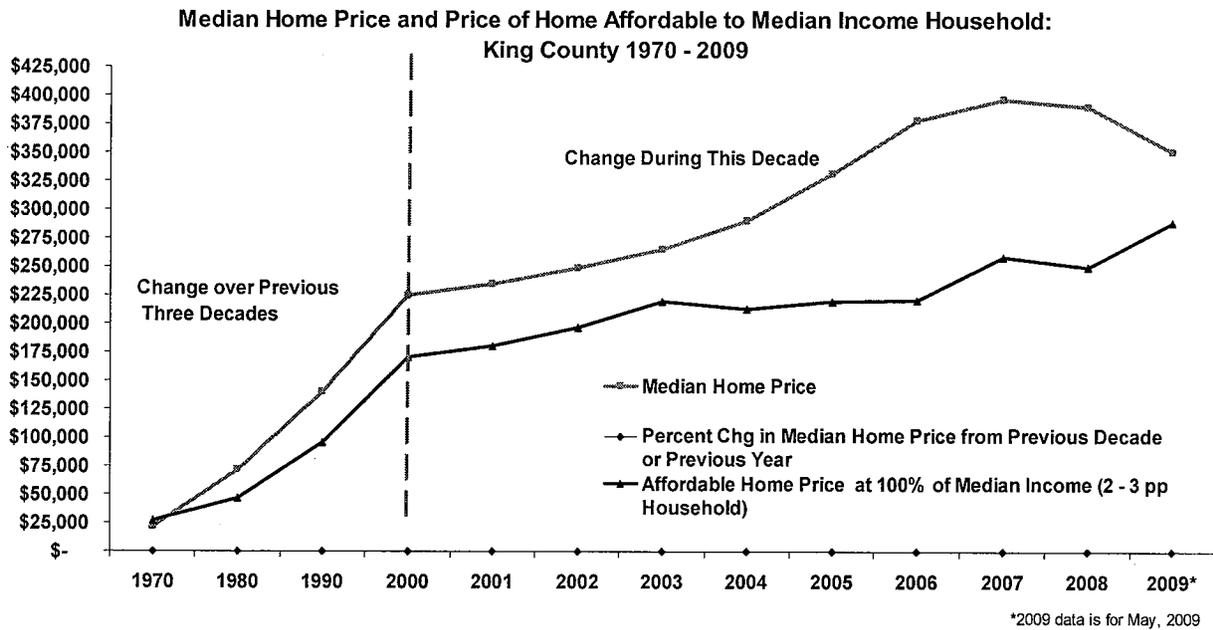
| Percent of Rental Housing Affordable to Moderate and Low Income Households (2008) | | | | | |
|---|-----------------|----------------------------------|---------------------------------------|-------|-------|
| Jurisdiction | Estimated Total | | Percent Affordable by Income Category | | |
| | Median 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.

C. Home Ownership Affordability Trends

1. In 2008 - 2009, ownership housing was more affordable than in 2004 - 2007, but the median-priced home still cost almost \$60,000 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 2006.²⁶
 - Single family home prices had fallen further in early 2009, with more affordable homes selling faster than very high-priced homes.
 - 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 at about \$292,000, 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.
 - Despite the drop in home prices, the gap between the affordable home and the median-priced home was about \$60,000, still larger than the gap of approximately \$54,000 that existed from 2000 - 2003.
 - In 2009, the median income for all households was about \$72,000, equivalent to one full-time wage of \$36.00 per hour, or two full-time wages of \$18.00 per hour. Fifty percent of all households earned that amount or less.

²⁶ Sale prices of mobile homes are calculated with single family homes, as are townhomes with fee simple ownership. Some townhomes are sold with condominium-style ownership.



| 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.

2. While the median income household may be able to find a modest home they can afford, buying a home is not an option for many in the King County workforce.²⁷
- In 2008, 25.6 percent of all home sales, and 16.7 percent of single family home sales, were affordable to the median income household. In 2007, less than five percent of single family home sales were affordable to the median income household.
 - A household earning 80 percent of median income, or about \$54,000 in 2009, could afford a home priced at no more than \$220,000. Less than 10 percent of all homes sold in King County in 2008 were priced at that amount or less.
 - Just 4.7 percent of single family home sales in 2008 were affordable to households earning 80 percent of median income. However, this is more than the 1.2 percent that were affordable in 2007.
 - Those earning 50 percent of median income (approximately \$18.00 per hour) could afford only \$146,300 for a home. Less than two percent of all homes, and less than one percent of single family sales were affordable in that price range. These households are likely to struggle just to find an affordable rental.

| Affordable to Households Earning at Least: | Percent of all HH at or below this Income Level | Single Family Homes | Condominiums | All Homes |
|--|---|---------------------|--------------|-----------|
| Median Income | 50% | 16.7% | 50.3% | 25.6% |
| 80% of Median Income | 40% | 4.7% | 24.7% | 9.9% |
| 50% of Median Income | 23% | 0.9% | 4.6% | 1.8% |

3. Condominiums and some townhouses provide more affordable ownership opportunities than single family homes, but even these may remain out of reach for some families.
- Condominiums provide a more affordable housing option. However, only about half of condominiums sold in 2008 were affordable to the median income household, and only about 25 percent were affordable to those earning 80 percent of median income.
 - For those earning half of median income, 4.6 percent of condos were affordable.

²⁷ The following table is based on data for 2008. Home prices continued to fall at the beginning of 2009, somewhat improving the percent of homes available to median and moderate income households.

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.

| Affordability of Home Purchase by Sub-Region: King County 2007 | | | | | |
|---|----------------------------------|--|---|--|--|
| 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

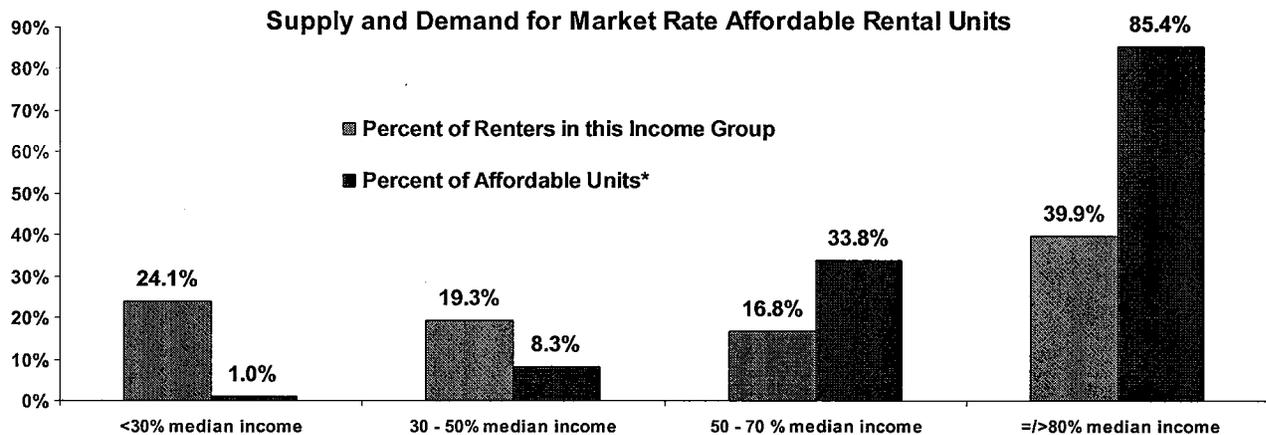
1. Those earning 80 percent of median income and above can usually find rentals they can afford, but the supply of affordable rental housing drops off significantly

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.

between 40 to 60 percent of median income, and a housing cost burden becomes apparent.³⁰

- The HUD recommends that households pay no more than 30 percent of their income for housing costs. For affluent families, a higher percent spent on housing may be manageable, but for low-income families, it leaves insufficient income to pay for other essentials such as food, transportation, health care costs, and savings for emergencies.



**Because H.U.D. income groups are calculated as a range depending on household size, these groupings are approximations of the income ranges in dollar amounts reported by ACS. The percent of affordable units is the percent affordable AT or ABOVE the minimum income of this group. In the 30 - 50% income group, it is the percent affordable at or above 40% of median income. For the lowest income group, no market rate data shows units affordable at that level, but some households in this income group do appear to find affordable units.*

- Countywide about 85 percent of market-rate rentals are affordable to those at 80 percent of AMI and above. In the east county and rural cities, about 51 percent to 74 percent are affordable to this moderate and median income group. This group represents less than 40 percent of all renters.
- About half of rental units are affordable to those earning in the 60 - 70 percent income range. The median rent of \$940 in 2008 was affordable to most households in this income group.
- About 34 percent of rental units are affordable to those earning around 50 percent of median income, but the supply falls off quickly below that income level. This group struggles to find affordable rentals, especially if they are larger households.
- Often, affordable rental units are occupied by those in higher income brackets, making it challenging for low-income renters to find a unit they can afford.

³⁰ “Households are considered to having housing difficulties if they have a 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

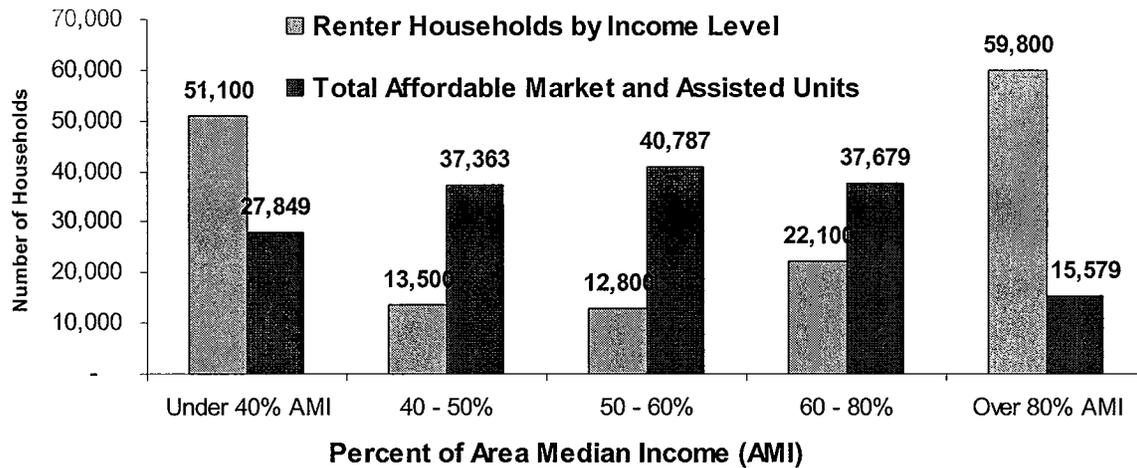
2. There are approximately 36,500 assisted housing units in the consortium (King County outside Seattle) which provide affordable housing to households under 80 percent of AMI.³¹
 - These assisted housing units are mostly rentals, but the total includes some ownership units.
 - About 65 percent of these 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 |
| <i>Total Under 80% AMI</i> | | | 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 |
| <i>Total</i> | | | 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.

**Supply and Demand for Affordable Rental Units in Consortium Area:
2008 (Including Assisted Units)**

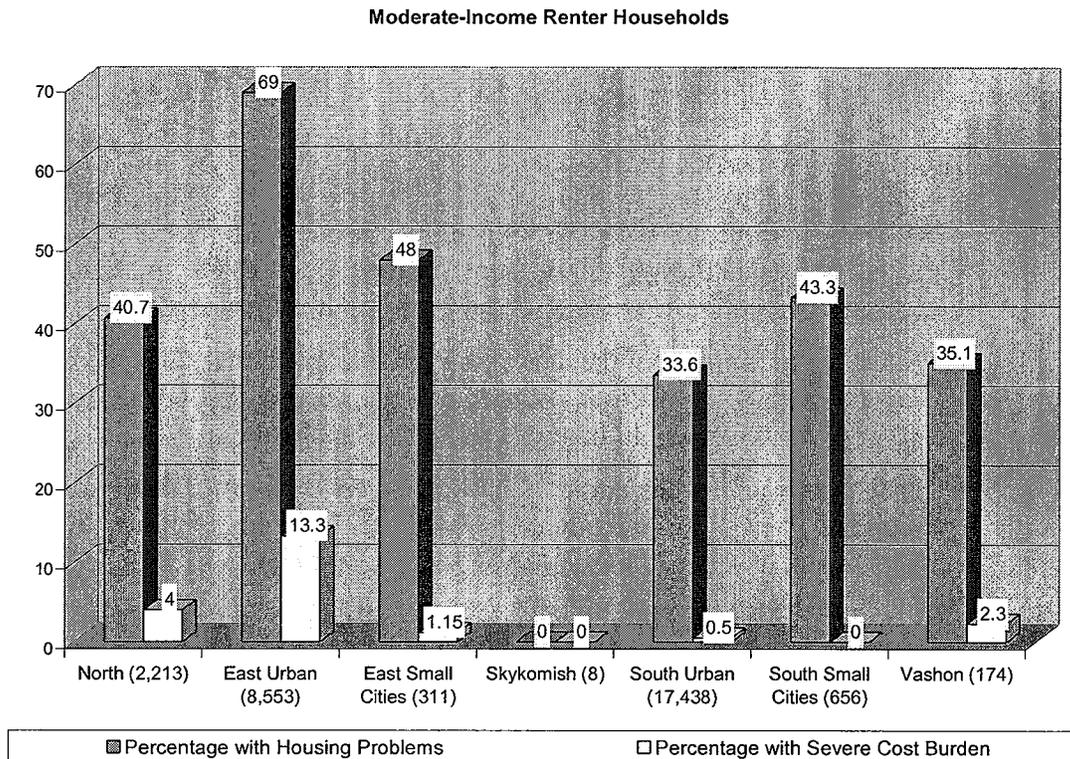


- The bar chart above illustrates the effect of the assisted housing stock on the supply and demand for affordable housing in the consortium.
3. Moderate Income Renter Households Experience Some Degree of Housing Cost Burden. According to ACS 2007 survey data, about 32 percent of those earning 60 to 80 percent of median income pay more than they can afford for rent, while 45 percent of renters in the 50 percent to 60 percent income group pay more than they can afford.³² Data used below is from the HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy. It could not be updated.
- In 2000, 32.8 percent of the moderate income households in the consortium were living in rental housing that was not affordable, with a cost burden that was more than 30 percent of household income (11,159 households in 2000).³³ This is comparable to the cost burden in the 2007 ACS survey data reported above.
 - In 2000, 3.5 percent of these moderate income households in the Consortium were living in rental housing that was not affordable, with a severe cost burden that was more than 50 percent of household income (1,191 households in 2000).
 - Elderly one and two-member households were the most severely cost-burdened type of moderate income households (11.9 percent), followed, to a lesser degree, by single-person and unrelated households (3.3 percent), and small related households (2.3 percent).

³² American Community Survey, 2007. See Affordable Housing Benchmark Report 2008 – 2009, Figure 22.2.

³³ HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy.

- 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.

- About 92,400 households earned less than 40 percent of median income. This group accounts for one third of all renter households yet only eight percent of all market rate rental units are priced in a range they can afford (around \$600-\$800 per month).

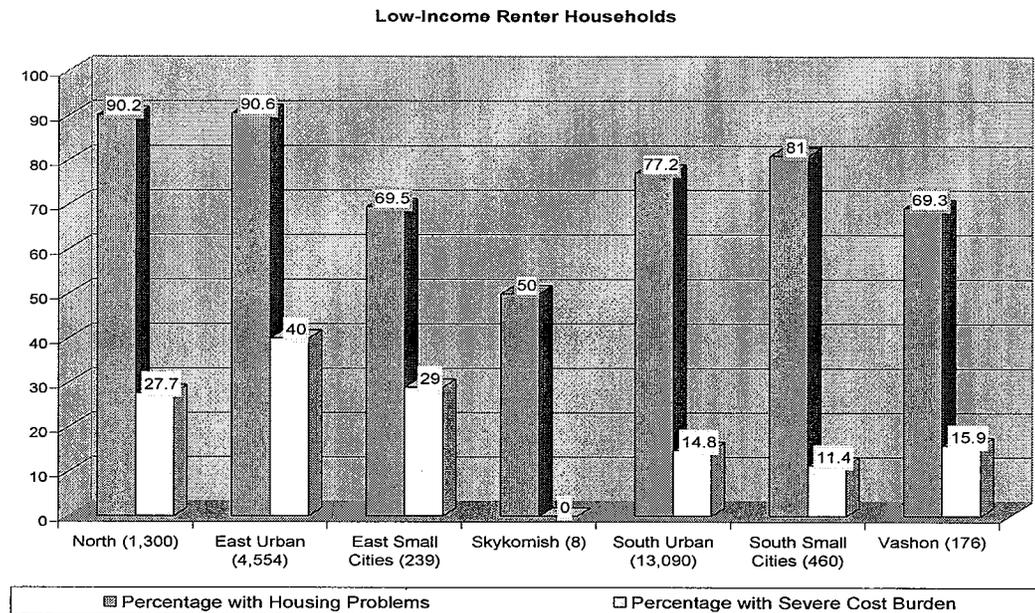
Data used in the following section is from the HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy. It could not be updated.

2. Most Low-Income Renter Households in the Consortium are Cost Burdened.³⁶

- In 2000, 65.5 percent of the low-income households in the consortium were living in rental housing that was not affordable, with a cost burden that was at least 31 percent of household income (15,065 households in 2000).
- In the consortium, 21.6 percent of the low-income households were living in rental housing that was not affordable, with a severe cost burden of more than 50 percent of household income (4,968 households in 2000).
- Elderly one and two-member households were the most severely cost burdened type of low-income household (27.7 percent), followed by single person and unrelated households (26.3 percent), and to a lesser degree, small related households (18 percent).
- The percentage of low-income renters that had a severe cost burden of more than 50 percent of income was the highest in the east urban area (40 percent), followed by the east small cities (29 percent), and the north urban (27.7 percent) area.³⁷

³⁶Housing problems include the following: 1) housing cost burden exceeding 30 percent of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities and 2) severe cost burden is a housing payment of more than 50 percent of household income.

³⁷HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy. () = Total number of low-income renter households for the respective geographic area of the consortium in 2000.



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.

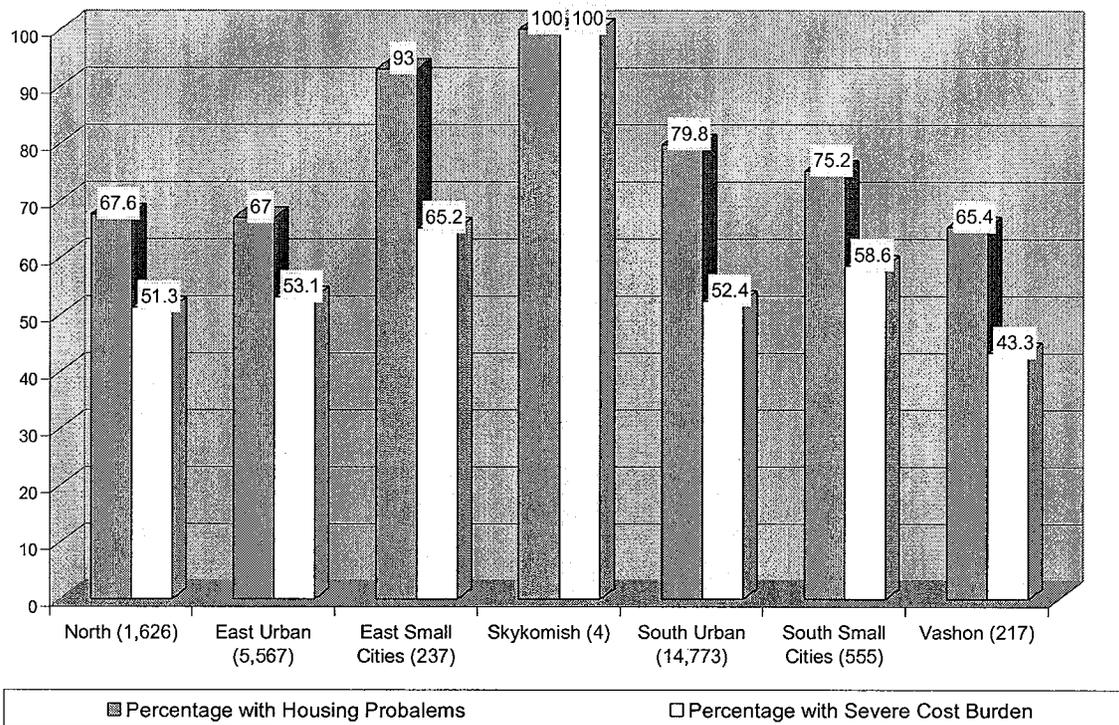
The following data is also from HUD 2000 State of the Cities Data System: most of it could not be updated.³⁹

- In 2000, 63.1 percent of the very low-income households in the consortium were living in rental housing that was not affordable, with a cost burden that was over 30 percent of household income (16,453 households in 2000). This number had increased to 88 percent by 2007 (see above).
- 51.9 percent of the very low-income households in the consortium were living in rental housing that was not affordable, with a severe cost burden that was more than 50 percent of household income (13,533 households in 2000).
- Single-person and unrelated households were the most severely cost-burdened type of very low-income household (64 percent). Many of these households are likely to be persons with disabilities. Fifty-one percent of very low-income small related households are severely cost-burdened, followed by 47 percent of elderly one- and two-member households.
- In the three urban areas of the consortium the percentage of very low-income households that were severely cost-burdened was fairly even across the three areas: north, south and east. In absolute numbers the south urban area had by far the highest number of such households (7,741) as compared to the east urban (2,956) and the north urban (834) areas.⁴⁰
- In the small city areas of the consortium the percentage of very low-income households who were severely cost-burdened was extremely high (although the absolute numbers were much smaller than in the urban areas).

