

July 21, 1995
M210

INTRODUCED BY JANE HAGUE

PROPOSED NO. 95-519

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A MOTION adopting the 1996-1999 King County Consortium Consolidated Housing and Community Development Plan.

WHEREAS, King County is a member of the King County Community Development Block Grant and HOME Investment Partnerships Consortia, and

WHEREAS, King County as the official applicant is responsible to the federal government for all activities undertaken in the King County Consortium with Community Development Block Grant, HOME Investment Partnerships, and other federal funds, and

WHEREAS, federal legislation requires King County to adopt an annual consolidated plan to guide the use of Community Development Block Grant, HOME Investment Partnerships, and other federal funds, and identify housing and community development needs, and

WHEREAS, the 1996-1999 King County Consortium Consolidated Housing and Community Development Plan (hereinafter referred to as the H&CD Plan) meets the federal requirements for a four-year plan for the years January 1, 1996 to December 31, 1999, and

WHEREAS, King County Consortium members and interested citizens have participated in the development of the H&CD Plan through review and comment, and

WHEREAS, the Consortium's Joint Recommendations Committee endorsed the H&CD Plan;

NOW, THEREFORE, BE IT MOVED by the Council of King County:

A. The attached 1996-1999 King County Consortium Consolidated Housing and Community Development Plan is hereby adopted to guide the planning and development of the 1996 Community Development Block Grant, HOME Investment Partnerships, and other federal programs.

1 B. The King County executive is hereby authorized to apply for 1996
2 Community Development Block Grant, HOME Investment Partnerships, and other
3 federal funds.

4 PASSED by a vote of 10 to 0 this day of 25th, September, 1995.

5 KING COUNTY COUNCIL
6 KING COUNTY, WASHINGTON

7
8 Kent Pullen
9 Chair

10 ATTEST:

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12 Gerald A. Peterson
13 Clerk of the Council

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15 Attachments:

16 A. 1996-1999 H&CD Plan
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King County Executive

Gary Locke

King County Council

- Kent Pullen, District 9, Chair
- Maggi Fimia, District 1
- Cynthia Sullivan, District 2
- Louise Miller, District 3
- Larry Phillips, District 4
- Ron Sims, District 5
- Bruce Laing, District 6
- Pete von Reichbauer, District 7
- Greg Nickels, District 8
- Larry Gossett, District 10
- Jane Hague, District 11
- Brian Derdowski, District 12
- Christopher Vance, District 13

In Partnership with:

City	Mayor	Pass-through City	Mayor
Algona	Glenn Wilson	Bothell	John Curtin
Beaux Arts	Chuck Lowry	Des Moines	Richard T. Kennedy
Black Diamond	Howard Botts	Burien	Arun Jhaveri
Carnation	Jack Stein	Enumclaw	George Rossman
Clyde Hill	Philip Rourke	Federal Way	Mary Gates
Duvall	Glen Kuntz	Issaquah	Rowan Hinds
Hunts Point	Erselle Eade	Kent	Jim White
Lake Forest Park	Roger Loschen	Kirkland	Dave Russell
Medina	Dewey Taylor	Mercer Island	Judy Clibborn
Normandy Park	Bob Davis	Redmond	Rosemarie Ives
North Bend	Chris Lodahl	Renton	Earl Clymer
Pacific	Lynol Amero	SeaTac	Joe Brennan
Skykomish	Robert Norton	Tukwila	John Rants
Snoqualmie	Jeanne Hansen		
Yarrow Point	Paul Wilcox		
Woodinville	Lucy DeYoung		

HOME-only Cities

Mayor

- Auburn Charles Booth
- Bellevue Don Davidson

Joint Recommendations Committee

Honorable Betty Aman, Councilmember, City of Algona
Kathy Huus, Acting Division Manager, Seattle-King County Department of Public Health
Mark Carey, Land Use Services Division Manager, King County Department of Environmental Services
Honorable Jeanne Edwards, Councilmember, City of Bothell
Debora Gay, Budget Supervisor, King County Office of Financial Management
Paul Krauss, Planning Director, City of Auburn
Roberta Lewandowski, Planning Director, City of Redmond
Terry Mark, Assistant Director, King County Department of Human Services
Larry Springer, Planning Manager, City of Federal Way

Department of Human Services

Barbara Gletne, Director

Housing and Community Development Program

Nancy Ousley, Manager
Linda Peterson, Chief, Community Development Section
Christina Narr, Interim Chief, Housing Policy and Programs Section

Project Staff

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Jamie Wilson, Document Production

812 Smith Tower
Seattle, Washington 98104
206/296-7540
296-8646 (V/TDD)

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

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

Or, you may receive a copy by writing to:

King County Housing and Community Development Program
506 Second Avenue, Suite 812
Seattle, WA 98104

Accommodations for people with disabilities will be provided upon request.

**King County Consortium
Consolidated Housing and
Community Development Plan
for 1996 - 1999**

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Definitions/Glossary

Some terms and processes are unique to the King County Housing and Community Development Program. These are defined below.

Action Plan: One Year Use of Funds - The Action Plan which contains the Executive proposed County and Small Cities Community Development Block Grant (CDBG) projects, the individual Council-adopted Pass-through Cities CDBG projects, and proposed use of Home Investment Partnerships Program (HOME) and Emergency Shelter Grant (ESG) funds will be added to the Consolidated Plan in October. The Metropolitan King County Council will hold a public hearing on the Executive proposed programs and adopt the housing and community development programs, including Pass-through Cities' projects as part of the County budget. The Action Plan is submitted to the Department of Housing and Urban Development as part of the annual application for federal funds.

Carryover Ordinance - This ordinance is prepared at the time of the Grantee Performance Report and identifies projects which are being carried over (extended for another year) and which projects are being canceled.

Citizen Participation - Federal CDBG regulations require that citizens, especially those from low- and moderate-income (at or below 80% of area median income) communities, be given many opportunities to examine and appraise the Consortium's use of CDBG funds. King County and the Consortium Cities, in compliance with the regulations, afford citizens a full range of opportunities for participation in the CDBG program. Citizen participation opportunities are listed in Appendix A.

Community Center - A community center is distinguished from other community facilities such as senior centers or centers for persons with disabilities. The latter facilities have an identifiable target population specifically presumed to be principally low- and moderate-income by HUD. A community center on the other hand, is open to the general public, either on a drop-in basis for multiple activities such as basketball, aerobics classes, or for meetings which do not accommodate income verification screening.

Community Development Interim Loan (CDIL) Program - The CDIL program loans CDBG funds to businesses and other eligible recipients on a short-term interim basis.

Consortium-wide - This term refers to the county as a whole excluding Seattle, Bellevue, and Auburn for the CDBG Program and excluding Seattle for the HOME and Emergency Shelter Grant Programs.

County and Small Cities Program - Agencies serving unincorporated King County and small cities receive grant funds directly from the County and Small Cities Fund on a competitive basis. The strategies for this fund are listed in Chapter 6, Section D, Community Development Strategies. Examples of small cities are: Black Diamond, North Bend, Algona and Pacific.

Displacement/Relocation - This occurs when individuals or households cannot remain in existing dwelling units due to purchase or rehabilitation using CDBG or HOME funds. Such circumstance triggers specific requirements which are described in Appendix E.

Displacement/Relocation - This occurs when individuals or households cannot remain in existing dwelling units due to purchase or rehabilitation using CDBG or HOME funds. Such circumstance triggers specific requirements which are described in Appendix E.

Grantee Performance Report (GPR) - This report provides the status of the active projects which expended funds in the prior year.

Implementing Agency - The legally responsible agency for executing a project.

Joint Recommendations Committee (JRC) - The committee is comprised of three department directors and two elected officials from the consortium cities and four county department directors. The city representatives are appointed by the Suburban Cities Association. The JRC is advising to the County Executive and provides overall guidance to the King County CDBG and HOME Consortia. (See Chapter 1, Section C, Structure and Governance of the Consortium).

Low- and Moderate-Income - Families whose incomes do not exceed 80 % of the median family income for the area, as determined annually by the U.S. Department of Housing and Urban Development. In 1995, the income limit for a low- and moderate-income family of four was \$40,200.

Pass-through Cities - These are suburban cities of a certain size which have elected to receive a direct share or "pass-through" of the Consortium's CDBG funds. They then allocate these funds to eligible projects according to local strategies which are contained in Chapter 6, Section D, Community Development Strategies. The Pass-through Cities are: Bothell, Burien, Des Moines, Enumclaw, Federal Way, Kent, Kirkland, Issaquah, Mercer Island, Redmond, Renton, SeaTac, and Tukwila.

Potential Annexation Areas - Areas in unincorporated King County adjacent to a city that is expected to annex to the city and to which that city will be expected to provide services and utilities within the next two decades. Each city must propose Potential Annexation Area boundaries which are officially designated by the County.

Substantial Change - A substantial change is defined as either: (1) changing the amount budgeted for a project by 25%, plus or minus (unless the " minus" is merely the result of an underrun); or (2) changing the purpose, scope, location or intended beneficiaries; or (3) canceling or adding a new project (s). A minor change in location is NOT a substantial change if the purpose, scope and intended beneficiaries remain essentially the same. Also, if capital dollars will simply be used for a different portion of the project (e.g. rehabilitation rather than acquisition) this does NOT constitute a substantial change. It is also possible to reallocate revolving funds back to a project without triggering the substantial change requirements. Substantial changes must be approved by the County, which must also amend the Action Plan Statement submitted to HUD.

Urban Growth Area - The Urban Growth Area (UGA) includes all of the incorporated cities, including rural cities, and their potential annexation areas, and unincorporated areas identified for urban growth. The State Growth Management Act requires counties to establish a UGA sufficient to accommodate 20 years projected growth. In King County, the UGA and related policies were adopted in the Countywide Planning Policies, which were ratified by the cities. The UGA was subsequently designated in King County's Comprehensive Plan.

Executive Summary

A. Purpose of the Housing and Community Development Plan

The 1996 - 1999 Consolidated Housing and Community Development (H&CD) Plan is prepared on behalf of the King County Consortium representing 31 cities and towns and the unincorporated areas of King County. The Consortium is committed to finding effective solutions to the critical housing and community development needs of its citizens.

Inside the 1996 - 1999 H&CD Plan you will find:

- An assessment of housing and community development needs and conditions in King County.
- Identification of resources and key players.
- Strategies and goals to ensure decent housing and housing stability for people who are most at risk: owners and renters whose incomes are at or below 80% the of median, the elderly and families, homeless people, and those with special housing needs.
- Strategies and goals to ensure residents at or below 80% of median income have a suitable living environment and expanded economic opportunities through assistance with critical human services, rehabilitation of community facilities, public improvements and economic development activities.
- Action Plan: A one year use of federal funds, which is included in this plan in the fall of each year.

The 1990 National Affordable Housing Act requires each jurisdiction that directly receives assistance from the U. S. Department of Housing and Urban Development (HUD) to prepare a Consolidated Plan. The H&CD Plan provides in-depth and current information on housing and community development trends in King County. It also identifies specific strategies and actions the Consortium will undertake in the coming years.

The document reflects valuable input from service and shelter providers, Consortium partners, other County departments, the development community and citizens. The H&CD Plan is produced by King County's Housing and Community Development Program, a division in King County's Department of Human Services.

B. Housing Overview

Affordable Housing a Significant Problem for Many

Growing numbers of people in our region are being priced out of the housing market. In fact, almost one-in-five of all King County Consortium households need some kind of housing assistance. Only a small proportion receive that assistance.

In 1995, families earning at or below 80% of the median income in King County—around \$37,000 annually for a family of three—will find it increasingly difficult to find affordable housing. While housing conditions have improved in the County over the past decade, affordability continues to be a

problem. The gap between what families at or below 80% of the median income can afford to pay for housing and the average rent levels continues to increase. For example, a computer assembler earning \$10.40 per hour with two children would earn about \$21,216 per year (less than 50% of the median income for a family of three). This household could afford \$530 per month for rent but a typical two-bedroom apartment costs \$607, plus utilities.