³⁹ HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy.

⁴⁰ For the bar chart shown: () = Total number of very low-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. Very low-income 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.

Very Low-Income Renter Households



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).

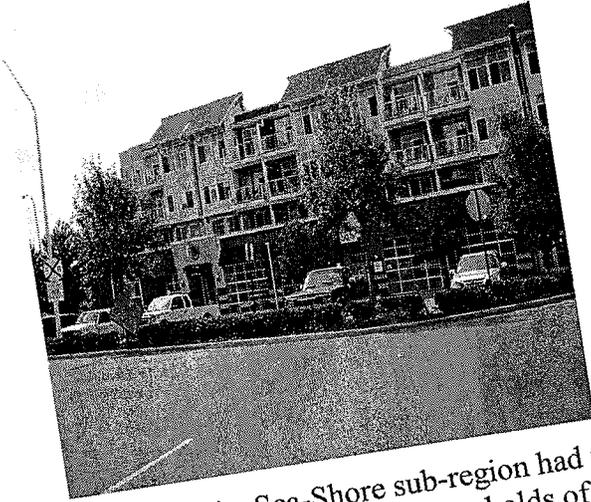
E. A Profile of Low to Moderate Income Renter Households in the Consortium by Race/Ethnicity⁴¹

1. The most over-represented racial/ethnic groups among low to moderate income renters in the Consortium, as compared to their percentage in the population are African-American/Black, followed by Hispanic/Latino.
 - Sixty-Seven percent of the low to moderate income renter households are White, compared to about 76 percent in the general population.
 - Nine percent of the low to moderate-income renter households are African American/Black, compared to six percent in the general population.
 - About seven percent of the general population is of Hispanic/Latino ethnicity, compared to 8.7 percent of low to moderate-income renter households.
 - About 0.7 percent of the low-to moderate income renter households are Hawaiian Native/Pacific Islander.
 - About 1.4 percent of the low-to moderate income renter households are Native American/Alaska Native.
 - Nine percent of the low-to moderate income renter households are Asian.
2. Approximately four percent of low to moderate income renter households of all races/ethnicities are elderly households with one member who is at least 75 years old.

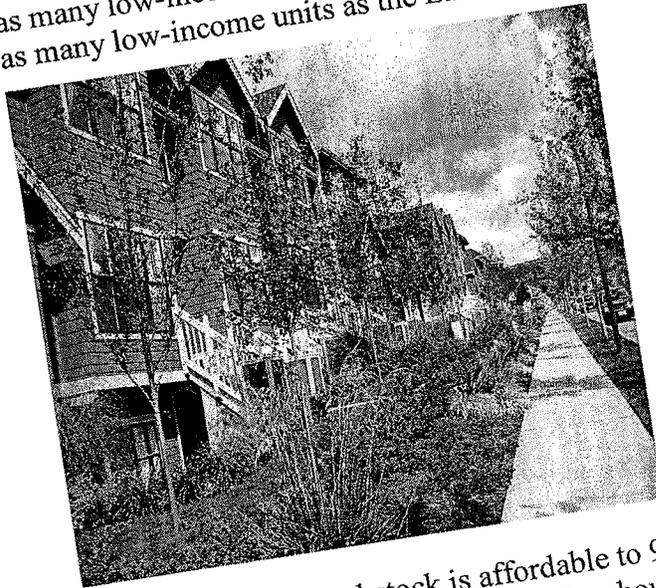
F. Rental Housing Stock

1. Affordability differs widely in the different sub-regions of the county, making it difficult for many low to moderate income workers to find housing that is close to their workplaces, or in higher-achieving school districts.
 - The south county has the highest percentage of rental units affordable to low-income households of the urban areas; about 51 percent are affordable to those at 50 percent of median income.
 - In 2008, the south county had approximately 44,108 units affordable to households at or below 50 percent of median income.

⁴¹ Data in this section is based on the 2000 Census and could not be updated. Because the proportion persons of color in the Consortium has grown, the percentages below are likely to have changed as well.



- 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.

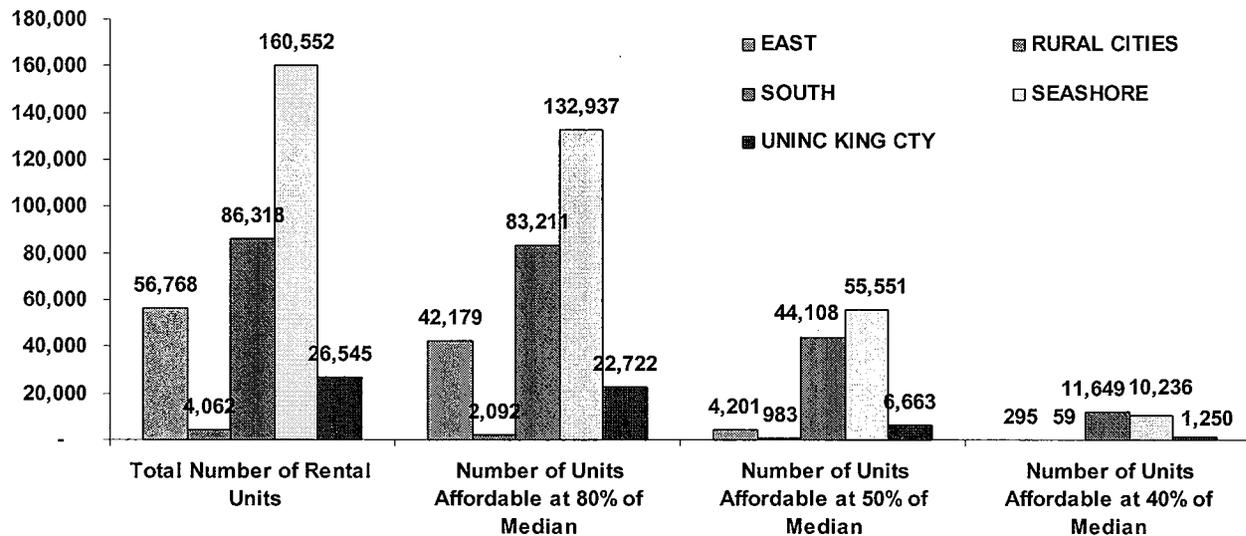


2. The south county's rental stock is affordable to 96.4 percent of those at 80 percent of median income or above, accounting for about 83,210 units.
 - However, Seattle has a higher number of units affordable at 80 percent AMI, with almost 133,000.

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.

- The east county has 42,200 units affordable to households at 80 percent AMI.

Affordable Rental Housing Stock by Sub-Region



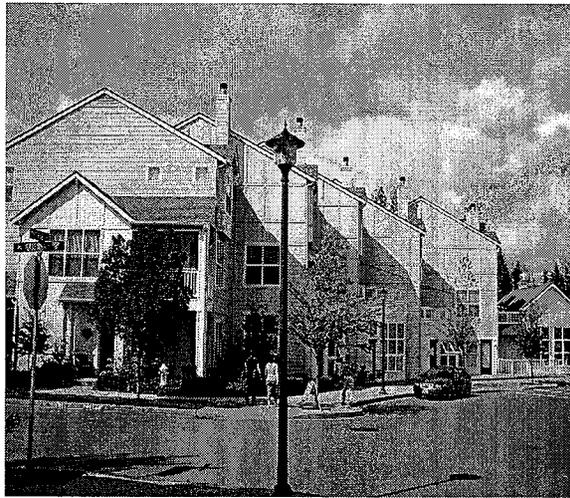
- Rental stock declines significantly at 40 percent of median income, especially on the Eastside or in the rural areas.
 - Over one third of all renters earn 40 percent of median income or less.
 - By 2008, this group accounted for about 92,400 renter households, but only about 23,700 units are affordable to them.
 - There are virtually no market-rate rentals affordable at 30 percent of median income.

VI. Housing Needs: Home Ownership and Owner Housing Stock

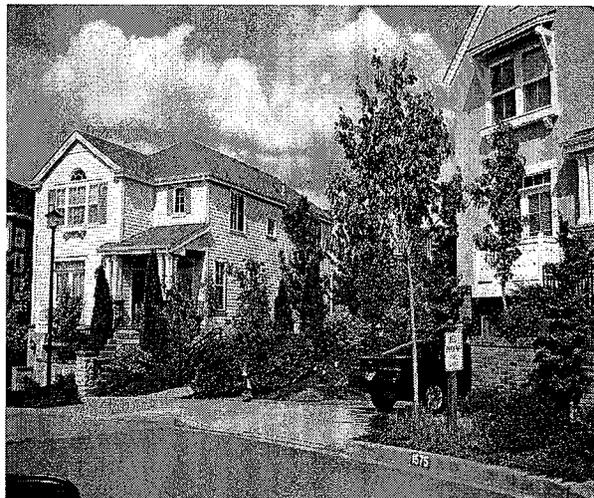
A. Moderate to Median Home Owners

1. Typical Incomes Required to Buy a Home in King County

- To pay the mortgage on a \$270,500 median-priced condominium or a townhouse in King County, a household would need to make at least \$66,000 per year, equivalent to \$33 per hour for one worker, or \$22 per hour for one full-time and one half-time worker.
- Typical occupations that pay these wages: a full-time network administrator (\$73,300) or a registered nurse (\$73,300), or a full-time elementary school teacher (\$52,900) plus a full-time food service worker (\$19,000).



- 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).



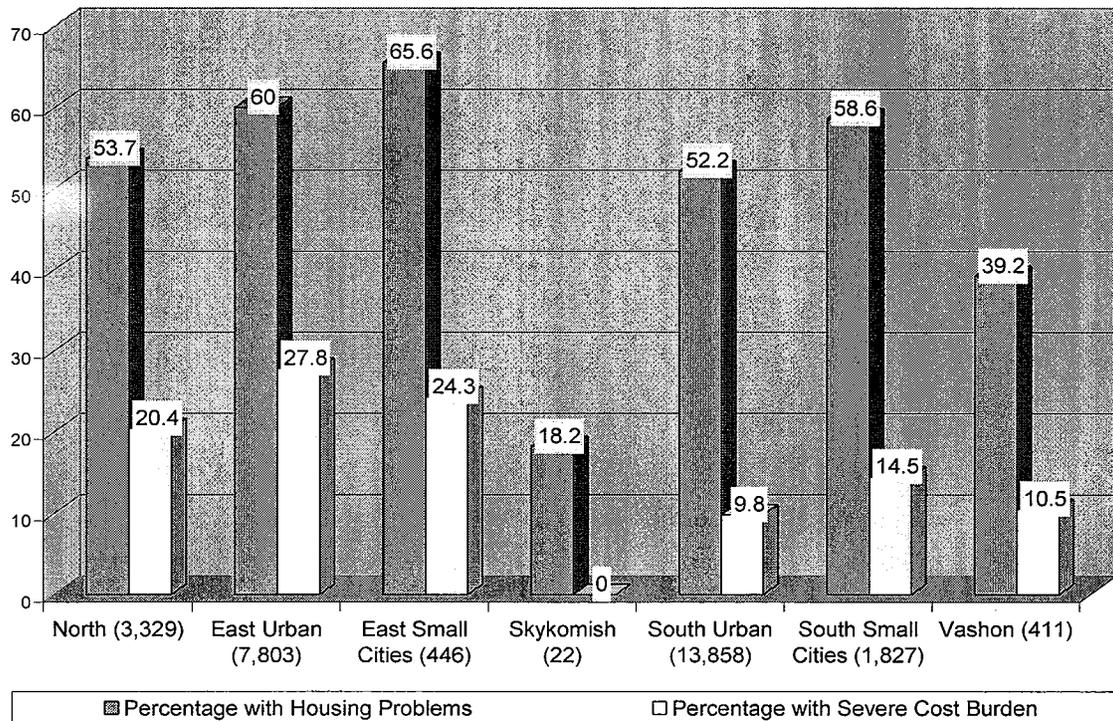
2. Homeowners below 120 percent of median income are likely to pay more than they can afford to buy a home.⁴³

- 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.

- Twenty-two percent of households earning above median income also pay more than 30 percent of their income for housing. For this group, the higher percent spent on housing may not immediately stress their budget. However, unforeseen events such as loss of a job or illness also put them at risk.
3. Nearly half of moderate income home owners are also somewhat cost-burdened.⁴⁴
- Forty-nine percent of owner households earning 80 - 100 percent of median income pay more than 30 percent of their income for housing.
 - About 15.5 percent of moderate income owner households have a severe cost burden that is more than 50 percent of household income (6,002 households in 2000).
 - The percentage of moderate income owner households that have a severe cost burden of more than 50 percent of household income is highest in the east urban area.

Moderate-Income Owner Households



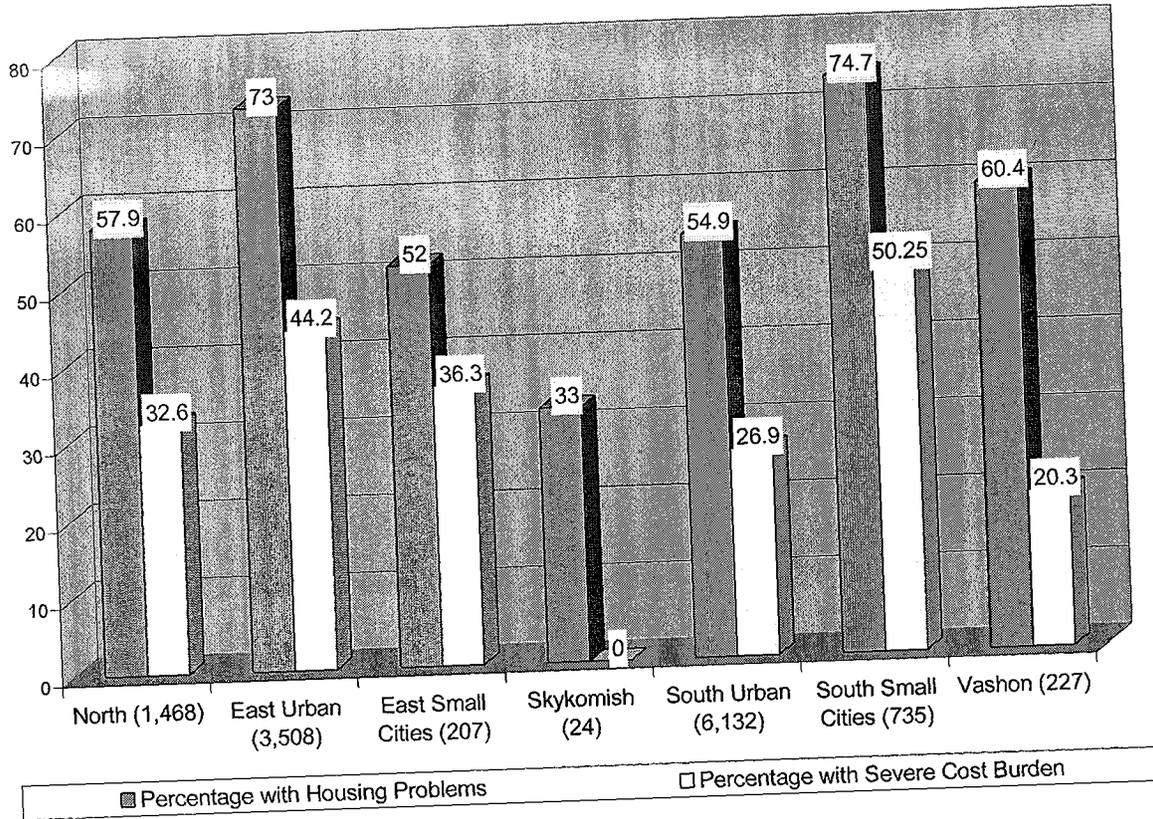
⁴⁴HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy. () = Total number of moderate income owner households for the respective geographic area of the consortium. Data has not been updated.

E. Low-Moderate and Low-Income Homeowners

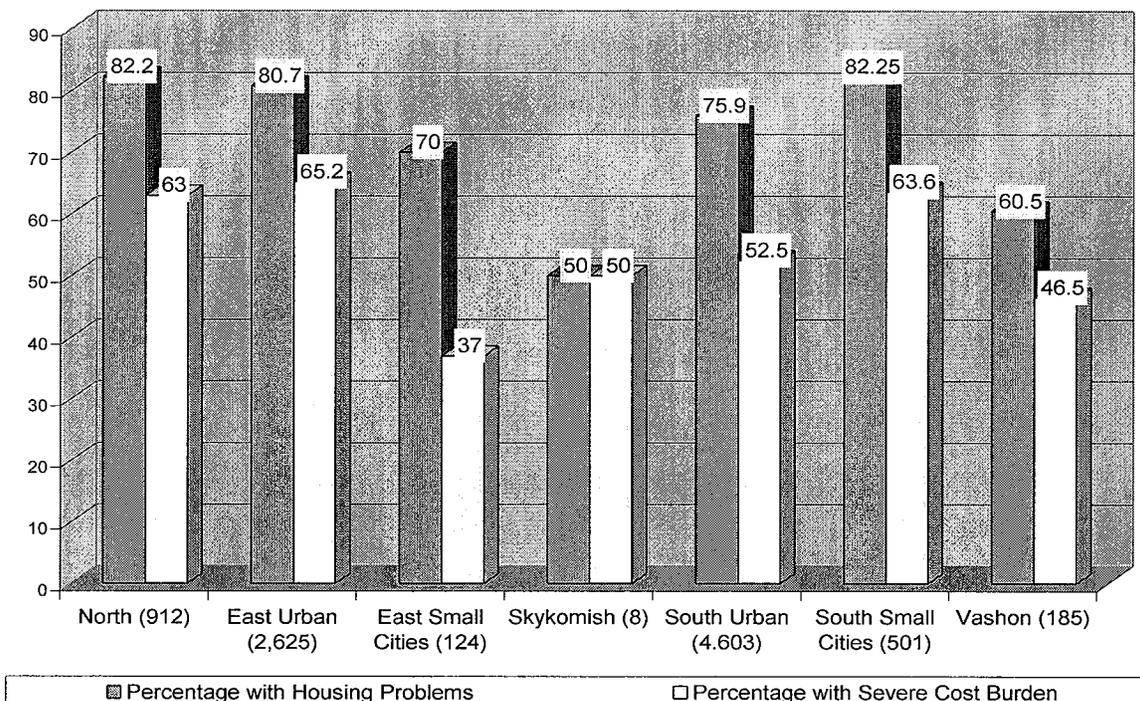
1. Three out of four low to moderate income homeowners in King County pay more than 30 percent of their income for housing costs.
 - About 55 percent of homeowners at 50 - 80 percent of median income pay more than they can afford for housing.
 - Two thirds of households in the low-income group (50 percent 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.