Key Findings

- Over 75,000 households in the Consortium (nearly one in five) need some kind of housing assistance.
- Over 16,000 households with incomes less than 30% of median, or \$14,400 for a family of four, are paying more than 50% of their incomes on rent. This group is at very high risk of becoming homeless.
- Elderly households are disproportionately in need of assistance. While elderly households make up one-tenth of total renter households, they make up over one-fifth of renter households with incomes less than 50% of the median.
- Overcrowding is a significant housing problem for large families in the Consortium. More than one-quarter of large families (five or more members) who earn 51-80% of median income live in overcrowded conditions.
- Minority households experience housing problems at a disproportionate rate. In fact, 92% of African-American households with incomes less than 50% of the median have housing problems --that is, they pay more than 30% of their income for housing or they live in substandard or overcrowded conditions.
- Over 3,100 shelter beds in King County are full virtually every night. Hundreds of other homeless people live on the streets, in campgrounds, and suburban city parking lots.

1996 - 1999 King County Consortium Housing Strategies	
1.	Increase the supply of housing affordable to renter households at or below 80% of median income.
2.	Assist homeowners at or below 80% of median income to remain in their homes and first time homebuyers to become owners.
3.	Prevent families and individuals from becoming homeless.
4.	Provide services and facilities to serve the needs of homeless families and individuals.
5.	Secure a stable source of housing development funds at the state and local level.

C. Community Development Overview

Needs for Suitable Living Environments and Expanded Economic Opportunities Far Exceed Available Resources

Every resident is entitled to a safe, livable neighborhood and the opportunities for financial security that allow this. But the needs far outweigh available resources. Communities are faced with the increased demand for emergency services such as food, clothing, utility and financial assistance. Rural communities are faced with inadequate or contaminated water supplies. Suburban cities are beginning to deal with the problems of youth violence.

Many residents at or below 80% of the median income are unemployed or supporting families on minimum wage jobs. The fastest growing jobs are in the service and trade industry which offers lower wages and less benefits than many families need to survive.

Key Findings

- Public meetings with human service providers identified the following as priority human service needs: emergency services; emergency/transitional shelters; mental health; employment/job training; family support; child care; domestic violence; health care; transportation; case management/coordination; disability services; child abuse/teen pregnancy prevention; and youth services.
- Human service providers identified the following as priority community facility needs: multi-agency centers; child care centers; community centers; senior centers; youth centers; and health facilities.
- Twenty of the suburban cities and King County identified the following priority community development needs for their cities: public infrastructure improvements such as street, sidewalk, water, flood drain and sewer improvements which addressed health and safety for their residents; economic development needs including micro-business development, business recruitment/retention and technical assistance in securing loans; removal of architectural barriers to facilities to provide access for the elderly and persons with disabilities; and planning needs including human service needs assessments.

The 1996- 1999 Community Development Strategies developed by King County and the Pass-through Cities to address their community development needs are listed in Chapter 6, Section D.

D. Conclusions

Affordable housing is critical to maintaining the vitality of this region. Thousands of working families cannot afford adequate housing while thousands more are living in emergency shelters or on the streets. A growing number of disabled people are released from institutions without adequate housing options or the necessary supportive services. Providing housing assistance to these most in need will take the commitment of the entire region. Federal and local county funds will acquire, rehabilitate, and repair at least 1,200 housing units and support emergency and transitional housing programs to serve over 2,500 homeless families and individuals.

Low- and moderate-income persons also need safe, liveable neighborhoods and the economic opportunities to do so. There is an increased demand for emergency services such as utility and rent assistance; for support to families, and for jobs which pay family wages. The King County Consortium will use federal funds to improve the quality of life for some of the 280,000 residents who earn up to 80% of the area median income. These funds can be used in the following ways: build water, street, and sewer improvements; provide emergency loans and grants to persons at-risk of becoming homeless; acquire and or rehabilitate senior centers; remove architectural barriers to improve access for persons with disabilities; and provide loans to businesses who create or retain jobs for low- and moderate-income persons.

For more information contact: Janna Wilson, Housing Planner at 296-8647, or Jacqueline Toma, CDBG Planner at 296-8670.

Chapter 1

Introduction

This chapter discusses the purpose of the Housing and Community Development Plan, followed by a description of the structure and governance of the King County Consortium.

Highlights:

- *The King County Housing and Community Development Plan serves as a consolidated application for certain federal housing and community development funds available from the U.S. Department of Housing and Urban Development.*
- *The major goals of the federal programs covered by this plan are to develop vital urban communities by providing: a) decent, affordable housing, b) a suitable living environment, and c) expanded economic opportunities. Programs focus principally on low- and moderate- income persons.*
- *King County prepares the Housing and Community Development Plan on behalf of numerous jurisdictions and unincorporated areas of King County, excluding Seattle.*
- *To govern the Consortium's use of funds, an interjurisdictional policy-making body, the Joint Recommendations Committee, is in place.*

A. Purpose of the Housing & Community Development Plan

Consolidated planning and application for federal housing and community development funds.

The 1996-1999 King County Housing and Community Development (H&CD) Plan represents a consolidated approach to addressing the housing and community development needs of the various jurisdictions that make up the King County Consortium. The Plan is required by the U.S. Department of Housing and Urban Development, and consolidates the citizen participation, planning and application of funds for the following federal programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Shelter Grant (ESG).

Plan covers a consortium of King County jurisdictions. King County prepares the H&CD Plan on behalf of the King County Consortium. The Consortium, organized in 1975 to receive Community Development Block Grant (CDBG) funds as an entitlement urban county, comprises 29 cities and towns and the unincorporated areas of the County. The cities of Bellevue and Auburn have joined this Consortium for the purpose of sharing HOME funds; the HOME Consortium comprises of 31 jurisdictions.

The Plan describes the specific housing and community development needs of the Consortium, along with resources and strategies to meet those needs. The Plan includes the housing elements of the County's former Comprehensive Housing Affordability Strategy and the newly required Community Development Plan. The King County Consortium has selected a single program year of January 1 to December 31 for all the federal programs.

Note: Because Auburn and Bellevue are not part of the CDBG Consortium, the *community development* sections of this plan do not discuss the needs or strategies for those two cities. The cities of Bellevue and Auburn will be developing separate community development plans for their cities. To receive a copy of Auburn's plan, contact the City of Auburn Planning Department at (206) 931-3090. To receive a copy of Bellevue's plan, contact the City of Bellevue Parks and Community Services Department at 455-6884. Because Auburn and Bellevue are part of the HOME Consortium, the discussion of *housing* needs and strategies does include the two cities. The City of Seattle administers its own program and develops its own Consolidated Plan for Housing and Community Development. For more information contact the Seattle Department of Housing and Human Services at 684-0253.

Jurisdictions' responsibilities. King County is responsible for housing and community development planning and implementation, and for coordinating assisted housing activities for households at or below 80% of the median income in the CDBG Consortium. Housing staff manage and monitor single family and multifamily housing rehabilitation programs and work with local jurisdictions, public housing authorities, and nonprofit organizations in funding and implementing projects. Community development staff work with cities, other public agencies and nonprofit organizations in funding and implementing CDBG projects.

The County is also responsible for land use planning, development review, and policy implementation for all development in unincorporated King County. Each Consortium member jurisdiction is responsible for its own similar activities.

B. Goals of the Federal Grant Programs

The overall goals of the federal grant programs are to strengthen partnerships between jurisdictions and other government agencies, nonprofit and for-profit organizations to enable those organizations to provide decent and affordable housing, establish and maintain a suitable living environment, and expand economic opportunities for every resident, particularly those at or below 80% of the median income.

Ensure decent, affordable housing

The goal of the 1990 National Affordable Housing Act is to ensure that every American family be able to afford a decent home in a suitable living environment. The Consortium has policies which encourages housing delivery in a manner that increases affordable housing opportunities through countywide distribution and neighborhood revitalization. Unfortunately, the federal housing subsidies which historically were used to meet the needs of households at or below 80% of the median income are substantially reduced today. Further, households with little or no income, including homeless and individuals with special needs, are a growing proportion of those who need housing assistance.

Establish and maintain a suitable living environment

The Consortium is concerned with not only housing production, preservation and rehabilitation, but also with ensuring linkages among housing, support services and other community development efforts. The Consortium supports activities such as critical human services, rehabilitation of community facilities, and infrastructure improvements to provide low- and moderate-income residents a suitable living environment.

Expand economic opportunities

The Consortium supports economic development activities through the Economic Development Office which provides technical assistance and loans to businesses throughout King County outside the City of Seattle. The Office provides Community Development Interim Loans to businesses and other nonprofit agencies on a short-term basis.

The H&CD Plan sets the strategies and programs for housing and community development assistance based on an analysis of current housing and community development needs, an assessment of available housing and community development resources, as well as other regional planning efforts underway. It emphasizes housing assistance to those with very low or no income but also attempts a balance in housing programs to serve owners and renters at or below 80% of the median income, elderly residents, families, homeless people, and those with special housing needs.

The H&CD Plan includes the most complete 1990 census information available with special tabulations regarding need provided by HUD.

C. Structure and Governance of Consortium

King County is grantee. King County is the official grantee which receives CDBG, HOME and ESG funds on behalf of the King County Consortium. As discussed earlier, King County is responsible for the development and coordination of the Consortium's H&CD Plan and application for those federal grant programs. King County is also responsible for the overall administration, planning, monitoring and reporting requirements for the HUD programs. In addition, King County administers a housing repair program, a homelessness prevention program and an economic development program on behalf of the CDBG Consortium.

Interjurisdictional committee serves as policy-making body of the Consortium. The Joint Recommendations Committee (JRC) serves as the policy-making body of the Consortium. The JRC is an advisory body to the King County Executive and is involved in the development, review, and endorsement of the H&CD Plan. The JRC consists of four County department directors or their designees and five representatives (planning directors or elected officials) from the suburban cities. Two representatives are from north and east King county, two representatives are from south King County and one representative is from the cities who only participate in the HOME Consortium.

Administration of CDBG funds. The CDBG funds are divided between the 13 larger suburban cities which elect to take a direct "pass-through" of CDBG funds, and the County, which administers the County and Small Cities Fund for unincorporated King County and the smaller suburban cities. The Pass-through Cities are Bothell, Burien, Des Moines, Enumclaw, Federal Way, Issaquah, Kent, Kirkland, Mercer Island, Redmond, Renton, SeaTac and Tukwila. The cities and the County allocate CDBG funds to nonprofit and other public agencies based on locally adopted policies and federal requirements.

Administration of HOME and ESG funds. King County administers the HOME funds and ESG funds on behalf of the HOME Consortium, which includes the cities of Bellevue and Auburn. HOME funds are allocated along with other King County housing resources -- the County and Small Cities CDBG housing development funds and the King County Housing Opportunity Fund (HOF). A working group of Consortium city and County staff meet to develop recommendations for HOF, HOME and ESG projects which are adopted by the JRC.

In addition, King County receives Shelter Plus Care (SPC) funds on behalf of the County, City of Seattle and nonprofit agencies. SPC is a federally-funded program under the Stewart B. McKinney Act that provides rent subsidies to homeless persons with disabilities who are receiving support services.

D. Coordination

As the lead agency for developing the H&CD Plan, King County coordinated extensively with consortium members, with service providers, and with other nearby entitlements jurisdictions.

- **Coordination among consortium members.** King County convened several meetings with the Consortium cities to inform them about the plan and enlisted their assistance in identifying housing and community development needs. They identified key land use and regulatory issues they would address to reduce barriers to affordable housing.
- **Coordination with service providers.** King County convened three meetings with service providers to gather information on community development needs and then to identify barriers and resources. A small working group of providers helped develop strategies to address needs and overcome barriers. King County held three additional meetings with service providers and housing developers to gather feedback when the draft 1995 plan was out for public review in September and October. King County sent out a survey with the final 1995 Housing and Community Development Plan to gather public comments on the plan and suggestions for revising the 1996 - 1999 plan in January, 1995.