Low-Income Owner Households



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.

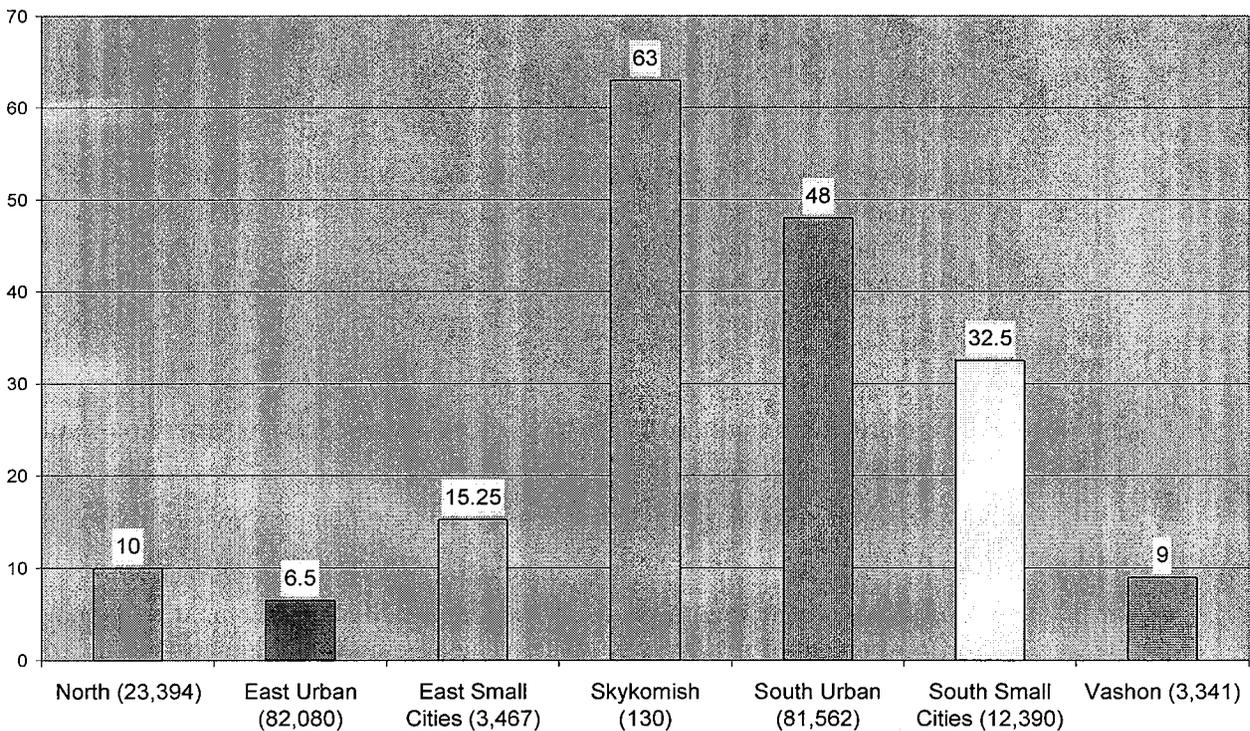
⁴⁶ Data in sections 4 – 8 are based on the 2000 Census and have not been updated. Because the proportion of persons of color in the Consortium has grown, the percentages below may have changed as well.

- One percent of the low to moderate-income households are Native American/Alaska Native.
 - Eight percent of the low to moderate-income households are Asian.
 - Three percent of the low to moderate-income households are Hispanic/Latino.
2. Approximately 40 percent of the low to moderate income owner households in the consortium are small, elderly households.
 3. Approximately seven percent of the low to moderate income households of all races/ethnicities are elderly households with one member who is at least 75 years old.

D. Owner Housing Stock⁴⁷

1. Other than Skykomish, the south urban area had the highest percentage and number of affordable owner housing stock in 2000. The south small cities had the second highest percentage.

Percent of Owner Housing Affordable to 80% AMI and Below



⁴⁷ HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy. Data has not been updated. () = Total number of ownership housing units for the respective geographic area of the consortium.

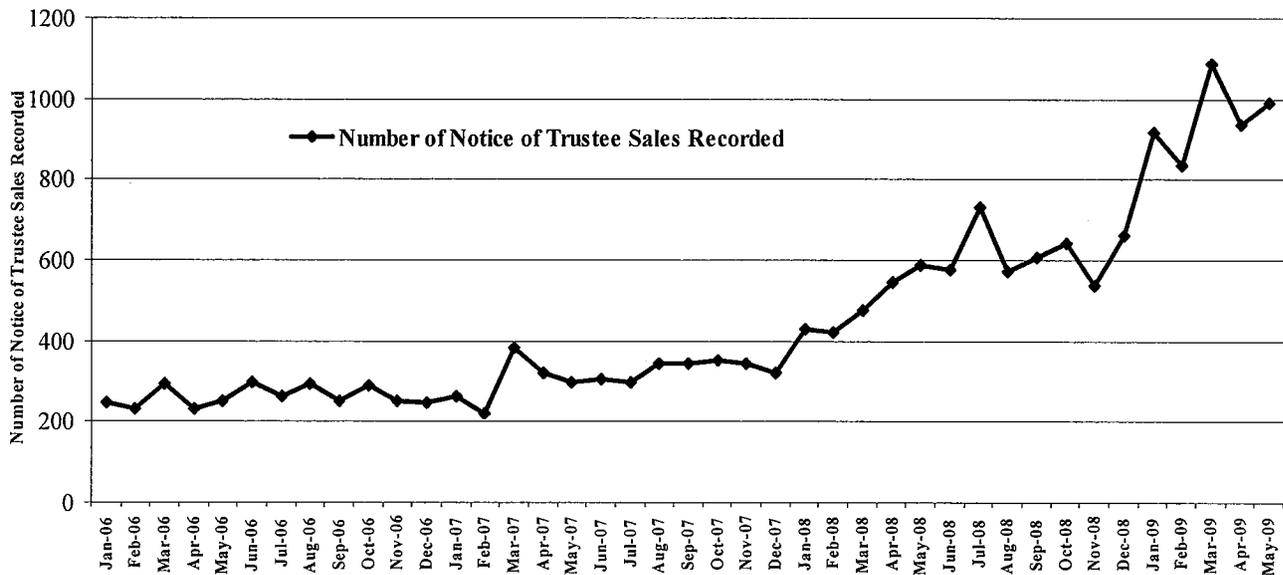
2. In 2000, the east urban area had only about 5,330 affordable homes compared to approximately 39,150 in the south urban area. In other words, the south urban area had seven times as much affordable housing stock as the east urban area.

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.

Notice of Trustee Sales Recorded in King County, Jan 2006-May 2009



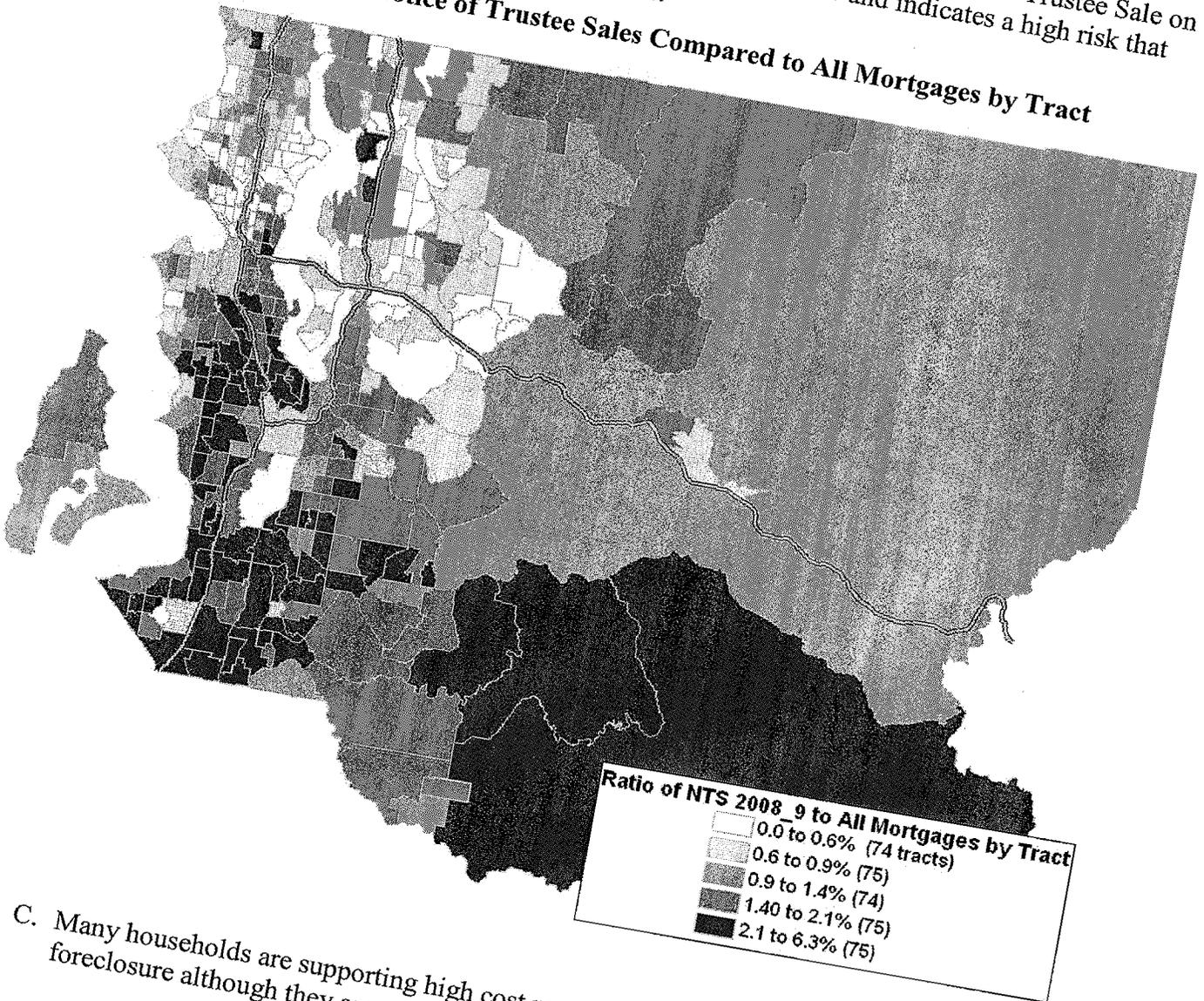
Source: King County Assessor's Office, courtesy of Chandler Felt, King County Office of Strategic Planning

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.

- The map uses all mortgages as the denominator to indicate the rate of properties at risk of foreclosure.
- Census tracts in the most troubled areas of the county range from 2.1 percent to 6.3 percent of mortgages in danger of foreclosure.
- Only a few census tracts in Seattle have foreclosure rates over two percent. The south area of the consortium is most subject to a high foreclosure rate.
- The map below shows the rate of Notice of Trustee Sales compared to mortgages rather than the actual foreclosure rate. A Notice of Trustee Sale on a property is a preliminary stage to foreclosure and indicates a high risk that the property will be foreclosed.

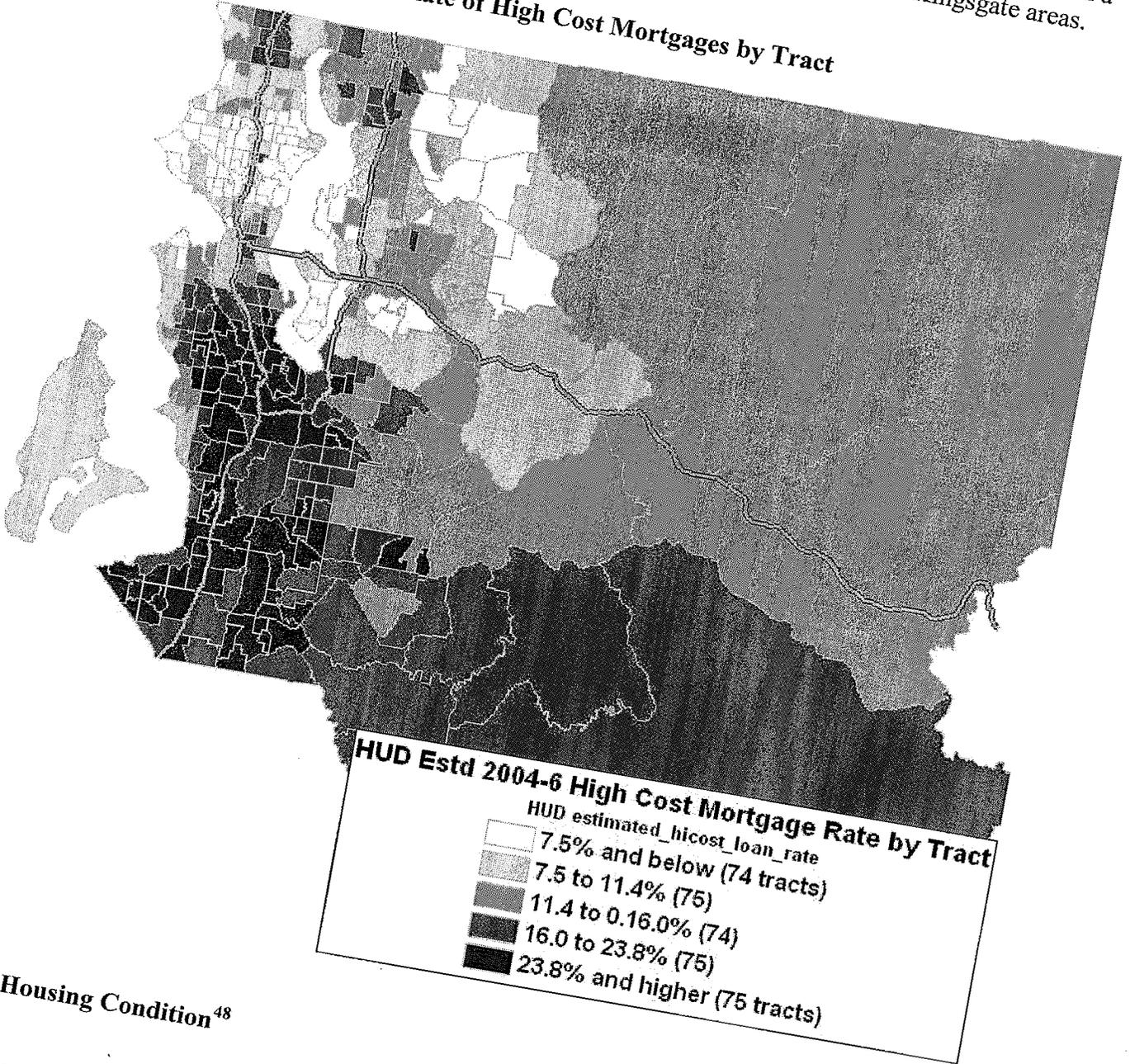
Rate of Notice of Trustee Sales Compared to All Mortgages by Tract



C. Many households are supporting high cost mortgages which put them at high risk of foreclosure although they are not yet in default on their loans.

- 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.

- A. The King County Consortium defines standard, substandard and substandard housing unit suitable for repair for the purposes of housing repair and rehabilitation as follows.
- Standard Housing Unit: A standard housing unit in King County is any dwelling, which substantially meets HUD's Housing Quality Standard and or the Uniform Housing Code standards.
 - Substandard Housing Unit: A substandard housing unit is any dwelling unit that possesses health and safety issues that are irreconcilable, and will not substantially meet the Uniform Housing Codes. Rehabilitation of this unit is deemed unreasonable by the Project Engineer, and the health and safety issues of the dwelling are too numerous to correct economically.
 - Substandard Housing Unit Suitable for Rehabilitation/Repair: A substandard housing unit has a reasonably sound basic structure, which contains one or more defective systems within the unit. The project Engineer will determine the scope of work that will elevate the living unit to the adopted housing standard. In some instances, the unit repair will only address the health and safety issues of the unit, thus substantially improving and providing a safe and decent living unit.
- B. A small percentage of the housing stock in the consortium is extremely old
- Four percent of the housing stock in the consortium was built prior to 1940, whereas 32 percent of the housing stock was built prior to 1940 in the City of Seattle.
 - Fourteen percent of the housing stock in the consortium was built between 1940 and 1960 whereas 27 percent of the housing stock was built between 1940 and 1960 in the City of Seattle.
 - Sixty-one percent of the housing stock in the consortium was built between 1960 and 1990.
 - Twenty-one percent of the housing stock in the consortium was built between 1990 and 2000.
 - The south urban area has the largest stock of older housing in the consortium, with 2.3 times as much housing built in the 1940's and earlier, and about 20,000 more units built prior to the 1970's than the east urban area.
- C. The housing stock in the consortium is in fairly good condition, but there is a need for housing repair services for low to moderate income home owners

- 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.

IX. Homelessness

- A. Data from the 2009 One-Night Count of People who are Homeless in King County and from the 2007 Safe Harbors Report.⁴⁹
1. It is estimated that nearly 9,000 people are homeless on the streets, in shelters and in transitional housing programs on any given night in King County.⁵⁰
 - About 850 persons were found to be living, unsheltered, in the consortium during the 2009 One Night Count. This is a 30 percent increase over the 655 unsheltered persons found in the consortium area in 2008.⁵¹
 - Altogether (including Seattle) 2,827 persons were found unsheltered on the evening of the 2008 One Night Count, a 7.4 percent increase from 2008.
 - There were 4,472 homeless persons sheltered in Seattle, for a total of 6,134 sheltered homeless in King County.
 - In the spring of 2009 there were 386 emergency shelter beds and 1,498 transitional housing beds in the consortium area. On the date of the One Night Count (January 30, 2009), 1,662 persons were occupying shelter or transitional beds outside of Seattle, representing an 88 percent occupancy of the 1,884 total available beds.

| 2009 One Night Count of Homeless Persons in King County | | | | |
|---|-------------|--------------------|-------------|-----------------------|
| | Seattle | KC Outside Seattle | Total | Percent Chg From 2008 |
| Unsheltered Persons (Including Night Owl buses) | 1977 | 850 | 2827 | 7.4% |
| Persons in Emergency Shelters* | 2144 | 408 | 2552 | 1.5% |
| Persons in Transitional Housing* | 2328 | 1254 | 3582 | 8.8% |
| Total Homeless Counted | 6449 | 2512 | 8961 | 6.2% |
| <i>*Estimate of the sheltered count in Seattle vs. King County based on relative proportion of beds available in these areas.</i> | | | | |

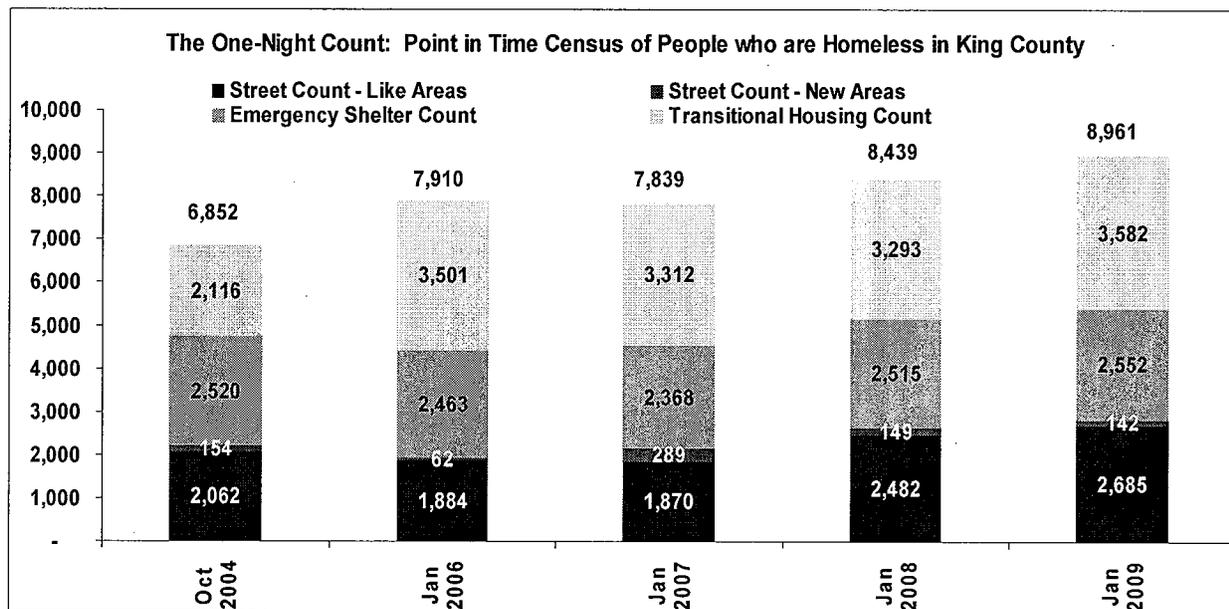
⁴⁹ Data for this section is drawn from the 2009 Annual One Night Count of People who are Homeless in King County, from the Inventory of Homeless Units and Beds, Spring 2009, sponsored by Seattle-King County Committee to End Homelessness, and from Safe Harbors: Homelessness in King County, January – December 2007, City of Seattle Human Services Department, King County Department of Community and Human Services, and United Way of King County.