In addition, housing and human service providers have been highly active in developing a Continuum of Care plan for homeless assistance, a planning effort that will continue into mid-1995. Staff also convened a special meeting with King County Housing Authority to discuss public housing improvement plans, inventory, waiting list figures, management issues, and tenant initiatives.

- **Coordination with other entitlements.** In 1994, King County met with staff from neighboring entitlements -- City of Seattle, City of Bellevue, Snohomish County and Pierce County -- to discuss the draft H&CD guidelines with Region X HUD staff.

King County staff have attended public meetings to review and discuss the City of Seattle's draft H&CD Plan. The City of Bellevue staff participated in public meetings King County held in 1994 with service providers to identify high priority human service and community facility needs. Bellevue staff also participated in a working group of providers to develop strategies to address regional human services and community facility needs.

Chapter 2

King County: Community Profile and Vision for the Future

This chapter presents a general demographic and economic profile of King County and lays out a vision of what King County will be like twenty years from now.

Highlights:

- *Roughly one million people live in the Consortium according to the 1990 Census, and the population is expected to grow by 20% by the year 2000.*
- *Despite King County's strong economic growth in the 1980s, the economy has slowed considerably and the historically low unemployment rate is beginning to rise.*
- *The job market, once centralized in Seattle, has spread to suburban areas of King County and led to a sharp rise in the number of clerical and lower-paying technical jobs dispersed throughout the county.*
- *Nearly 73,000 (7.4%) Consortium households are living in poverty. The poverty rate is higher among racial and ethnic minority households who account for about 10% of the Consortium's population and are an extremely fast growing segment of the population.*
- *A vision of King County in 2012 states that our County has changed for the better, thanks to public-private partnerships that have supported a stable and diverse economy, managed growth, and maintained a high quality of life.*
- *By 2012, much of the new growth in employment and housing will have occurred in the Urban Centers; a mix of housing types exists for all incomes and lifestyles throughout the county; more efficient public transportation offers residents greater access to available employment opportunities; and the needs of residents is addressed by a social service system that emphasizes prevention and also addresses direct needs of residents.*

The community profile includes census and other data to describe the population and economic trends. The *Vision for King County 2012*, developed in 1992, reflects the collaborative efforts of the County and 33 cities to embody what King County will be in the next 20 years. The data used to construct the community profile of King County were gleaned from the best available sources. The sources include a

combination of 1980 and 1990 Census data, the 1990 King County Regional Affordable Housing Finance Plan, and others as noted in the text.

It should also be noted that while this plan is written on behalf of the King County Consortium, some data are not available by jurisdiction. As a result, some of the data presented here represents the entire County while some refers to the smaller Consortium, which is King County outside the City of Seattle. In each case, the geographic area represented by the data is identified.

A. Community Profile

1. Overview

King County has the 13th largest population among 3,000 counties nationwide, with a population of over 1.5 million people. Of the 30 largest counties in the country, King County has the seventh largest unincorporated population and was the only county outside the Sunbelt with an overall population increase of more than 10 percent during the 1980s. That growth finally peaked in 1990 and has been slowing since. The County covers 2,142 square miles, with virtually all of its population concentrated in its western third. Almost one-third of King County's population is in the City of Seattle, another third in 33 suburban jurisdictions, and the remaining third is in unincorporated areas.

King County has experienced tremendous economic growth over the last decade, although more recently the economy has slowed down considerably. Over 75 percent of the State's new jobs since 1980 were created in Seattle and King County's suburbs. The increase in the labor force put additional pressures on the housing market. The land supply is limited by Puget Sound on the west and the Cascade Mountains, federally-designated wilderness, and rural agricultural areas on the east. With limited land use choices and increased demand, housing prices rose dramatically during the late 1980s.

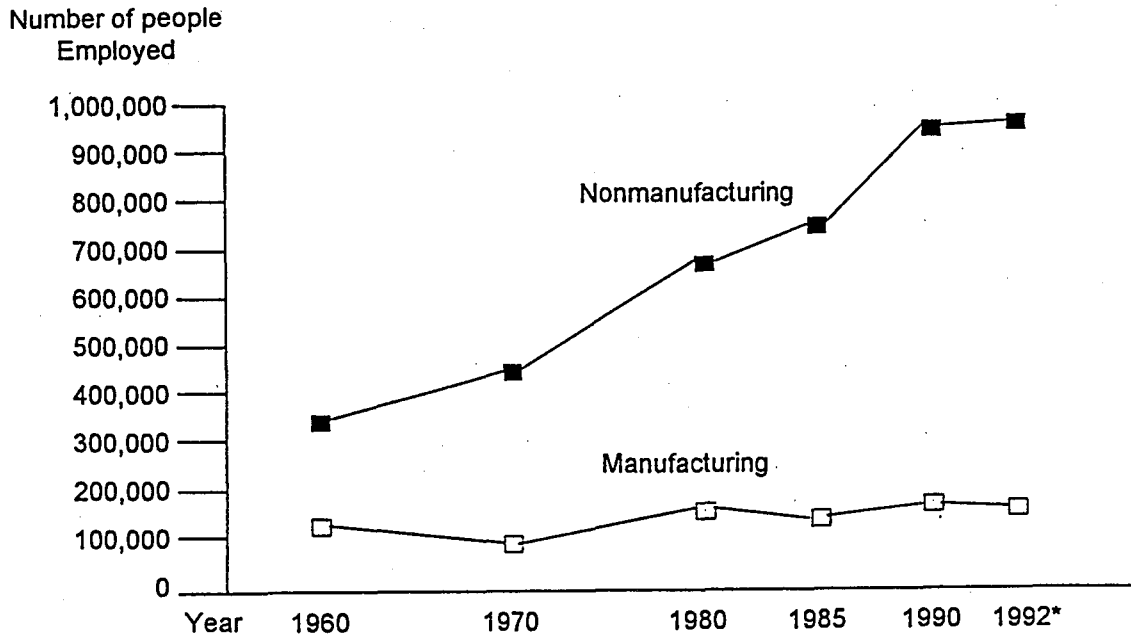
2. Labor Force/Employment

Economic slowdown and low-paying jobs. King County has experienced a significant slow down in its economy over the last three years and the trend appears to be one of continuing stability. While nearly 55,000 new jobs were added to the King County economy in 1989 and 39,000 more in 1990, only 8,000 jobs have been added since 1990. Many of the new jobs created are in services and trades which pay significantly lower wages than manufacturing. Manufacturing employment has declined by almost 9,000 jobs since 1990. While this situation is cyclical, manufacturing jobs are expected to decline relative to other jobs in the next ten years. The impact on income is significant. For example, an individual in the trades had a yearly income of about \$14,830 in 1990 as compared to approximately \$29,830 earned by a worker in the manufacturing sector. Construction, another high wage sector, has also declined since 1990.

More females and minorities in the work force. By the year 2000, 85% of the persons entering the King County labor force will be female, an ethnic minority member, or born in another country. Between now and the year 2000, it is projected that 66% of the new persons in the labor force will be women, most of them with children. Over 50% of women with children under six are in the workforce now.

Figure 1

Manufacturing and Nonmanufacturing Employment King County, 1960-2000



* Preliminary

Source: As presented by Central Puget Sound Economic Development District in 1992 and 1993 Economic Development Program, page 35 and 24 respectively & King County Economic Development Plan, 1989, page 1.9.

Original Source: Washington State Employment Security Department.

Relatively low unemployment, but rate is rising. The unemployment rate is rising in King County. While the 1990 annual average unemployment figure was 3.4 percent, the average for 1992 and 1993 increased to over 6.0 percent. Although this rate is lower than the state and national average, the rate moved steadily up during 1991 and 1992 along with increased claims for unemployment. The number of aerospace jobs -- mostly at the Boeing Company -- has decreased by 27,500, or 23%, from the 1990 high of 117,000 workers in Puget Sound area. With an expected future decline of Boeing jobs, the short-term prospects are for no better than steady employment levels in King County. The Consortium area may be disproportionately affected by the decrease in jobs, because most Boeing plants are located in South King County cities. Nevertheless, the remainder of the economy is healthy so the long range prospects are for resumed growth late in the decade.

Jobs more dispersed throughout the County. The decentralization of the job market in King County also has an effect on the housing market. With the growth of the technology corridor on the eastside and the rise of Bellevue as a second tier office market, there are more clerical and lower paying technical jobs dispersed throughout the County.

3. Population Size and Characteristics

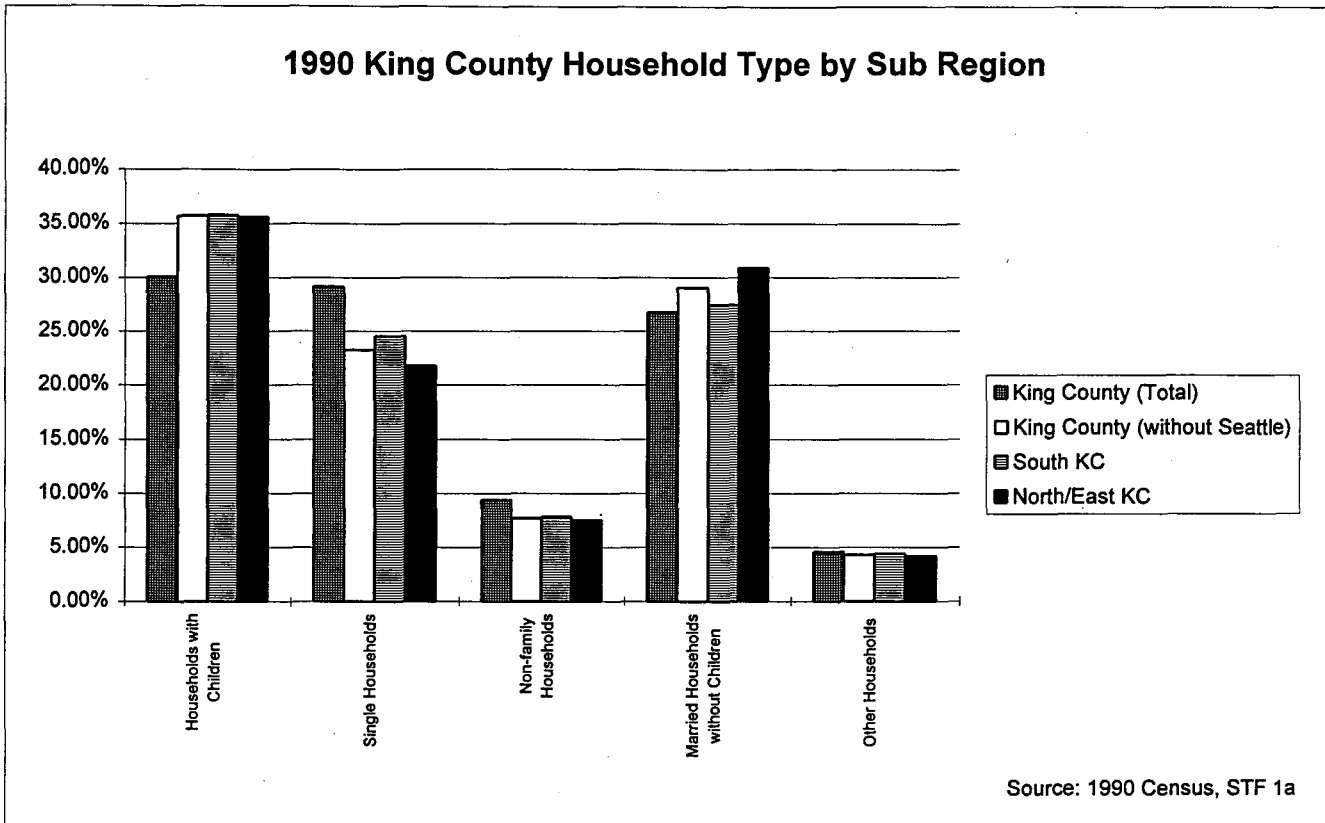
Growth expected to continue. The population of King County in 1994 was 1,599,500. The County has experienced significant population change in the last decade both in size and diversity. Data from the 1990 Census indicate that the population of the King County Consortium was 990,004 in 1990, an increase of 28 percent since 1980. Over the next decade, population growth is projected to exceed 20 percent of the current total. The distribution of the consortium population is illustrated below in Figure 2. The majority of the unincorporated population in the Urban areas live in the Potential Annexation Areas (PAA) of the urban cities. A PAA is an unincorporated area next to a city that is expected to annex to the city within the next 20 years.