⁵⁰ The One Night Count includes both a street count and a survey of emergency shelter and transitional housing programs. Demographics about persons who are homeless in our County come from the survey portion of the count.

⁵¹ This increase was in the same areas included in the Count in 2008, so it is not due to new areas being included in the 2009 Count.

| 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% |

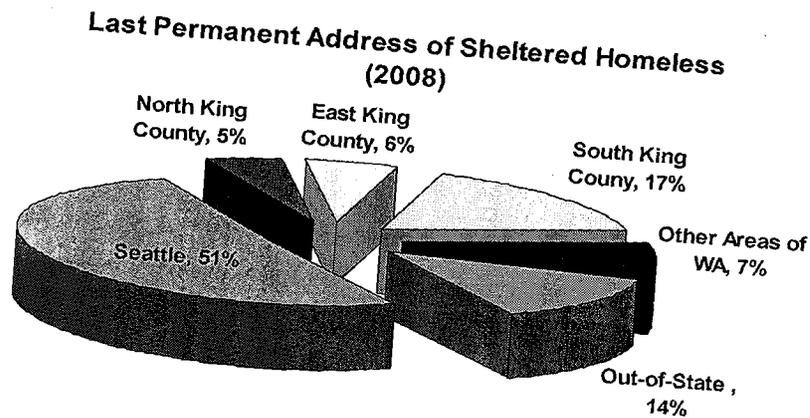
- As a percent of King County’s population, those homeless at the time of the January 30, 2009 one-night count, represented about 0.47 percent or 47 persons out of 10,000.
- National studies in 2007 - 2008 have shown a rate of about 0.22 percent (22 persons out of 10,000) of the population as homeless 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

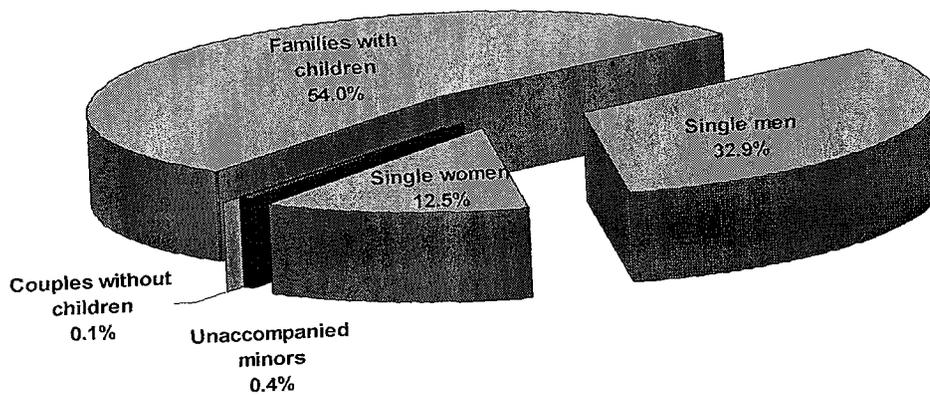
⁵² National Alliance to End Homelessness, <http://www.endhomelessness.org/content/general/detail/2437>, July 2009.

- The 8,961 homeless counted on January 30, 2009 represented a 6.2 percent increase compared to the 2008 Seattle-King County One-Night Count. The greatest increase (8.8 percent) was in those sheltered in transitional housing, but the second largest increase was among the unsheltered population (7.4 percent).
 - Safe Harbors estimated that nearly 9,000 unduplicated individuals received emergency shelter or transitional housing services in 2007. Based on information from the one-night counts, this number has probably risen during the past two years.
2. While the homeless population and shelter capacity is concentrated in the City of Seattle, homelessness is not just a Seattle issue.
- Fifty-one percent of shelter users reported their last permanent address from Seattle, 28 percent from other parts of the county, seven percent from other parts of the state, and 14 percent from out-of-state.



3. Of the sheltered homeless in the one night count, over 54 percent were families with children, most of them in transitional housing.
- There were over 1,600 children under 13 years of age among the sheltered homeless.
 - Seventy-nine percent of these families with children were female-headed households.
 - Families with children increased by 13.4 percent compared to 2008, and singles women increased 3.6 percent. There was a significant decrease in unaccompanied minors and couples without children compared to 2008.

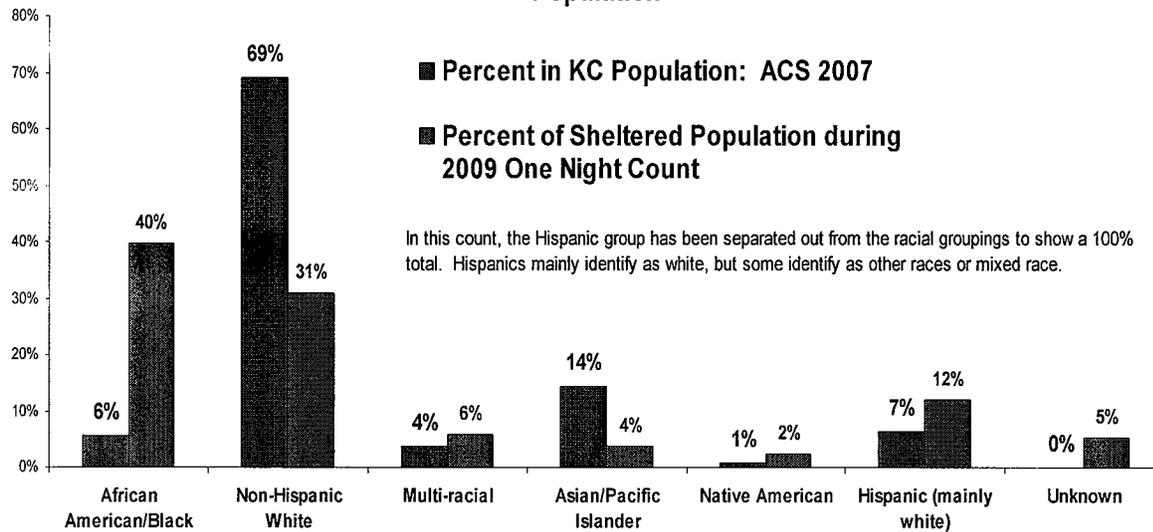
Household Type of Individuals in Shelter or Transitional Housing: King County 2008



- 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.

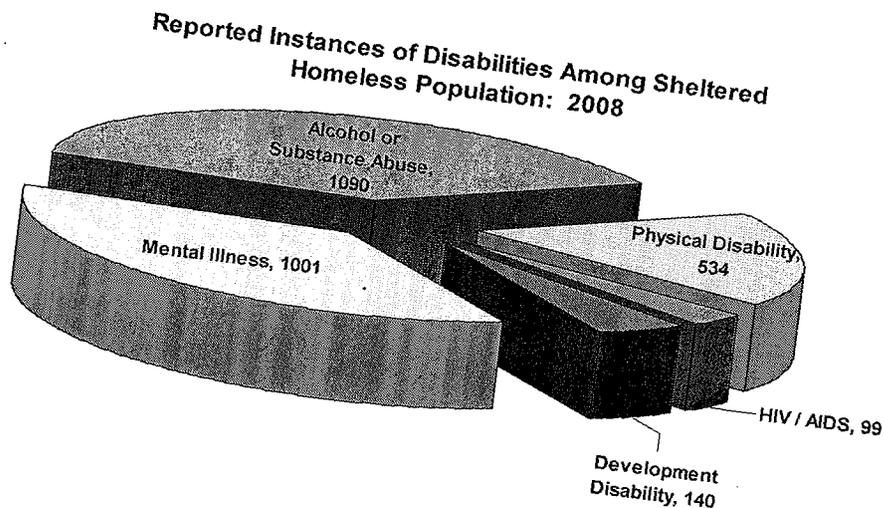
Race and Ethnicity of Sheltered Homeless Population Compared to General Population



5. There were 2,864 reported instances of disabilities among the sheltered homeless population surveyed during the 2009 count.

- Of the disabilities identified during the one night count, 38 percent of the instances were alcohol/substance abuse, 35 percent were mental illness, 19 percent were a physical disability, three percent were HIV/AIDS, and five percent were developmentally disabled.
- Some individuals were identified with multiple disabilities, so it is not possible to determine from the one night count exactly what proportion of the homeless population have a disability.
- The 2007 Seattle-King County Safe Harbors Report found that, of the homeless adults surveyed, nearly 40 percent had some type of special need, including 22 percent who struggled with chronic homelessness.⁵⁴

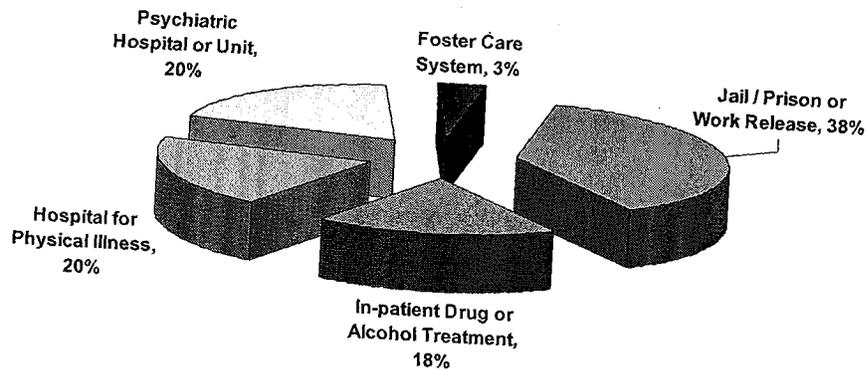
⁵⁴ In the 2003 One Night Count, 35 percent of the homeless sheltered in the consortium areas were reported to have at least one disability.



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.

The 2009 one night count survey collected information from 863 people who had been discharged from certain institutions or programs within the past year, but not all shelters collected this information.⁵⁵

Individuals Discharged from Institutions within Previous Year



10. The 2009 one night count found 778 immigrants, refugees or new arrivals to this country who were using homeless services.

- Large families, many of whom are immigrants or refugees, have a particularly hard time finding affordable housing.
- 670 individuals spoke limited English.

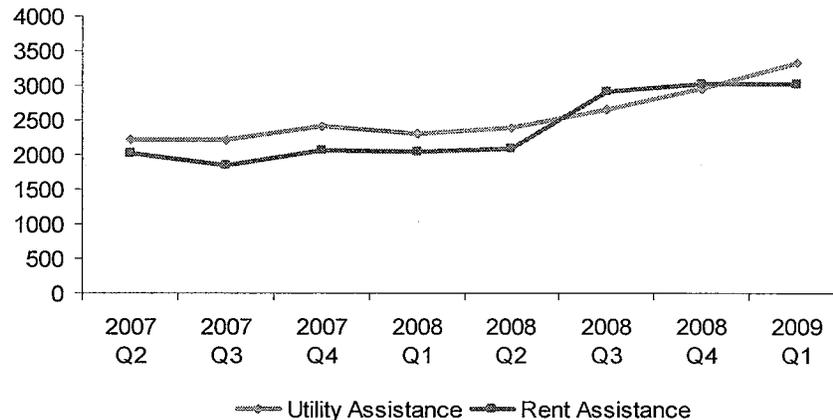
B. Data from the Crisis Clinic's Community Information Line

1. The Crisis Clinic reported 12,173 calls in 2008 from individuals identifying themselves as homeless. This is nearly twice the number of calls from homeless individuals in 2003.

- The number of requests to 211 for rent assistance in September 2008 was double the number in September 2007.
- The largest number of calls came from South King County, followed by Seattle.

⁵⁵ This problem is one area of focus for those working to prevent homelessness. While more programs collected these data in 2009, many emergency shelters and transitional housing programs still do not collect this information. Thus, the data in the table above are suggestive, but incomplete.

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.

- 1,577 of these visits were for medical purposes. The balance was for mental health, case management or chemical dependency issues.

Appendix B Stakeholder and Public Input



Consolidated Housing and Community Development Plan 2010 - 2012

Appendix B.1: Input for 2005 – 2009 Consolidated Plan

I. Introduction

In 2003 – 2004, the King County Housing and Community Development Program (HCD) contracted with Clegg & Associates to work with the HCD staff and conduct stakeholder and public input processes that would inform the development of King County's Consolidated Plan for 2005 – 2009.

The stakeholder and public input processes consisted of four components:

- A series of meetings with King County HCD staff members to frame the process.
- Five focus groups held with providers, policy makers, and consumers throughout King County.
- An online survey of stakeholders who were unable to attend the smaller focus groups that concentrated on issues of interest raised in the focus groups.
- A public input balloting process for members of the general public, primarily low to moderate income citizens, conducted at seven sites across King County.

This report highlights the findings from the stakeholder and public input processes. A methodology section provides detailed information about how each of the activities listed above was conducted. The findings section directly follows the methodology section. Results from the public input balloting process are presented first, followed by findings from provider groups and policy makers generated through the small focus groups and the online stakeholder survey.

II. Methodology

Public input for the 2005 – 2009 Consolidated Plan included displays in public places offering participants the opportunity to vote for community priorities, a series of small focus groups, and an on-line survey.

A. Displays for Public Input

As a part of the public input process, HCD staff wanted to encourage input from those residents most likely to benefit from the housing and community development programs guided by the consolidated plan, i.e. very low and moderate-income individuals and families. Rather than trying to attract potential program beneficiaries from all over the County to one public meeting, HCD staff went out into the community where low and moderate income individuals and families were already receiving services. This strategy also allowed the staff to gather input from some areas of the County that face significant transportation obstacles to participating in public meetings.

An informational display was designed to attract attention and direct readers to express their opinions on the most pressing housing and community development needs in their community. The display traveled to seven locations throughout the county: Bellevue, Black Diamond, Burien, Kent, Shoreline, Snoqualmie Valley, and Vashon Island. Locations included a food bank, a multi-service center, a public benefits community

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

questions were prefaced with background information to provide respondents with pertinent data or current practice/policy information to assist them in understanding the choices or issues. Finally, each section included selection of potential outcome measures for the program area and the opportunity for respondents to provide additional comments relevant to the program area. To identify possible regional differences, the survey asked respondents to identify the geographic sub-area of King County they represented.

City staff and policy makers, housing developers and providers, service providers, and other key informants were invited to participate in and access the survey online through e-mail invitations. Approximately 250 individuals received the request to participate. The survey was open and accessible to these individuals for 14 days. One hundred individuals responded to the online survey from across King County, a return rate of 40 percent.

Sixty percent of these respondents indicated that they provide services throughout King County or in more than one sub-region. Twenty-two percent of respondents indicated that they provide services only in south urban King County, and 11 percent indicated that they provide services only in east urban King County. The remaining seven percent of respondents provide services in the other sub-regions of the county.

III. Findings

A. Public Balloting

A total of 218 responses were received at the seven ballot distribution sites located across King County (Table 1). Eleven percent of the responses were in languages other than English. HCD staff was interested in examining geographic differences, if any, in the responses to the public input ballots. Respondents were, therefore, asked to provide the name of the city in which they live (Table 2).

| Location | Percent of Ballots Received | Number of Respondents |
|-----------------|------------------------------------|------------------------------|
| Burien | 20 | 44 |
| Shoreline | 20 | 32 |
| Kent | 15 | 26 |
| Black Diamond | 13 | 16 |
| SnoValley | 12 | 43 |
| Bellevue | 10 | 29 |
| Vashon | 7 | 22 |
| Non-response | 3 | 6 |
| TOTAL | 100 | 218 |

| 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.

2. Homeless Housing
 - Emergency housing assistance (homeless prevention--help to pay rent or mortgage payment in an emergency, help to pay a security deposit)
 - Shelter and short-term housing for homeless people.
3. Housing Repair: Help low income people repair their homes
4. Community Development: Facilities and Services
 - Food banks, health clinics, and alcohol and drug abuse services
 - Community centers for families, seniors, and teens.
5. Community Development: Economic Development and Infrastructure
 - Help small businesses create jobs
 - Safer sidewalks, street lighting, and sewers
 - Job training and job counseling.

Ballot Results: Community Needs

- Across all sites, the four most important community needs identified by respondents were:
 1. Food banks, health clinics, and alcohol and drug abuse services
 2. Emergency housing assistance (homeless prevention--help to pay rent or mortgage in an emergency, help to pay a security deposit)
 3. Help low income people buy homes
 4. Job training and job counseling opportunities.
- Emergency housing assistance was a top priority in 50 percent of the communities.
- In the South Urban Sub-Area, emergency housing assistance was the number one priority.
- Affordable home ownership opportunities were highly valued by respondents at 50 percent of the sites.
- Across the sub-areas of the county, access to services and economic development activities were the most commonly cited community development needs.
- Public infrastructure was identified as a more significant need in rural areas of the county.
- Housing repair services were identified as a significant need in the community of Black Diamond.

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).

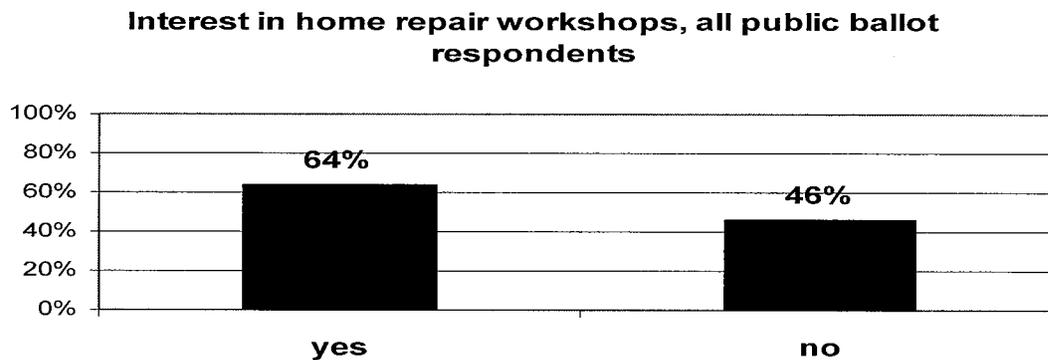
East Urban Sub Region

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 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

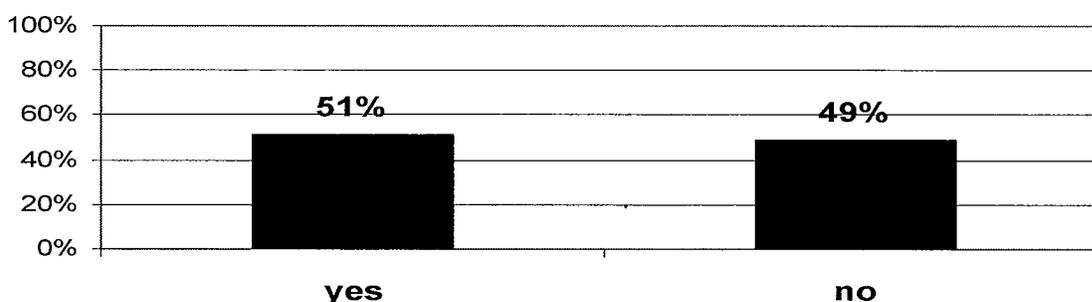
There was a high non-response rate to the optional payday lender question (41 percent). With the exception of the Burien site (11 percent), the non-response rate at the individual sites for this question ranged from 31 percent to 81 percent. Of those who answered the question, 51 percent

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

of respondents indicated that they would be interested in less costly options to payday lenders and check cashers.