Figure 2

Region	City Population	Unincorporated Population	Total
North/East Urban Areas	215,076	164,060	379,136
South Urban Area	272,150	203,740	475,890
Rural Area	17,059	117,919	134,978
Total King County Consortium	504,285	485,719	990,004

Decline in household size. Household size has continued to decline in King County as it has elsewhere throughout Washington and nationwide. From 2.95 persons per household in 1970, average household size dropped to 2.4 in 1990. This trend indicates more one-person households, single parent households, and childless couples. In fact, the number of single person and single parent households is growing faster than the number of traditional two parent families. The characteristics of households with regard to children and single parent households is similar throughout the Consortium (see Figure 3). There is no significant difference between North/East Urban, South Urban, and Rural cities. Only unincorporated King County had an overall higher average of couples with and without children and fewer types of other households.

Figure 3



Income trends. Countywide, the proportion of households below 50% of the median income decreased slightly from 23 to 21 percent between the 1980 and 1990 Census. However, the number of these households increased by 17,600 from 114,500 to 132,100 during this period. More than 90 percent of this increase occurred in the balance of King County, outside the City of Seattle. King County estimates that over 69,000 households below 50% of the median income in the Consortium are in need of housing assistance because they are paying too much of their incomes in rent, living in substandard housing, or living in overcrowded conditions. Those in need of assistance include the elderly, small and large families, single adults, special populations with supportive service needs such as those with mental illness, physical and developmental disabilities, AIDS, and victims of domestic violence.

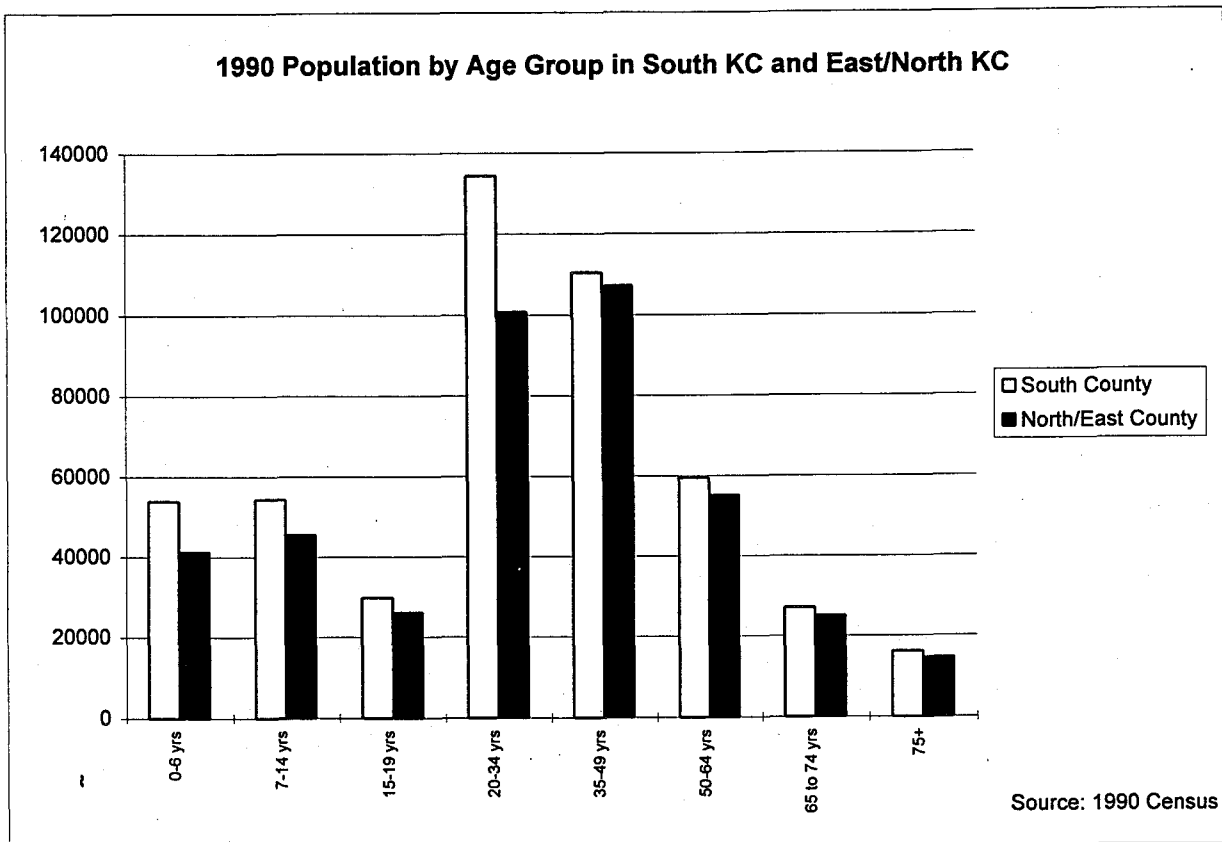
Households in poverty. It is estimated that 8.6% or almost 52,000 households in King County are below poverty, in the Consortium, 7.4% of households are below poverty. The poverty rate is much higher among ethnic minority groups, ranging from 2-5 times higher than the rate for whites.

Within the Consortium, 35% of those persons below the poverty level are children and youth under the age of 18. Minority children are up to 5 times more likely than white children to be living below poverty. Thirty-two percent of the total number of Native American children, 23% of African-American children, 15% of Asian/Pacific Islander children and 13% of Hispanic children live below the poverty level as compared to 6% of white children.

As of January 1991, 30,000 children in 20,000 families in King County were being supported by public assistance. A majority of the 20,000 families on public assistance in the County are headed by single women and most of these women are from ethnic minority groups.