Those who shared information about how they use such services indicated that they use them primarily for bill paying and check cashing. Bills listed included essential needs, such as rent, power, food, medical bills, housing supplies and items for a baby. Some respondents noted that they need the payday loans to pay the bills on time and some noted that they need the loan to get through since TANF only comes once per month. Others noted emergency needs. Several respondents noted that they thought that pay day loans take advantage of people in need.

Interest in options to payday lenders and check cashers, all public ballot respondents



B. Focus Groups and Online Provider Survey

Clegg & Associates conducted five focus groups with housing and community development providers, policy makers, and consumers in the spring of 2004. A total of 39 stakeholders participated. Each group focused on a specific topic, based upon the HCD programs. Topic areas for the focus groups were:

- Affordable Housing Development
- Housing Repair (repair of existing ownership housing)
- Homelessness
- Community Development – Facilities and Human Services
- Community Development – Public Infrastructure and Economic Development

For those who were unable to attend the small focus groups, an online survey was designed to elicit their feedback and comments. In completing the online survey, respondents could select the order in which they answered questions in each of the five areas listed above. A majority of respondents chose to answer the questions in the following order: Affordable Housing, Homelessness, Housing Repair, Community Development (facilities and services, and infrastructure and economic development) perhaps indicating their level of interest in or sense of import of each of the program areas.

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?

The resulting participants' vision for 2020 focused on three goals:

- Ensuring that there is an adequate affordable housing continuum available in all sub-regions of the county
- Ensuring that services are either attached to housing or are broadly available throughout the county
- Helping individuals move through a housing continuum towards permanent housing stability.

They emphasized the need to connect services to housing to create an integrated housing continuum. Participants stated that people continue the cycle of homelessness when services are unavailable or difficult to access. The affordable housing at all income levels needs to be distributed equitably throughout the county and jobs need to be located closer to affordable housing. Focus group and survey respondents stressed the need for housing and services for the lowest-income residents.

Four primary systemic challenges to providing affordable housing were identified by the participants: Funding cycles, regulatory burdens, lack of operating money and program rules. Participants recommended that King County have more frequent funding cycles, pointing out that a single funding cycle in the fall can be a barrier to affordable housing developers who want to take advantage of an available property in order to develop an affordable housing project in King County, outside the City of Seattle. This barrier can put non-profit housing developers at a competitive disadvantage with private developers.

They also contended that regulatory issues can be obstacles to the development of affordable housing. For example, environmental review requirements can be especially problematic during the pre-development phase. Participants stated that it costs between \$10,000 and \$15,000 to meet environmental regulations during pre-development. This high cost is a disincentive for those interested in investigating new affordable housing opportunities. Other obstacles include:

- Program rules that create a “cliff” in the amount of rent payment as people move from one income level to another
- Issues relating to the State’s scoring system
- HUD restrictions on directing federal dollars to services and operations costs
- Lack of funding sources for operations.

Participants emphasized the need to leverage a wider range of funding sources to support pre-development, operations, and services. Participants encouraged the consortium to be flexible about the need for affordable housing developers to have development reserves that are adequate to cover pre-development costs. Participants also encouraged the consortium to have underwriting policies that allow projects to survive in difficult economic cycles and that allow projects to be high in quality from the start so that capital expenses will be minimized down the road, allowing the project to have reserves adequate to get the project through the entire period of commitment. Participants stressed that more supportive services are needed for the lowest income households in order to help them be successful in housing.

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

5. Preservation of existing affordable housing at risk of conversion to market rate housing
6. Mixed-income and/or mixed-use housing projects that complement local redevelopment plans.

Top Six Ratings by Sub Area:²

- The South Urban Sub-Area had the same ratings as above with the following exception: Acquisition and rehabilitation of market rate rental housing to result in units affordable to households from 51 percent to 80 percent of AMI was rated in the top 6 and “mixed income and or mixed-use housing” was not.
- The East Urban Sub-Area had the same ratings as above with the following exception: Home ownership housing for households at or below 80 percent of AMI was rated in the top six and “new construction” was not.

Nearly 88 percent of respondents agreed or strongly agreed that the King County Consortium should seek to acquire property for affordable housing located in areas targeted for future transit or higher density development.

Slightly more East Urban Cities respondents agreed or strongly agreed (88 percent) than South Urban Cities respondents (79 percent).

Sixty-nine percent of respondents indicated a preference for two funding rounds per year. Although the percentage of those supporting this change dropped to 55 percent, if it would mean that administrative costs would detract from the funding available to support affordable housing.³ Finally, 71 percent of respondents were supportive of a new initiative to assist a few households per year that are victims of predatory lending.

| On-line Survey Question | Yes | No |
|--|-----|-----|
| Should King County seek to acquire property that is slated for future transit or higher density development? | 88% | 12% |
| Should King County switch from one funding round to two? | 69% | 31% |
| Should King County assist victims of loan scams or predatory lending schemes? | 71% | 29% |

² An adequate number of responses to determine sub-area ratings was only received from the East and South Urban Sub-Areas.

³ A majority of East Urban Cities respondents (63 percent), however, did not prefer two funding rounds per year.

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.

Homelessness

Focus Group Results

Focus group participants were asked a series of questions related to trends in homelessness and what types of impacts they would like to see consolidated plan dollars produce. Respondents were asked the following questions:

- What are the trends relating to the reasons for individuals becoming or remaining homeless?
- How have the needs of homeless individuals in King County changed?
- By 2010, what impacts would you like to see consolidated plan funds produce?
- How will we know we have achieved the impacts we hope for?
- What obstacles exist in achieving these outcomes?
- What are recent funding trends, in public and private foundation support?
- How are homeless housing programs faring financially?
- What policy-level changes should be made in how funds are used?

Participants cited the following five primary reasons to explain why individuals are becoming or remaining homeless:

1. Housing market factors
2. Labor market factors
3. Inadequate housing continuum in every community
4. Screening practices
5. Inadequate safety net.

Due to the tremendous increase in rental and home prices in recent years, combined with the economic downturn and the shortage of blue-collar jobs, particularly for older workers, housing is increasingly unaffordable to low income individuals throughout King County. For those who do secure housing, they often have to choose between paying rent and meeting other basic needs. In addition, there is not enough Section 8 housing available, and there is a limited stock of housing that is affordable to people with fixed incomes.

Participants expressed the need for affordable housing distributed throughout King County that enables residents to live and work in the same community. There is also a growing need for supported housing units and communities. Similar to comments made by online survey respondents, focus group participants stated that cooperative housing models might be a means of increasing the co-location of services, containing costs, and creating a sense of community and ownership.

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

both the South Urban Area and East Urban Area agreed or strongly agreed that homelessness prevention should be prioritized over other homelessness services.

| On-line Survey Question | Yes | No |
|--|-----|-----|
| Should homelessness services be given priority over other human services? | 57% | 43% |
| Should funds be prioritized for homelessness prevention as opposed to emergency shelters and transitional housing? | 58% | 42% |

A follow-up question asked the respondents to rank three types of homelessness prevention services in order of priority. Respondents ranked as follows:

1. Grants and/or loans to income-eligible households for rent or mortgage due to an emergent problem, in order to prevent eviction or foreclosure
2. Grants and/or loans to income-eligible households who cannot afford the security deposit to move into permanent housing
3. Case management and counseling services for income-eligible households at risk of eviction/foreclosure.

Finally, respondents were asked about long-term homelessness outcomes.

Respondents overwhelmingly agreed (78 percent) that distinctions should be made between different types of emergency shelter in measuring outcomes.

Respondents agreed that shelters that house an individual or household for one to three months should be held to the same expectations for promoting housing stability that apply to transitional housing, i.e. the shelter should be held accountable for trying to move the individual or household into a more stable housing arrangement.

Open-ended Comments

In the open-ended comments, one individual emphasized the need for case management to support housing stability. Other comments included the need to prioritize services (e.g., health care) for homeless households and to conduct greater outreach, particularly in South Urban King County. Two individuals emphasized the need to forge stronger partnerships between the homeless and domestic violence communities. They pointed out that the options presented in the survey for homelessness prevention did not address the needs of domestic violence victims--emergency and transitional housing will continue to be needed within this population.

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

doing home repair themselves and who do not have sufficient awareness of home repair and maintenance needs.

Participants spoke of the need to preserve existing mobile home parks. Although some cities will allow new mobile home parks, there are fewer regulations associated with the preservation of older parks. Since newer parks have more requirements relating to density and set-backs, they are not a particularly good option for affordable housing. Preserving older parks that have been grandfathered in under older regulations is much more cost effective. Participants agreed that the Consortium should pursue a program to replace mobile homes, and that criteria are needed regarding when a mobile home is too old to warrant repair and should be replaced.

Participants suggested a number of strategies to address the needs and issues they identified. They recommended offering community-based training programs to train younger residents how to do home repair themselves. They also suggested a tool/supplies loan or rental program as a way to encourage self-repair. Participants discussed a possible shift in program focus from individual home repair projects to a community-based approach. They suggested that the advantages of such an approach might include getting more residents involved in doing repairs themselves, fostering a broader sense of community, and raising awareness of the availability of assistance through “word-of-mouth” in a community.

In regard to condominium repair, participants suggested that the definition of eligible condominium repairs be expanded to include those things that residents have little control over (e.g., water penetration from faulty construction), whether or not they are common area repairs. A policy distinction between essential common area repairs and beautification improvements would make more condominium owners eligible for home repair assistance and would make the ownership of older condo units more of an affordable housing option.

Online Survey Results: Prioritizing Home Repair Activities

Following up on some of the issues raised in the focus group, the online survey asked respondents to prioritize housing repair program activities and to provide feedback on proposed program changes to the housing repair program.

When asked to rank the need for various home repair program activities, respondents prioritized:

1. Zero interest, deferred mortgage loans for major home repairs;
2. Small grants to address emergency health, safety, and life threatening repair needs in owner-occupied homes;
3. A program to help disabled renters make necessary accessibility modification(s) to their rental housing;
4. Grants for mobile home owners who do not own the land on which the home is located (not eligible for a major home repair loan).

A few people in the focus group and in the open-ended comments of the online survey suggested that some home owners would likely be unwilling to accept a major home repair loan because of a general inclination to avoid debt accumulation on the home.

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 placed 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".

Respondents were asked to make choices about the best course of action for the mobile home repair program.

- Sixty-nine percent of respondents thought that mobile homes in Agreement Parks should be treated differently than mobile homes in non-agreement Parks.
- Of those respondents, 72 percent of them thought that mobile home repair assistance should remain at \$5,000 grants in “Non-agreement Parks”, and should become loans in “Agreement Parks” of at least \$5,000 or more. About half of these respondents thought the \$5,000 limit should be increased for homes in “Agreement Parks”

In a follow-up question of those who thought the repair limits should be increased in Agreement Parks, the majority (57 percent) thought the limit should be increased to a range from \$7,000 to \$10,000 per owner.

In the next question in this section, respondents were asked whether the consortium should seek to replace functionally and/or economically obsolete mobile homes in Agreement Parks, and use HOME and/or American Dream Downpayment Initiative funds (ADDI) funds to help first-time homebuyers purchase new mobile/manufactured homes in Agreement Parks.

An overwhelming majority of respondents (91 percent) agreed that the consortium should pursue a replacement program for obsolete mobile homes. This sentiment held up for the respondents from the South and East Urban Subareas.

Respondents were next asked whether the consortium should explore a comprehensive strategy to ensure the long-term affordability of the “Agreement Parks” beyond the current 50 year periods, including strategies to have parks owned by park residents.

An overwhelming majority of respondents (84 percent) agreed that the Consortium should pursue strategies for ensuring the long-term viability of Agreement Parks, including ownership by the park residents. This sentiment did not hold up for the East Urban Sub-Area where only 33 percent of the respondents agreed with this proposition.

Condominium Common Area Repairs

Finally, respondents were asked questions related to working for a regulatory waiver or amendment to allow condominium common area repair assistance, as suggested in the focus group. A slight majority (52 percent) of respondents favored the provision of funds to low income condo owners to pay assessments for common area repairs, if regulations that currently prohibit this practice were waived or amended. In the South Urban Subarea a larger majority (67 percent) favored this type of assistance.

Of the slight majority who favored this expansion of assistance, 82 percent agreed that the Consortium should adopt a strategy to work towards a regulatory waiver and/or amendment in order to be able to assist low to moderate income condo owners with common area repairs, regardless of the overall percentage of low to moderate owners that reside in their condo complex.

| 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.

The discussion of the Consortium's use of capital funds for community facilities focused primarily on instituting regional approaches. There was a sentiment in the group that some method to pool funding would be a useful strategy. Participants noted, however, that although many services can be delivered in a way that meets the needs of multiple jurisdictions, it is more difficult for jurisdictions to see that a particular capital project can meet the needs of multiple communities. Some jurisdictions, therefore, may be less willing to pay for regional facilities.

Online Survey Results: Human Services

Online survey respondents were asked to rank public services needs and community facility needs, as well as needs specific to the respondents' agencies anticipated needs over the next five years.

Top Six Rating of Human Services Needs by Stakeholders Consortium-wide (in rank order)

1. Homelessness prevention
2. Emergency food/food banks, including non-food needs such as diapers
3. Health
4. Persons with disabilities
5. Seniors
6. Households in shelters and transitional housing.

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

1. Homeless Prevention
2. Emergency Food/Food Bank
3. Seniors
4. Youth
5. Households in shelters and transitional housing
6. Persons with disabilities

In the East Urban Sub-Area, the rating for services was also similar (in rank order):

1. Homeless Prevention
2. Child Care
3. Seniors
4. Emergency Food/Food Bank
5. Persons with disabilities
6. Employment Training/Counseling

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.

Finally, respondents were asked for feedback relating to outcomes for measuring the effectiveness of community facility projects. When asked to rate those outcome measures that should be considered by King County, 86 percent of respondents selected what is essentially a client satisfaction measure – a person/organization-based measure of the perception of the quality of the facility and its services and activities by members of the community that use the facility. Seventy-six percent of respondents specified a person/organization-based measure that would determine whether there was an increase in the services or quality of services available to the community as a result of the community facility.

Community Development – Public Infrastructure and Economic Development

Focus Group Results

In addition to questions relating to current needs and trends in public infrastructure and economic development, focus group participants were also asked:

- What obstacles exist to meeting identified needs?
- What are the most important objectives that need to be achieved and how will we know if we have achieved these objectives?
- What should be given priority in making funding decisions and how should competing priorities be addressed?
- With regard to infrastructure, how can the consolidated plan help support local Comprehensive Plans and/or CIPs?
- With regard to economic development, are there areas that should be targeted for a neighborhood revitalization strategy? How can/should local planning include eligible populations and areas?

Participants identified sewers and sewer assessments as the greatest public infrastructure need.

Participants noted that there are large pockets of King County that lack sewers or that have older sewer systems that need to be replaced. The cost of updating or repairing older sewer and septic systems is an impediment to infrastructure development. Some low income homeowners lose their homes because of the costs associated with sewer and septic upgrades. The lack of sewer capacity also prevents some business owners from getting the permits they need to expand their buildings/businesses.

Participants mentioned a number of other infrastructure needs, including aging water systems, storm drainage systems, and streets. Sidewalks and lighting are necessary components of the infrastructure system that are inadequate in many areas. Façade improvement is required to support and sustain development in older business districts, and an effective transportation system that connects homes to jobs is essential to sustainable economic development. Participants identified quality education – not just what is taught in the classroom but also the condition of school buildings – as a foundation of economic development. School maintenance and upgrade projects are overdue in many areas of the county.

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.

Economic Development

In ranking economic development activities, a significant majority of respondents (83 percent) ranked job counseling and training opportunities as a high community need. This result was consistent when respondents were asked to rank the top three priorities for economic development strategies.

Top Three Rating of Economic Development Needs by Stakeholders Consortium-wide:

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

South Urban Sub-Area rating is the same as above.

East Urban Sub-Area rating:

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

Following up on the recommendation of focus group participants, survey respondents were asked whether the Consortium should pursue neighborhood revitalization strategies in high poverty neighborhoods. A strong majority (70 percent) agreed or strongly agreed with this proposition. With regard to the proposal of involving existing community organizations in revitalization planning, however, one individual noted that many low income people do not currently participate in community council structures. She suggested instead involving community, ethnic, and grassroots organizations in building the resources and small businesses of the community.

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

overall there was no loss of units through THOR to homeless families/households but there was a loss of funding to some of the agencies who competed in the funding round.

There was a question about whether there has been an increase in the number of undocumented among the homeless. Staff responded that this information is not tracked by KC HCD, but some participants from homeless agencies responded anecdotally that they are not seeing any such increases.

East Area Meeting in Bellevue on June 15, 2009

There was a question about whether tent cities are included in the shelters count, and staff said they would find out how the occupants of tent cities were included. Staff verified that tent-city occupants are counted as “unsheltered”.

A comment was made that the funding of child care is an ongoing concern on the Eastside. There was discussion about the fact that a previously funded CDBG project that included child care services had to be discontinued due to an issue with the HUD regulations.

II. Written comments Received from Meeting Participants

Several participants expressed appreciation for the opportunity to attend the public meetings, for the overview of the consolidated plan, and for the reporting on homeless data and foreclosure data. One expressed interest in incorporating more information on domestic violence as a causal factor in homelessness in the Needs Assessment.

When asked about their top priorities for affordable housing and community development activities in King County, respondents focused on:

- A Regional Source of Funding
 1. For direct subsidy to housing for low income, very low income, and special needs households. This community need is not being addressed through market rate housing development or market rate housing development with incentives; and local funding sources are very limited.
 2. For community infrastructure including transit, to serve new, higher density, residential and employment centers.
- Veterans and Homeless Needs
 1. There is a need to integrate Veterans levy funds into the plan. Emergency funds are a critical need right now that can be used to prevent homelessness. The current recession, our health care challenges, plus transitions from institutions make this need more important right now.
 2. Homeless veterans were a high priority for some participants. There is currently work being done on a new permanent supported housing and service continuum for veterans with dual diagnoses. Recent forums at Shoreline Community College and a

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.

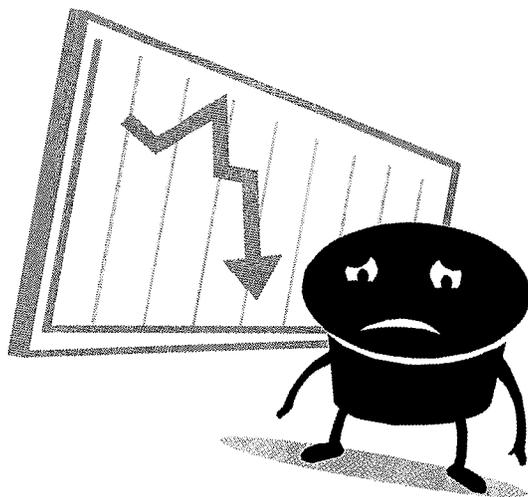
When asked what approaches to expanding housing for all income levels and needs would be most fruitful in the coming three years, respondents said:

- 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

separated from many of the problems in South King County. This separation creates insensitivity to these problems, as well as distancing. The small Compass Center facility in Shoreline at least connects people to some of the problems of our veterans, which are huge in downtown Seattle and South King County.

- With limited capital dollars for new projects, strategies involving existing resources, using rental subsidies, mobilizing landlords and faith communities with existing housing resources seems like a good idea and would fit well for north King County where ramping up to a lot of new affordable housing development seems unlikely.
- Providing housing subsidies to allow access to market rate housing.
- Build more new housing.
- Acquire and rehabilitate existing multi-family housing.

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



Consolidated Housing and Community Development
Plan
2010 – 2012

I. Evaluating Regulatory Barriers to Housing Production and Affordability

The King County Growth Management Planning Council conducted several recent efforts to identify and address regulatory barriers. Among these efforts were the 2000 Housing Status Report, the 2002 Buildable Lands Analysis and the 2002 Housing Survey. These reports provide a detailed account of actions King County and its cities have taken to identify and remove regulatory barriers in order to facilitate housing production and affordability.

II. Planning

Under the provisions of the Washington State Growth Management Act (GMA) the County and its cities must adopt Countywide Planning Policies (CPPs) and local comprehensive plans that accommodate twenty years of urban growth. The CPPs establish 20 year growth targets for each jurisdiction and local plans must identify sufficient buildable land to accommodate this anticipated growth. In addition, the CPPs require jurisdictions to plan to accommodate affordable housing with approximately 17 percent of the growth target expected to be affordable to households earning between 50-80 percent of median income and 20-24 percent of the growth target expected to be affordable to those below 50 percent of median income. The GMA also requires local plans to identify sufficient land for government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities.

Many jurisdictions ensure compliance with these requirements through the housing element of their comprehensive plan and through their analysis of development capacity through the Buildable Lands Report. However, some communities have little capacity outside of areas already developed and areas zoned for single family development which may present a barrier to accommodating housing affordable to low income households.

Under the provisions of the GMA, zoning and growth must be consistent with adopted plans. Permits for new development cannot be issued if communities do not have the ability to provide concurrent transportation infrastructure or other designated essential services like water or sewer at locally pre-specified levels. In 2002, there were several locations including portions of unincorporated King County, Black Diamond, Duvall, Enumclaw and Issaquah where deficiencies in sewer, water or transportation infrastructure restricted potential housing development. In these circumstances, the jurisdictions are taking actions to resolve these infrastructure deficits and Community Development Block Grant funds are being utilized in some communities to address these barriers to housing development.

One of the primary goals of the urban growth boundary and concurrency requirements is that existing infrastructure will be used more efficiently. To support these goals, King County and its jurisdictions have designated urban centers to encourage redevelopment and infill within established communities. Transit oriented development (TOD) is being

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.

Significant work is being done in many jurisdictions in King County to explore the relatively new housing concept of cottage housing. In general these provisions allow a density of two cottage units for every standard single family home allowed by base zoning as long as the units are limited to approximately 1,000 square feet in size. Shoreline was among the first to create cottage housing provisions and have projects completed under these new provisions. Cities including Bellevue, Issaquah, Kirkland, Redmond, SeaTac, Snoqualmie and King County have taken action to allow some form of cottage housing and many other cities that are considering cottage housing provisions.

V. Development Standards

Several communities have recently raised the number of unit threshold that triggers an environmental review under the provisions of the SEPA. For many years state law required environmental review for any project four units in size or larger. Recent changes have allowed jurisdictions to set the threshold at up to twenty units per project. Local standards tend to be set somewhere between four and twenty although the trend is toward a higher threshold. Redmond and King County took action to increase their thresholds between 2000 and 2002.

Several communities have adopted inclusionary zoning requirements wherein a certain percentage of new units within a project of a certain size must be reserved for affordable housing in projects. These provisions are required of projects:

1. Located in the Redmond downtown or Willow/Rose Hill area
2. Over 25 units located in Federal Way
3. In downtown Kenmore
4. In Master Planned Development in unincorporated King County, Issaquah and Snoqualmie.

VI. Incentive Provisions

According to the 2002 Housing Survey, density bonuses for affordable housing are offered in Bellevue, Covington, Federal Way, Kirkland, Mercer Island, Redmond, SeaTac, Shoreline and unincorporated King County. Bonuses are also offered for additional criteria such as underground parking, historic preservation, master planning, wetland preservation, energy conservation, and senior/disabled housing in at least nine jurisdictions. King County's Growth Management Planning Council's Housing Toolkit completed in 2000 indicated that density bonuses for affordable housing and parking may not be sufficient enough to result in an incentive to private developers especially in locations in south King County. Further analysis and modifications to incentive programs could help identify and resolve barriers to their effective implementation.

King County's Transfer of Development Rights (TDR) program allows rural property owners to sell development rights that can then be purchased by urban property owners in

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.

IX. Taxes

Recently, Washington State law was revised to expand the ability of cities to exempt affordable housing development from property taxes if they are located in specified areas near transit service. These provisions are relatively new and have not yet been widely enacted.

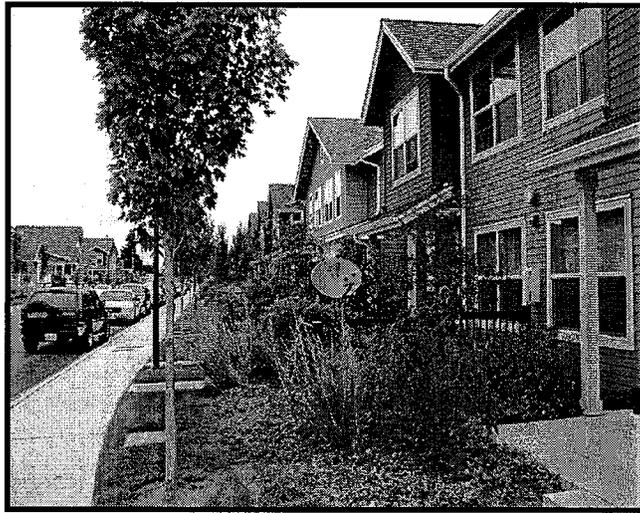
X. Rent Control

There are no comprehensive rent control provisions of private sector housing in any jurisdiction in King County.

XI. Continuing Efforts

Communities are updating their plans, as required by the GMA, and making revisions to their plans and zoning to further minimize barriers to housing production and affordability. These efforts will be supported and supplemented through implementation of the consolidated plan.

Appendix D
Public Housing Authorities Located
In the Consortium



Consolidated Housing and Community Development
Plan
2010-2012

I. King County Housing KCHA

The King County Housing KCHA (KCHA) is the largest housing authority in the consortium. The KCHA continues to be a high performing housing authority, receiving outstanding and excellent scores for its operation of public and subsidized housing programs.

Due to KCHA's high performance, it was selected to be a part of the Making Transition Work Demonstration Program (MTWDP), a designation given to less than the top one percent of housing authorities nationwide. This designation allows for flexibility in the development of local program policies that will better meet the needs of the community and the housing KCHA. The implementation of the MTWDP demonstration program was in process in 2004.

A. Overview

- The KCHA delivers affordable housing and related supportive services such as education, economic development, and social services to nearly 40,000 residents.
- The KCHA's approach is to put independence and self-sufficiency as a cornerstone of program delivery – a majority of KCHA's non-disabled, non-elderly households reach financial self-sufficiency with six years.
- By 2009, KCHA was overseeing more than 15,800 units of housing and had added over 1,800 units between 2004 and 2009.
- Of the above, 9,783 are Section 8 tenant and project-based voucher units; 4,041 are federally-assisted public housing units; and nearly 1,998 are tax credit and/or tax-exempt bond-funded affordable workforce housing units.
- The KCHA owns 3 mobile/manufactured home (ownership housing) properties in order to preserve the properties as quality, affordable mobile/manufactured home parks.
- The KCHA provides 200 units of emergency, transitional and permanent housing for homeless households and persons with special needs.
- The KCHA provides weatherization services to private, low-income homeowners, mobile home owners and landlords who rent to income qualified tenants in King County, and provides broader home repair services under contract with King County.

B. The KCHA Strategies to Improve Management and Operations

The King County Housing KCHA is in the process of exploring and/or implementing a number of strategies to improve its operations and its services to its clients and the environments where they live. The KCHA is using its flexibility under the MTWDP to become more effective in all aspects of the housing KCHA's mission. The key strategies being explored or implemented include the following:

- 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

of its housing programs, to increase the housing choices of low-income households, and to assist households in their efforts to become economically self-sufficient.

- Expanding other housing opportunities. KCHA continues to acquire properties throughout the county and is partnering with other housing providers to increase the number of affordable permanent and transitional housing opportunities available to low and moderate-income households. A new Section 8 project-basing program allows the KCHA to partner with a number of private and public efforts to create new supportive and other housing opportunities in areas of the county with inadequate affordable housing.

C. The KCHA Public Housing: Condition and Capital Planning

1. Condition of Properties

The KCHA has maintained its public housing stock in excellent condition, evidenced in the KCHA's consistent high-performer status under HUD's annual performance evaluation, including 100 percent scores five years in a row. The high-performer status earned KCHA selection for a national demonstration program open only to 30 housing authorities around the country. Some of the developments are aging and have major capital needs and are targeted for redevelopment, as discussed below.

2. Comprehensive Needs Assessment System

The KCHA has developed and implemented an in-house comprehensive needs assessment inspection program and database system (CNA) that includes all of KCHA's federally assisted properties. This in-house program helps the agency identify:

- The condition of properties
- Completed capital improvement work
- New capital improvement work needed to upgrade and maintain the life of the property
- All associated costs.

The KCHA has used the CNA to generate complete capital replacement and construction schedules for its public housing properties.

3. Ten-Year Capital Work Plan

Based on the CNA, the KCHA has developed a 10-year work plan (FY2003 to FY2012) to address the highest priorities among the identified capital needs for public housing developments. The work plan provides a description, schedule

(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.

- Other Major Multi-Year Projects: The KCHA is also undertaking significant surface water management, energy efficiency, and interior unit rehabilitation projects.

A detailed list of projects to be undertaken as part of the 10-year work plan and projects that will be deferred beyond 2012 is available from KCHA's offices.

| KCHA Waiting Lists¹ | | | | |
|---------------------------------------|-----------------|----------------|---------------|---------------------------|
| Waiting Lists | Disabled | Elderly | Family | Total Applications |
| Public Housing | 1,571 | 940 | 4,481 | 6,996 |
| Section 8 | 306 | 85 | 1,275 | 1,666 |

The KCHA maintains separate waiting lists for public housing by sub-areas of the county: north, east, southwest, southeast and south. These lists vary as to the wait time for the various household sizes. Waiting lists for large households are the longest for the south sub-area lists. There are also very long wait times for studios, 1 and 2 bedroom units in some parts of the county.

D. Renton Housing Authority

The Renton Housing Authority (RHA) is a small, well-run housing authority serving the geographic area within the city limits of the City of Renton.

1. Units of Housing Managed by the RHA

- Total number of units owned by the RHA – 826
- Nearly 1,500 households are served by all RHA Housing Programs

Total number of public housing units owned and managed by the RHA

| 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. | |

¹ KCHA accepts applicants on an ongoing basis for public housing, but only opens the Section 8 voucher waiting list periodically. KCHA last accepted applications for the Section 8 program in the summer of 2007. At that time, over a two-week period, close to 10,000 new households applied. The households listed above are from that original list in 2007 and are still waiting for assistance. Some applicants are on both the Section 8 and Public Housing waiting lists.

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



Consolidated Housing and Community Development
Plan
2010 – 2012

Assisted housing is affordable housing that was developed with the assistance of public funding or market rate housing that is available to lower income households through the assistance of a public subsidy program.

I. Washington State Housing Finance Commission

The following table shows tax credit and bond projects in service as of May 2009 in King County outside the City of Seattle.

| WA State Housing Finance Commission Assisted Units | Number of Projects | Total Units | Total Low Income Units |
|--|--------------------|---------------|------------------------|
| East King County | 39 | 3,563 | 2,242 |
| North King County (outside Seattle) | 6 | 429 | 279 |
| South King County | 64 | 12,557 | 9,330 |
| | 109 | 16,549 | 11,851 |

II. King County Housing Finance Program

The following are projects funded with King County Consortium federal funds and local affordable housing funds. Some of the latter funds have contributed to regional projects located in the City of Seattle.

| King County Housing Finance Program Assisted Units | Total Units Assisted* |
|---|-----------------------|
| East King County (urban) | 1540 |
| North King County** | 2441 |
| South King County | 2823 |
| Rural Cities and Vashon | 280 |
| Total | 7084 |
| <i>*This includes about 229 home ownership units. **North King county includes contributions to regional projects located in the City of Seattle, as well as Shoreline, Lake Forest Park, and Kenmore</i> | |

III. King County Housing Authority

King County Housing Authority manages tenant-based Section 8 Vouchers, some of which are ported in from other jurisdictions, and project-based Section 8 Vouchers in 12 projects. It also manages over 4,000 units of public housing, manufactured housing, and preserved affordable housing. It has a total of 6,742 units of workforce assisted housing. However, 4,517 of those units received assistance from the Washington State Housing Finance Commission (WSHFC) and are included in the WSHFC count above. The remaining 2,225 units, which are not duplicated in the WSHFC count, are listed below.

| 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 |

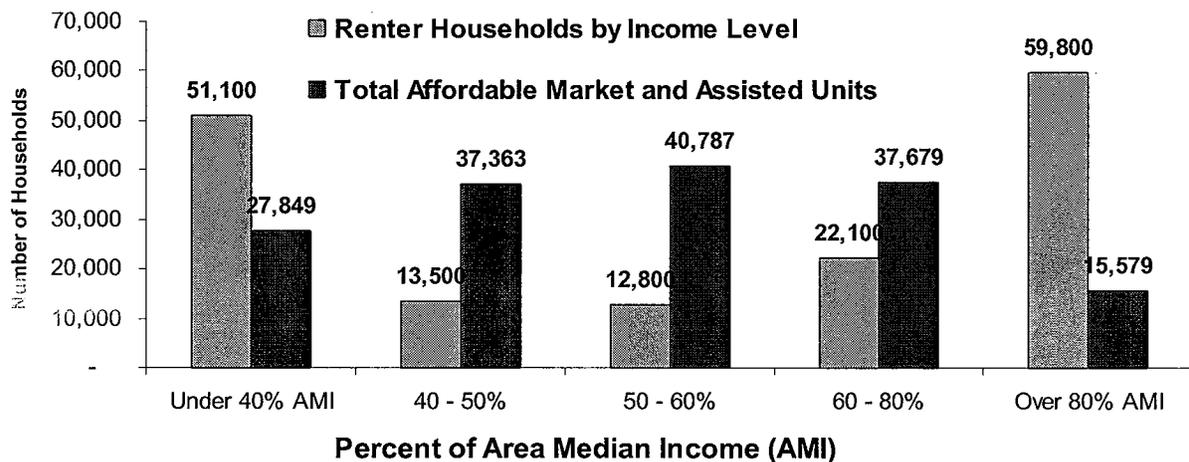
There are a total of 36,252 housing units in King County supported by federal, state, and local funding sources in order to make them affordable. About 10,500 of these are supported by tenant- or project-based Section 8 funds, over 4,200 by traditional federal public housing funds,

and nearly 12,000 by tax credit and bond funding from the WSHFC, and the remainder by various combinations of federal, state, and local funds.

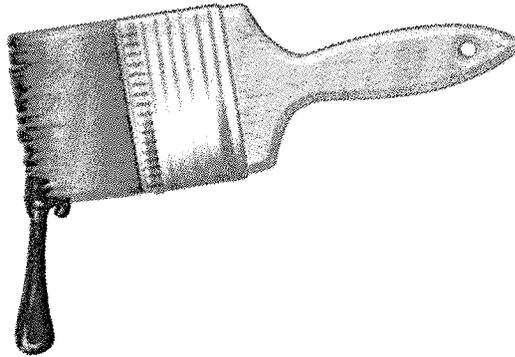
VI. Assisted Units by Income Levels and Adequacy of Supply of All Affordable Units

- While the assisted housing stock is clearly 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 median income.
- The bar chart below illustrates the effect of the assisted housing stock on the supply and demand for affordable housing in the consortium.

**Supply and Demand for Affordable Rental Units in Consortium Area:
2008 (Including Assisted Units)**



**Appendix F
Lead Paint**



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

The Washington State Department of Health reports that a small percentage of children who are tested for lead are found to have elevated lead levels.

- From 1993 to 2003, 6,085 children statewide were tested for lead. Of those tested, 153 children or 2.5 percent, had elevated lead levels.
- In 2003, 953 children statewide were tested for lead. Eleven children or 1.15 percent of those tested in 2003, had elevated lead levels.

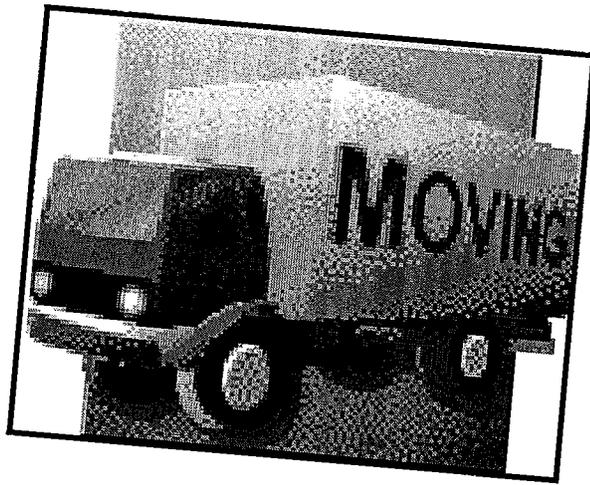
Housing Stock

- About 50 percent of the housing stock in all of King County was built prior to 1970 and may contain lead paint.
- The consortium generally has newer housing stock than the housing stock in the City of Seattle. Therefore, in the consortium about 36 percent of the housing stock was built prior to 1970 and may contain lead paint.
- The Consortium estimates that about 25 percent of the housing stock that may contain lead paint is occupied by low to moderate-income households (about 9 percent of all the housing stock in the consortium).

Consortium Actions to Reduce Lead Paint Hazards

- King County has participated on a statewide lead task force that was responsible for developing Washington State Lead-Based Paint Legislation. The legislation was signed by the governor and effective as of June 10, 2004. The legislation created Washington State eligibility for federal lead hazard reduction funds.
- King County participates in a Western Washington networking group that discusses home repair issues, including lead hazards and lead legislation.
- The King County Housing Finance Program, which administers the capital contracts for affordable rental and ownership housing projects for the consortium, requires all projects to comply with lead paint requirements.
- The King County Housing Repair Program, which coordinates the consortium's home repair programs for existing ownership housing of low to moderate-income households conducts lead hazard reduction work in-house. Three staff persons are currently EPA certified and soon to be Washington State certified risk assessors; they conduct paint inspections and risk assessments of each home that is eligible for the program. If lead hazard reduction is required for a given home repair project, the hazard reduction work is incorporated into the scope of the rehabilitation work to be done on the home. Housing Repair Program staff members monitor the lead hazard reduction work and perform clearance inspections when required.

Appendix G
Displacement and Federal Relocation Requirements



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

I. Displacement and Federal Relocation Requirements

This Section contains policies regarding displacement and relocation of residential tenants and businesses as a result of projects supported with public funds. These policies apply to all projects that receive county or consortium funds, including both housing and community development projects. The level of relocation benefits provided to households and business which are displaced will vary depending on the sources of public funds that go in to an individual project.

Any agency considering a project involving a facility occupied by residential and/or business tenants must consult with King County's relocation specialist prior to submitting a funding application. Early consultation will assist the applicant in developing an adequate budget for relocation assistance benefits, staff time and any additional operating costs, as well as ensure that the applicant provides appropriate and timely notification to tenants to meet legal requirements for use of public funds.

II. Displacement Practices For Consortium Funded Projects

It is the King County Consortium's policy to fund projects that minimize the displacement of people or businesses within the framework of the goals, objectives and strategies of the strategic plan. The consortium supports strategies that may minimize the displacement of persons or businesses, such as the following:

- Acquiring and rehabilitating properties which are being voluntarily sold by an owner-occupant so that relocation is not the direct result of the project
- New construction
- Projects which require only temporary relocation if relocation is needed
- Retention of buildings currently housing low- and moderate-income tenants
- Projects which allow existing tenants, who do not qualify for the project, to leave through attrition
- Projects which will not cause increases in neighborhood rents and displacement as a result of cumulative impacts of CDBG or HOME investments in neighborhood.

The consortium recognizes that, given that acquisition and rehabilitation of rental units for households in the lowest income categories is a priority, displacement of existing tenants may be unavoidable for some projects. Such projects may include special needs housing where services will be provided on-site to special needs residents; housing developments using other fund sources that do not permit non-eligible households to remain in residence; and developments in

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.

Tenants who are displaced are eligible for financial benefit. All displaced tenants receive moving costs. In addition, residential tenants who are permanently displaced are eligible for a rent differential payment. Displaced businesses are eligible for actual moving expenses and re-establishment benefits up to maximum \$10,000 or a fixed payment capped at \$20,000 based on income. Tenants who are temporarily displaced are eligible for all reasonable out-of-pocket expenses related to the temporary move.

The URA also protects tenants who remain after an agency has acquired the property. If the rent of residential tenants who remain is increased as a result of the federal assistance, the increased rent may not exceed tenant's current rent or 30% of the household's gross monthly income, whichever is greater.

All tenants, whether they are eligible to remain in the project or are displaced, must be offered a decent, safe and sanitary unit. Any overcrowding must be addressed. Building codes determine occupancy limits, but King County typically permits no more than two persons per bedroom plus one additional person. An overcrowded household who is eligible to remain in a project must be offered a unit on site that accommodates their household size. New unit must be rented at the tenant's current rent or no more than 30 percent of the household's gross monthly income, otherwise the tenant is considered displaced due to economic burden. If a unit is not available on site, they are considered displaced and eligible for relocation benefits necessary to house them in a unit that accommodates their family size. All tenants who are not eligible to remain must be offered relocation benefits that allow them to relocate to a unit that is appropriate in size for their household.

V. Barney Frank Amendment

If a county funded, federally assisted activity involves demolition or conversion of low- and moderate-income housing, King County will ensure that all occupied and vacant low-income dwelling units that could be occupied are replaced as required by the Barney Frank Amendment. All replacement housing units will be provided within one year prior to or three years after the commencement of the demolition or conversion.

Before entering into a contract committing King County to provide funds for an activity that will directly result in demolition or conversion, King County will require the applicant to publish a notice in the regional or local newspaper and King County will submit to the U.S. Department of Housing and Urban Development the following information in writing:

- A description of the proposed assisted activity.
- The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low-income dwelling units as a direct result of the assisted activities.
- A time schedule of the commencement and completion of the demolition or conversion.

- 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
Plan
2010 – 2012**

Anti-Poverty Strategy

Poverty is an income issue related to living wage jobs and the economic health of communities, the region and the nation. Broad economic strategies and job creation programs are the primary responsibility of the federal and state governments. The consortium is limited in the direct affect that it can have on the rate of poverty in our region.

The consortium's goals and objectives primarily have an indirect effect on jobs and poverty. Most of our programs help to relieve economic burdens on households, such as housing cost burden, and help to support them to become more stable, and potentially more equipped to find jobs or higher-paying jobs. However, these programs do not affect poverty without an adequate number of living wage jobs. The consortium jurisdictions communicate, consult and plan with community partners and a host of other public and private agencies. Partners work to help households move out of poverty and in some cases create jobs that will alleviate poverty.

A. Consortium objectives and strategies that indirectly fight poverty and its effects

- Affordable housing units may decrease the rental cost burden on households and help to stabilize them.
- Improved housing stock may make deteriorated areas more viable for economic development and new jobs.
- Repair programs for home owners allow households to secure financing to fix their home through non-amortizing loans so that the household does not have to expend limited income on costly monthly loan payments.
- First-time homebuyer program allows low to moderate income households to gain equity in a home and begin to create some wealth.
- Responsible lending educational work and remedies help to keep households from being stripped of the investment or equity in their home, or losing their home.
- Homelessness prevention programs help to keep households from being propelled into homelessness and losing their job and stability.
- Shelters, transitional housing and related services help households to get back on their feet, and, in many cases, stay employed, if homelessness occurs.
- Permanent supportive housing helps formerly homeless households with a disability to become stable and perhaps secure a job in the future.
- Improving the ability of health and human service agencies to serve our low and moderate income residents helps households to take care of emergency and crisis needs, as well as to plan for longer term needs for greater stability and the ability to move out of poverty.
- Improving public infrastructure makes our communities healthier and safer and, in some cases, more viable for economic activities that can increase local jobs.

- 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.

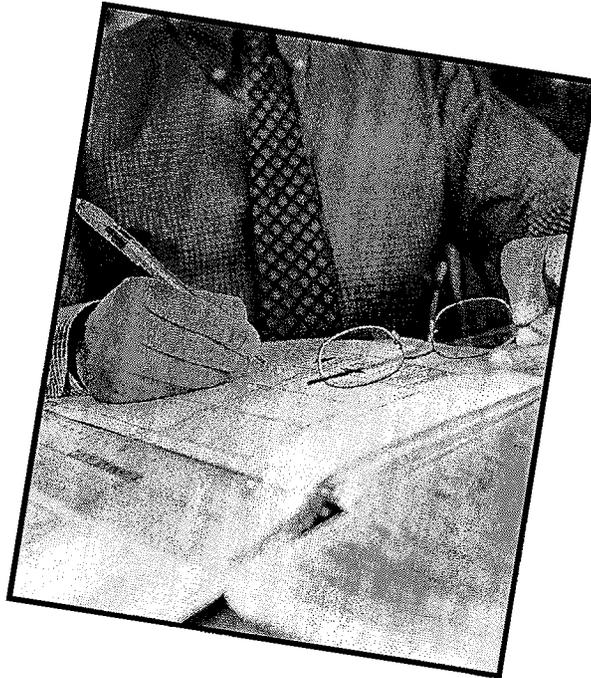
B. Consortium objectives and strategies that directly affect job retention or creation

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
Plan
2010 – 2012

Consortium Monitoring Plan

The consortium provides more specific information about monitoring practices in the Consolidated Annual Performance and Evaluation Report (CAPER) available at http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Reports/CAPER.aspx

Level 1: Long-term Outcomes

This is the broadest level of monitoring. At this level King County and the consortium are assessing our impact on the long-term outcomes set by our Five Year Consolidated Plan. The assessment of long-term outcomes for each goal area will generally be conducted over a number of years, and will depend on the indicator chosen in the consolidated plan.

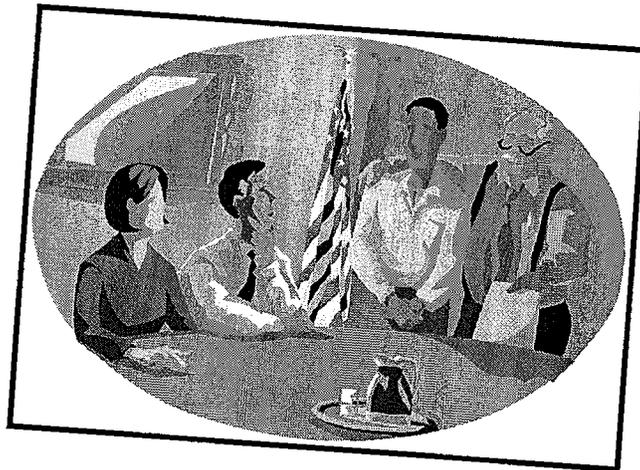
Level 2: Annual Program Measures

At this level King County and the consortium monitor annually program performance, such as the timely expenditure rate, whether the county is staying within the caps and spending the required percentage of CDBG funds on activities benefiting low to moderate-income households, and whether the county is meeting the annual short-term outputs and short-term outcomes in each goal area.

Level 3: Project Compliance Monitoring

- A. King County staff will work to ensure that the funded projects are in compliance with the regulations of the fund sources they receive. When monitoring human services contracts, staff will also be ensuring they follow the King County Community Services Division plan.
- B. Compliance Monitoring Elements will include:
 - Time schedule for each project
 - Cross-program and cross-funder plan for sharing monitoring responsibility
 - Applicable checklists and monitoring tool for projects in each program area as it relates to applicable fund source(s) – pre and post contract checklist to ensure that everything gets done in compliance with applicable guidelines/regulations
 - Inclusion of a fair housing monitoring tool
 - Program monitoring manual
 - Site visit letters/forms for both pre-monitoring preparation and post-monitoring follow-up.
- C. The county will work with the consortium cities, providing technical assistance to ensure that they are adequately monitoring themselves and their projects.

Appendix J
Citizen Participation Plan



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

I. Citizen Involvement Guide

1. The consortium invites its citizens to participate in all of the planning processes for the allocation of federal, state and local funds for housing and community development programs, including the planning process for the HOME and Community Development Block Grant Consortia Interlocal Cooperation Agreements.
2. The consortium publishes a Citizen Involvement Guide that is available on our web site at <http://www.kingcounty.gov/socialservices/Housing/PlansAndReports.aspx>
3. The guide can also be obtained in the mail by contacting staff listed at the end of this section of the plan.
4. The guide contains the following information:
 - An overview of the sources, use and administration of consortium funds
 - How funds are shared within the consortium
 - How the programs are administered
 - An annual calendar of activities that includes fund application cycles
 - Program contact names and phone numbers.

II. Consolidated Housing and Community Development Plan: Public and Stakeholder Input

1. Every five years¹ the consortium produces a new consolidated plan that guides our use of federal and some state and local funds for affordable housing and community/economic development.
2. The consortium provides many opportunities for public and stakeholder input during the development process and uses the input in the production of the plan.
3. Public input forums are held at many locations in the county, especially in locations that facilitate input from low to moderate-income members of the community. The locations of the public input forums are announced in local newspapers, on our website and through flyers sent to community-based agencies.
4. Stakeholders are invited to participate in focus groups and/or surveys or other comparable forums to provide input to the development of the consolidated plan.
5. For the 2010 - 2012 update, three public meetings were held in June 2009 to receive input from stakeholders and citizens on the updated needs assessment and on proposed changes to the strategic plan.

¹ In 2009, an update of the 2005 - 2009 consolidated plan was completed, to cover the three-year period from 2010 - 2012. A new five year plan will be completed in 2012, for the 2013 to 2017 period, once the 2010 U.S. Census data is available.

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.

V. Availability of the Plan

The adopted *Consolidated Plan* will be available on the Housing and Community Development web site:

http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Plans and in a hard copy booklet available by mail from the Housing and Community Development Program office (see contact information at the end of this section) and at each library in the King County Public Library system.

5. Distribution of the federal CDBG, HOME and ESG funds from HUD on behalf of the King County Consortia

- King County is the official grantee which receives and administers funds on behalf of the King County Consortia
- King County prepares the *Consolidated Housing and Community Development Plan* for both the King County CDBG Consortium and the HOME Consortium. Most jurisdictions belong to both--but not all jurisdictions do. There are differences between these two consortia.
- The CDBG Consortium, organized in 1975 as a HUD-designated “urban county” to receive Community Development Block Grant (CDBG) funds, comprises 31 cities and towns and the unincorporated areas of the County. In addition to the City of Seattle, the cities of Bellevue, Kent and Auburn do not participate in the CDBG Consortium because they receive their own CDBG funds directly from HUD. The cities of Milton and Normandy Park have opted out of both the King County HOME and CDBG Consortia (the City of Milton participates with Pierce County). The cities of Medina and Newcastle currently do not participate in the Consortia but plan to participate in the future.
- In King County three additional cities are eligible for their own CDBG funds from HUD but have entered into a three year CDBG Joint Interlocal Agreement with King County HCD to receive and administer those funds, with the allocation of the majority of each cities share of funds at the discretion of the Joint Agreement Cities. These Joint Agreement Cities are Shoreline, Renton, and Federal Way.
- King County has negotiated a three year Regular CDBG Consortium Interlocal Cooperation Agreement with the remaining 28 cities. The CDBG Regular Consortium Agreements and CDBG Joint Agreements will expire at the end of 2011 and will need to be renegotiated for the 2012 to 2014 period.
- The Regular CDBG Interlocal Cooperation Agreement specifies consortium-wide activities, and divides the remainder of the CDBG funds between the North/East sub-region and the South sub-region. These funds are allocated competitively to projects serving the residents of these sub-regions, based on the Consortium-wide objectives in the Consolidated Plan.

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.

9. Technical Assistance to Applicants for CDBG Capital Funds

Every spring HCD organizes application workshops in collaboration with consortium city partners at various locations in each sub-region of the county to provide technical assistance to potential applicants for funds. The workshops provide information about federal requirements, local priorities and application instructions. Technical assistance may be provided to individual applicants upon request.

10. Proposed Use of Funds Each Year: The Annual Action Plan

Every year after the Consortium has announced the availability of funds and made technical assistance available, it determines the specific projects it will fund in the coming year, consistent with the goals, objectives and strategies outlined in the *Consolidated Housing and Community Development Plan*. This plan for how the coming year's funds will be utilized is called the "Annual Action Plan." The Annual Action Plan is submitted to HUD by November 15th of every year.

11. An inter-jurisdictional *Joint Recommendations Committee (JRC)* provides recommendations on specific funding decisions, as well as guidelines and procedures.

- The Joint Recommendations Committee (JRC) recommends the allocation of federal funds and some local funds to specific projects and advises on specific guidelines and procedures for King County and the consortium partners.
- The JRC consists of eight cities representatives³ (elected officials or high-level staff) and three County representatives (Executive staff and/or department directors).
- Funds for housing development projects are set aside, and projects are selected later in the year for JRC approval and added to the Annual Action Plan by amendment.

12. The Metropolitan King County Council Adopts an Overall Budget for Federal Housing and Community Development Funds Every Year

The Metropolitan King County Council appropriates an overall budget for the Consortium's CDBG, HOME and ESG funds to broad categories in November as part of its annual budget process.

13. Public Comment on Changes to the Annual Action Plan

- After the Annual Action Plan is submitted to HUD in mid-November each year, the county and Joint Agreement cities are responsible for providing citizens with reasonable notice in their local newspaper and an opportunity to comment whenever certain

³ 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.

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.

- Substantial Change
 - A substantial change involves a modification in the amount of CDBG or HOME awarded to a project by more than 35 percent of the annual entitlement (approximately \$2.3 million or more for a CDBG project and approximately \$1.5 million or more for a HOME project).
 - All substantial changes must be approved by the JRC or Joint Agreement city, whichever body initially awarded the funds, and must be submitted for public comment for a period of 30 days before the county submits the change to HUD.
 - Substantial changes that are approved by the JRC or a Joint Agreement city will be published in the regional and/or local newspaper at least 30 days before they are implemented and the public will be invited to comment during the 30-day period. All public comments will be considered before implementation, and before the substantial change is submitted to HUD.
 - All comments that are submitted, either orally or in writing, shall be considered in any substantial changes to the Annual Action Plan. A summary of public comments made and how they influenced the plan, as well as the reasoning for comments that were rejected and did not influence the plan, will be attached to the substantial amendment. The County will submit the changes to HUD as necessary.

14. Annual Program Performance: the Consolidated Annual Performance and Evaluation Report

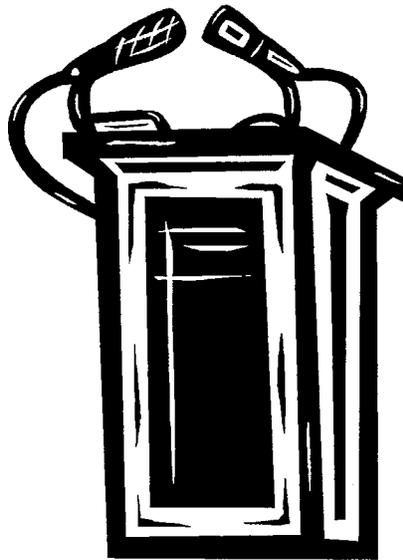
- Every year in mid-March, a notice of availability of the Consortium's "Consolidated Annual Performance and Evaluation Report" (CAPER)⁵ is published in the legal section of the Seattle Times newspaper. Copies of the CAPER are available on the HCD web site:
http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Reports/CAPER.aspx and at the HCD office (see HCD office information at the end of the plan).
- The public is invited to a meeting to review and comment on the CAPER report at least 15 days before it is submitted to HUD.

⁵ The CAPER evaluates program performance, pursuant to the goals and objectives articulated in the Consolidated Plan, for the prior year's activities.

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
Plan
2010 – 2012**

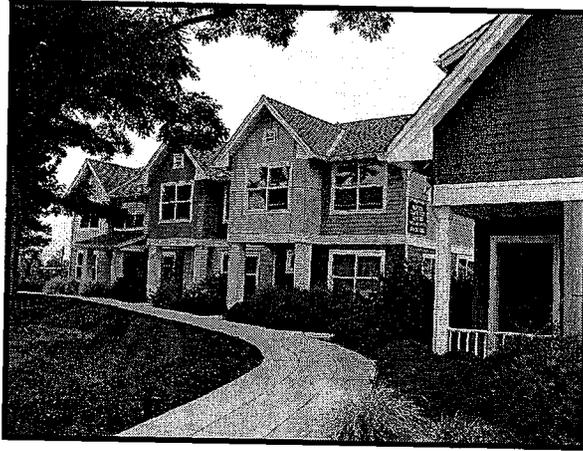
Public Comment Section

| Comment Source | Comment | How Comment was Handled |
|-----------------------|---|--|
| Agency | <p>The comment was in support of a specific project, an employment training and counseling project on Vashon Island that has been funded with CDBG funds (through Rural WorkSource Connection Project). The commenter described the program and stated that it had been successful. Approximately 25 percent of the participants had found jobs that pay at least \$10 an hour. The commenter stated that it is an important project for the community and urged us to continue funding it.</p> | <p>The consolidated plan does not make any decisions about specific projects. Due to the data we have about the sagging local economy, the joblessness rate and large amount of public and stakeholder support for employment training and counseling programs, we adopted a strategy under Goal Three (Community and Economic Development), Objective Three, to assist low to moderate-income persons in obtaining living wage jobs through the provision of <u>job training and other employment services</u>. The adoption of this strategy allows this program to continue to apply for funding during the appropriate funding round (see Citizen Participation Plan).</p> |
| Agency | <p>The commenter wrote in support of the Rural Connection Project, an employment training and counseling project. The commenter also wrote about the need for supportive services related to employment, especially for those people who need more individual attention and support to be able to use existing resources. The commenter generally like the plan but was concerned that we did not include as much data on jobs and the economy as we included on housing, and was concerned that this would affect the funding of projects like the Rural Connection Project. The commenter asked that we include in the plan an acknowledgment of the need for additional background data before we make any funding decisions that could eliminate any employment training and counseling projects.</p> | <p>The consortium did include some key data on incomes, and the jobless rate. In addition, the public and stakeholder input concerning the need for employment training and counseling programs was all considered in our decision to adopt Strategy 3.B. under Objective 3 of the Community and Economic Development Goal (see above notes). The consortium agrees that it is desirable to gather additional data from available sources as well as from stakeholders and the public before making any decisions that would adversely affect funding for any of the strategies, including Strategy 3.B.</p> |

| 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

I. Introduction

This document is an application by King County to the U.S. Department of Housing and Urban Development (HUD) for authorization of a Neighborhood Revitalization Strategy Area (NRSA) for the White Center neighborhood. Through this NRSA designation, King County seeks to create economic opportunities in White Center by stimulating the reinvestment of human and economic capital and economically empowering low to moderate-income residents. Approval by HUD will assist King County and its residents and stakeholders in revitalizing the community and encouraging partnerships among public, private and community-based organizations that will create unique and innovative economic and community development projects and programs for the area.

King County's Housing and Community Development Program (HCD) in the Department of Community and Human Services (DCHS) on behalf of the King County Housing Consortium, and the Office of Strategic Planning and Performance Management are the lead county agencies involved in the development of the strategy for the White Center neighborhood. The county has also engaged stakeholders of the community including the White Center Community Development Association (WCCDA), White Center Chamber of Commerce, North Highline Unincorporated Council and the King County Housing Authority (KCHA).

Several factors are used to determine the boundaries of the strategy area. These include: 1) a high percentage of low to moderate-income residents, 2) the primarily residential character of the area, and 3) the area is contiguous. Additionally, King County considers the capacity of organizations and groups in the White Center community to undertake the planned strategies that meet the needs and desires of the community for specific actions directed toward economic development.

The proposed strategy area is located within the White Center Census Designated Place (CDP), a large urban unincorporated area bordered by the cities of Seattle to the north and west, Burien and SeaTac to the south and Tukwila to the south and east. King County government is the governing body and provides local services including police, solid waste, public health, planning and permitting and parks/open space. The King County Department of Transportation (DOT), Transit Division provides transit service and related facilities. The area is also served by City of Seattle Public Utilities and special districts for fire, water and sewer. Public schools are under the administration of the Highline School District and the King County Library system provides public libraries. Public housing is provided by the KCHA.

This NRSA follows HUD guidelines and includes details on neighborhood and demographic criteria, community consultation, assessment, promotion of economic empowerment and specific performance measures. Some of the information has been divided into activities undertaken prior to and during 2004, and those undertaken from 2004 - 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.

The commercial districts have struggled in the post-war era and have continually adapted to the demographic changes occurring in the surrounding residential neighborhoods. Recent immigrants from Asia, Latin America, Eastern Europe and East Africa, and second and third generation business and property owners are shaping the character of these business districts and their surrounding residential neighborhoods. Business signage, decorations and advertising are in a variety of languages and are distinctive from each other. Retail and service businesses market and sell to a socially, economically and ethnically diverse group of consumers.

As with housing costs, rents for commercial space in the area have been lower than the King County average commercial rates. The lower commercial rents have supported an “incubator” environment in the area, allowing small businesses to get a foothold. As in other areas of the Puget Sound region, there was a recent increase in housing costs and rents for commercial spaces caused by new construction and the rise in the general economy in the mid 2000s. However, those price increases stopped, and in some cases declined, in late 2008 and in 2009 as the nation’s economy fell into deep recession. Prices appear to be stabilizing at this point, keeping housing and commercial space relatively affordable, but it is unclear as to when they might begin rising again.

III. Community Vision

From 1992 - 1993 over 50 community meetings were held in the White Center area to create a forward vision for the community. To reach as many residents and stakeholders as possible, several of these meetings were co-sponsored by community-based organizations. These organizations targeted their constituents and provided supportive services including interpretation services and childcare. This process resulted in one of the first land use plans to be adopted under the 1994 King County Comprehensive Plan.

The White Center Planning Area was created, and in November 1994 the county adopted *Creating the Future: White Center Community Action Plan and Area Zoning*.¹ This document was a six to 10 year action plan for the area and was based upon a vision statement and strategies identified by White Center citizens. The plan targeted public and private resources in the county to help citizens reach the goals identified in three areas:

- Health and Human Services
- Economic and Community Development
- Environmental Protection.

The plan identified 1) the boundaries of the planning area, 2) public and private resources and services for the area, and 3) actions to be taken by the public and private sector to assist the citizens in attaining the identified goals.

¹ *Creating the Future: White Center Community Action Plan and Area Zoning*, King County, November 1994.

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.

included the White Center community in its planning for the two HOPE VI applications (Park Lake I, now Greenbridge, and Park Lake II), as well as the implementation of the projects. The WCRLC is very supportive of the HOPE VI projects and several WCRLC members continue to participate in the HOPE VI community meetings. King County staff has also worked on the HOPE VI project in its various stages and King County is a major contributor of funds to the project.

To further support the WCRLC effort, and to analyze and develop a plan for the White Center business district, King County solicited consultants to prepare a study of the strengths and weaknesses of the White Center business district in 2002. A report⁵ was produced after the consultants held workshops with, and interviewed and received feedback from White Center business and property owners, with the assistance of the WCCDA and King County. This report provided the county and the community with suggested follow-up activities to improve the business district.

B. Planning and Community Development Efforts since 2004

While several community plans were developed during 1992-2004, King County has focused its recent efforts on implementing the strategies and actions identified in these plans and in the economic empowerment plan of the proposed NRSA. These efforts include:

- The WCCDA was created in February, 2002. The WCCDA is a nonprofit organization that provides ongoing economic and housing development expertise to the local community and partners in the development of economic and housing development projects. King County was instrumental in the creation and early operation of the WCCDA.
- Since 2003, King County has provided technical assistance to White Center businesses from two sources. First, a King County economic development specialist assisted firms with marketing, finance, and operational issues from 2003 until 2007 when funding reductions curtailed this effort. Second, King County helped initiate and fund the Small Business Development Center (SBDC) at Highline Community College in 2003. The Business Development Specialist at the SBDC provides specialized business assistance to White Center businesses.
- In 2004, King County funded the University of Washington (UW) Storefront Studio to establish a design studio where UW architecture students worked with the WCCDA and business/property owners to create new streetscape and storefront designs. The efforts produced a document, known as The White Center Main-Street Use and Design Guidelines. The guidelines have been used to promote the commercial district as a viable place for business

⁵ White Center Business District Analysis and Revitalization Plan, Economic Consulting Services, Kasprisin-Pettinari Design, InsightGIS and Transportation Solutions, Inc., September 2002.

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

- White Center Business District Analysis and Revitalization Plan (2002) study prepared for King County by Economic Consulting Services, Kasprisin-Pettinari Design, InsightGIS and Transportation Solutions, Inc.
- White Center Main-Street Use and Design Guidelines (2004)
- The 2006 Annual King County Growth Report (2006) prepared by King County
- The King County Consortium Consolidated Housing and Community Development Plan for 2005-2007.

In addition, King County staff met with the following organizations in planning the strategy:

- The WCCDA
- North Highline Unincorporated Area Council
- White Center Chamber of Commerce
- The KCHA
- King County Consortium Joint Recommendations Committee.

King County agencies that provide services in the neighborhood were also consulted, including the following:

- King County Sheriff's Department
- King County DOT (Roads Division)
- King County DCHS
- King County BRED.

V. Neighborhood and Demographic Criteria

A. Geographic Area Description

The proposed NRSA is primarily residential both in use and zoning. The residential lots are mostly single family residential with pockets of multifamily properties. These lots are zoned R-6 to as high as R-48. The NRSA has three business districts, White Center, Top Hat and Salmon Creek. The business districts are centered along two main arterials, 16th Avenue SW and 1st Avenue South, both of which run north-south through the NRSA. The properties in the business districts are zoned commercial business which allows for various commercial uses including mixed-use which could provide opportunities for residential development above commercial space. The largest business district, White Center, contains some light industrial zoned properties. The businesses located in these districts are comprised primarily of

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

- In 2000, 14.7 percent of the population was living below the poverty level, compared to 8.4 percent for the county as a whole
- The median family income in White Center was about 65 percent of the King County median in 2000, and average annual earnings were about 69 percent of the King County average
- In the White Center CDP, the unemployment level was 6.4 percent in 2000, nearly two percent higher than the King County average of 4.5 percent
- In 2009, King County's unemployment rate was approximately 8.5 percent. It is estimated that the unemployment rate is at least 10.5 percent in White Center.⁶

Table 1 below details the percentage of low to moderate-income households by Census tract and block group.

| Census Tract | Block Group | Total # of Households | # Low-Mod Households | % Low-Mod Households | Total # Persons | # Low-Mod Persons | % Low-Mod Persons |
|---------------------|--------------------|------------------------------|-----------------------------|-----------------------------|------------------------|--------------------------|--------------------------|
| 265 | 1 | 200 | 200 | 100.0 | 521 | 425 | 81.6 |
| | 2 | 244 | 244 | 100.0 | 804 | 794 | 98.8 |
| | 3 | 214 | 196 | 91.8 | 594 | 545 | 91.8 |
| | 4 | 199 | 160 | 80.3 | 605 | 486 | 80.3 |
| 266 | 1 | 250 | 167 | 66.9 | 704 | 471 | 66.9 |
| 267 | 1 | 190 | 125 | 65.8 | 549 | 361 | 65.8 |
| 268.01 | 1 | 245 | 119 | 48.6 | 669 | 325 | 48.6 |
| | 2 | 643 | 440 | 68.4 | 1464 | 1002 | 68.4 |
| | 3 | 266 | 96 | 36.4 | 745 | 263 | 35.3 |
| | 4 | 401 | 239 | 59.5 | 1004 | 597 | 59.5 |
| | 5 | 452 | 374 | 82.7 | 1071 | 886 | 82.7 |
| 268.02 | 1 | 268 | 183 | 68.1 | 806 | 549 | 68.1 |
| | 2 | 321 | 188 | 58.6 | 949 | 556 | 58.6 |
| | 3 | 566 | 376 | 66.5 | 1675 | 1114 | 66.5 |
| | 4 | 256 | 116 | 45.2 | 772 | 349 | 45.2 |
| | 5 | 338 | 162 | 47.8 | 683 | 373 | 54.6 |
| 269 | 1 | 217 | 136 | 62.8 | 876 | 550 | 62.8 |
| | 2 | 309 | 158 | 51.0 | 616 | 314 | 51 |
| 270 | 3 | 443 | 229 | 51.8 | 1178 | 610 | 51.8 |

Source: US 2000 Census

⁶ This is based on the assumption that unemployment in White Center is still about two percent higher than the King County unemployment rate, as it was in 2000. However, given the fact that workers in White Center are lower paid and less educated than the county average, and that a significant proportion do not speak English very well, it is likely that the economic downturn has affected employment there disproportionately, and that unemployment is therefore considerably higher than this 10.5 percent estimate.

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.

Levels of unemployment: Based on the 2000 U.S. Census, the proposed area had an unemployment rate of 6.4 percent, nearly 2 percent higher than the average of 4.5 percent in King County.⁷ The Census also indicated that 14.7 percent of the area's population lives below the poverty level.

Number of jobs: The Washington State Employment Security Department reported that the census tracts comprising the NRSA had 3,235 jobs in 2000, about 3,112 jobs in 2005, and 3,332 jobs in 2008. This means that there was an overall job gain of about three percent from 2000 - 2008, with a higher percent gain since 2005. Some of this gain may have been lost, however, in the 2008 - 2009 recession.

Number of businesses: The White Center CDP, had over 600 businesses in 2003. It is estimated that there are over 350 businesses located within the three business districts of the NRSA. The largest, the White Center business district, is mainly a drive up retail area that is somewhat pedestrian friendly. Most of the service facilities are located in this district and includes two ethnic grocery stores, an ethnic butcher/meat market, a small independent drug store and a large regional drug store, Bartell's. Also located within this area are ethnic restaurants, beauty and nail salons, American styled bars/grills and a few office-oriented businesses and spaces.

Located just one block away from the major retail area of the White Center business district is an area that is zoned light industrial. The area includes auto repair and parts businesses, warehouse storage, a small independent brewery, blacksmith/welding shops, and the largest employer in the area, an ethnic food manufacturer.

The southern portion of the White Center business district as well as Top Hat and Salmon Creek business districts are auto-oriented, that is, the location and design of these areas encourage use of the automobile by potential customers. These business districts consist of mostly gas stations, auto repair and parts shops, and fast food restaurants.

Access to capital: The area is fortunate to be served by the branches of four large national banks. All of the banks offer complete banking services to small businesses, however, most of the businesses in the district are very small and many are owned by ethnic minorities and/or immigrants and refugees and they have been unable, or in some cases unwilling, to access capital through traditional financing methods.

Condition of businesses: The market support for retail business has continually eroded as new and larger developments have been built in adjacent areas. There

⁷ See footnote 6 above.

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

economic development activities. In the last few years it has continued to partner with Highline Community College's SBDC to serve the White Center business community, and to directly serve White Center residents through King County's Job Training Initiative. The county has also completed, and continues to pursue, infrastructure projects such as parks, sidewalks, pedestrian corridors, and transit-oriented development which will improve White Center's economic viability. As the area grows with new developments and projects, there is a desire for one or more additional business associations to be formed that support the community's diverse ethnicities and cultures.

2. Opportunities

Based upon the work that has been done since 1994, economic development opportunities have been identified. One is the unmet demand for the following types of businesses:

- Clothing boutiques (ethnic and/or specific size)
- Miscellaneous specialty retail stores, such as antiques dealers. Stores that provide goods that can be acquired at larger retail stores do not sell
- Bookstores and newsstands
- Healthcare (medical and dental clinics, etc.)
- Veterinary facilities
- Furniture/appliance retail stores
- Ethnic-based financial institution
- Mixed-use properties (commercial and residential developments)
- Office and/or professional space
- Conversion of existing houses on commercial zoned land to commercial uses.

There are a number of organizations that are currently providing services and assistance to the community in the area of economic development. They include the following:

- The WCCDA offers technical assistance to business owners and entrepreneurs
- The SBDC at Highline Community College provides technical assistance, business training and access to capital to those enterprises that meet the small business size standards of the U.S. Small Business Administration. The SBDC at Highline serves five cities in southwest King County besides the North Highline unincorporated area.

- 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

AMI, with average household income reaching only \$12,528. Forty-two percent of the population is youth under the age of 19.

The most cost-effective way to eliminate the physical distress that plagues Park Lake II is to demolish and replace the units, which is only financially feasible if the existing site is redeveloped. The Park Lake II units and site suffer from a myriad of conditions of severe physical deterioration. The heating system ducts are encased in the concrete foundation slabs. Due to poor site drainage and inadequate storm water management, water has infiltrated the slabs and the heating ducts. The combination of warm air and cold water produces more moisture in the units than can be ventilated by the existing system. The result is interior moisture damage that often leads to the growth of mold. Eliminating mold and maintaining a healthy living environment for residents is a constant challenge.

The KCHA will demolish and replace on-site the existing 162 severely deteriorated public housing dwelling units, as well as three non-dwelling units. Twelve workforce rental housing units will be constructed, and will be affordable to households with incomes up to 60 percent of the AMI. The project will achieve de-concentration of low-income households by selling land to homebuilders for construction of up to 138 homeownership units. First-time homebuyers with incomes between 25 percent and 60 percent of AMI will purchase up to 19 of the homeownership units through Habitat for Humanity and the remaining will be sold at market-rate. To create off-site affordable housing, the KCHA will also project-base 12 Section 8 Housing Choice Vouchers in market-rate rental units located in east King County, a housing market with few existing affordable housing options for extremely low-income renters.

The KCHA will also construct 6,500 square feet of space for provision of community support services. The space will be designed to accommodate a wide variety of uses, and will include a large community room with kitchen, the Neighborhood Networks Center, offices for a variety of community support service providers, and a multi-purpose room. The goal of the community services support program is to bring services on-site to improve access by residents. The KCHA will partner with 11 social service agencies to deliver the community support services program.

As the Greenbridge community moves close to completion, and Phase II moves forward, the KCHA is working to attract new businesses, including opportunities for neighborhood entrepreneurs that will be interested in locating in the community due to the large changes occurring through the HOPE VI projects and parallel investments in the neighborhood.

D. Problems

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

a culturally sensitive business organization in the area. One such organization has started but over the past year appears to be inactive. In partnership with the Business Assistance Center located at the WCCDA inquiries will be made to the business owners to determine the viability of this type of organization for the area.

- Provide training to residents of the NRSA who wish to start a business venture. In partnership with the UW's School of Business, the SBDC at Highline, the WCCDA and possibly the local Chamber of Commerce, workshops or seminars will be presented in the area for residents interested in starting a business.
- Link job opportunities with local residents, especially low-moderate income persons. The King County Jobs Initiative will provide vocational training, job placement and retention services for low income persons in the proposed NRSA, increasing opportunities for employment and job retention.
- Provide Section 108 loan assistance for economic development opportunities within the NRSA. King County will continue to pursue 108 development opportunities for the White Center business district.
- Work with community partners to create new mixed-use and mixed-income housing opportunities, and to improve the overall housing stock, including investments in revitalizing Park Lake I and Park Lake II. King County will work with the White Center WCCDA, Impact Capital, the KCHA and other housing development entities. Through the use of HOME, CDBG and other fund sources, as well as other development incentives, the county will support the creation of new affordable housing, specifically including low-income and workforce housing serving households earning 80 percent or less of the area median gross income, and to expand housing repair services in the neighborhood.
- Work with the DOT's Transit Oriented Development Program (TOD) to locate a TOD project in the NRSA. The TOD project would be a mixed-use, mixed income project that would combine commuter parking, commercial space and mixed-income housing within the White Center neighborhood business district. The design of TOD projects promotes walkable business districts with wider sidewalks, better lighting and shared parking. King County was working with U.S. Bank to locate a TOD on the bank's current branch site, but the current recession has stalled those planning efforts. Once the economy recovers, King County will reengage U.S. Bank to resume TOD discussions.
- Work with community partners on the 98th Street initiative to create a safe and well-lit walking connection between the business district and the dense housing at Greenbridge. King County will work with community partners to create safe walking spaces that connect residents with transit and businesses, and through such projects, improve the economic development of the neighborhood. The first phase of this project is funded and under construction.
- Reduce crime rate in the neighborhood through the combined efforts of these activities.

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

is that the outcomes of these strategies will result in the economic empowerment of low to moderate-income residents and a community that has diverse and vibrant business districts. The King County Housing and Community Development Program will be the lead entity responsible for reporting on the benchmarks to be achieved over the five-year period of the plan, which will be effective once it is appended to the King County Consortium Consolidated Plan.

The desired outcomes and benchmarks include:

| Strategy | Outcome | Baseline Data | Benchmark |
|---|--|--|--|
| Provide support to and partner with organizations to provide technical assistance to entrepreneurs and small business owners | Businesses are stable, able to expand and hire more staff. | There are approximately 350 businesses in the NRSA and over 600 in the CDP. Many of these need help with financial, marketing, operations, and staffing in order to position themselves better to recapture the retail spending leakage from White Center. | Total number of businesses will remain stable or increase. The partners in this effort will provide technical assistance to 25 entrepreneurs and business owners to help achieve this. |
| Assist property owners and business owners with façade/tenant improvements. | Deteriorated storefront facades are upgraded to a presentable and marketable appearance. | Many buildings in the central business district were built in the 1920s and 1930s and the storefronts are in extremely deteriorated conditions. | Provide technical assistance and/or funding to improve the storefronts of 30 - 40 businesses. (20 to 30 storefronts / facades have already been upgraded. Efforts continue) |
| 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. | If feasible and desirable, such an organization is established. | No such organization is active at this time. | Explore and analyze need for and viability of such an organization. An organization will be established if appropriate. |
| Provide training to residents of the NRSA who wish to start a business venture. | Residents start new businesses in White Center. | Approximately 350 businesses exist in the NRSA. There is no current data available on how many residents wish to start a business, however, unemployment is high in the neighborhood, so there is some | Growth in the number of businesses from 2005 – 2015. Recruit participants and provide 10 workshops or |

| 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 |

| Strategy | Outcome | Baseline Data | Benchmark |
|---|---|--|---|
| | | | <p>completed at Greenbridge.</p> <p>50 housing units are repaired/improved.</p> |
| <p>Work with the Department of Transportation's Transit Oriented Development Program (TOD) to locate a TOD project in the NRSA.</p> | <p>Smart urban design that promotes the use of public transportation is incorporated into the neighborhood.</p> | <p>There is currently no TOD in White Center, although there are several bus routes available.</p> | <p>TOD project is successfully located in White Center business area.</p> |
| <p>Work with community partners on the 96th Street initiative to create a safe and well-lit walking connection between the business district and the residential neighborhood, including the new housing at Greenbridge.</p> | <p>Smart and safe walkways that encourage walking in the community and to the local business district.</p> | <p>There is no safe pedestrian connection from the new Greenbridge development to the Central Business District.</p> | <p>98th Street walking connection is completed and provides a safe and convenient pedestrian connection.</p> |
| <p>Reduce crime rate in the area through combination of above activities.</p> | <p>Crime rate reduced through focus on shared streets and positive use of public spaces</p> | <p>Staff will identify baseline measure from King County Sheriff.</p> | <p>Crime rate reduced by 10%.</p> |