Growth was uneven across age and ethnic minority groups for the County as a whole. The senior population (65 and over) increased by 34,326 or 26 percent and those in the 35-44 age group grew by 51 percent. The 10-24 age group experienced a 13 percent decline, reflecting the "baby bust." The distribution of the population by age is fairly uniform throughout the Consortium (see Figure 4). Contrary to anecdotal information, the elderly population is evenly dispersed between North/East and South cities with only approximately 3,500 more elderly in the south.

Figure 4



Changes in Racial and Ethnic Minority Populations. The greater Seattle-King County area saw a notable rise in the number of racial and ethnic minority residents between 1980 and 1990. In 1980, they accounted for 11.6 percent of the population; by 1990 this had risen to 15.2 percent. While most racial and ethnic minority residents live in Seattle (56% as of 1990), the largest growth is occurring in the suburban cities.

Data on population changes specifically for the King County Consortium is presented in Figure 5. The table shows an 86% decrease in people identifying themselves as 'Other' because of the change in Census reporting reporting of the Hispanic population. Highlights include the following:

- **Fast growth among black and Asian residents.** Between 1980 and 1990 the black population grew by 162% and Asian and Pacific Islanders increased by 167%.
- **Population remains overwhelming white.** Despite the fast growth among minority residents, over 90% of the Consortium population is white. Asian and Pacific Islanders account for 6% of the residents, blacks and Hispanics for about 2% each, and Native Americans for about 1%.
- **South King County cities more diverse.** Cities in south King County tend to have a relatively higher percentage (12%) of residents from racial and ethnic minority groups, while rural cities have a notably lower percentage (3%) of minorities.

Figure 5

**Population and Household Income
King County Consortium
(excluding Seattle)**

Population	1980 Census	1990 Census	% Change
White (non-Hispanic)	720,657	874,767	21%
Black (non-Hispanic)	9,052	23,751	162%
Hispanic (all races)	13,985	25,988	86%
Native American (non-Hispanic)	5,384	9,276	72%
Asian & Pacific Islanders (non-Hispanic)	21,199	56,502	167%
Other (non-Hispanic)	5,626	776	-86%
Total Population	775,903	991,060	28%
Household Population	767,782	981,708	28%
Non-Household Population	8,121	9,352	15%

Households	Total Hshlds	% of Total Hshlds	% Whose Income is 0-50% MFI	% Whose Income is 51-80% MFI	% Whose Income is 81-95% MFI	% Whose Income is Above 95% MFI
White (non-Hispanic)	344,688	91%	15%	16%	10%	60%
Black (non-Hispanic)	8,321	2%	27%	18%	10%	46%
Hispanic (all races)	7,360	2%	20%	18%	11%	51%
Native American (non-Hispanic)	3,079	1%	29%	19%	10%	42%
Asian & Pacific Islanders (non-Hispanic)	16,230	4%	18%	16%	9%	57%
All Households	379,783	100%	15%	16%	10%	59%

Changes also reflected in schools. The increase in ethnic minority groups has been reflected in the public school system. The total population of public school age children 5 - 17 years old in the Consortium increased by 5.2% between 1991 and 1993. The population of ethnic minority students increased by 18.5% between 1991 and 1993. In 1993, ethnic minority students made up 18.4% (33,940) of the total public school enrollment. Of the total ethnic minority students, 17.3% (4,949) were enrolled in bilingual/English as a Second Language classes in 1991.

No significant concentrations. The King County Consortium has no significant areas of low-income or racial concentrations. For the purpose of this plan, the following definitions have been developed:

- **Low-Income Concentration** - Census tracts which have at least 51 percent of households below poverty level.
- **Area of Racial Minority Concentration** - Census tracts with over 51 percent racial minority households.

Only tract 265 in the unincorporated King County community called White Center (just south of Seattle) meets either of the definitions above. This Census tract is the location of Park Lake Homes, a public housing garden community with 635 family units and 98 units for the elderly. (A portion of these units fall into an adjacent, larger tract.) A majority of these units are also occupied by minority households, primarily Southeast Asian refugee and African-American families.

B. Vision for King County 2012

The Vision for King County is based on the King County Growth Management Planning Council's King County Countywide Planning Policies, adopted on July 6, 1992. This vision reflects the collaboration of King County and the 33 cities who are working together to plan for economic and population growth in King County.

Our County has significantly changed over the past 20 years. The paramount cause for this change is because of successful public/private partnerships which have: supported a stable and diverse economy; managed and accommodated growth; and maintained the county's quality of life.

Effective stewardship of the environment has preserved and protected critical areas in the county. Through our efforts we have been able to conserve our land, air, water and energy resources for future generations.

The rural areas identified in 1985 and expanded in 1992 remain permanently preserved with clearly defined boundaries between rural and urban cities. Development has emphasized the use and reuse of the existing urbanized areas. Much of the new growth first occurred in areas where there was existing capacity. Growth was then directed to areas where existing infrastructure could be easily extended or enhanced. Areas which required significant new investment in infrastructure have been developed last. Today, there is still substantial room for new development within the urban area.

Much of the new growth in employment, and a significant share of new housing, has occurred in Urban Centers. These Centers now provide a mixture of employment, residential, commercial, cultural and recreational opportunities. The centers are linked together by a high-capacity transit system which is served by a network of transit stations conveniently located for easy pedestrian access.

Manufacturing/industrial areas continue to thrive as key components of the urban area. They are served by a transportation system which efficiently moves people and goods throughout the area.

Rural cities provide limited services, commercial and employment opportunities for local residents, including: retail, educational and social services. These rural businesses offer a source of employment for community members.

The urban area is characterized by pedestrian friendly urban design linked by a network of open space which defines and separates the various urban areas from surrounding jurisdictions. Countywide and regional facilities have been sited in appropriate locations, where needed, with incentives and proper impact mitigations.

Development of attractive, workable alternatives to the single-occupant vehicle offers greater mobility of people, goods and information throughout the county. Regional funding has been used to implement land use plans as well as develop shared regional facilities. By sharing resources the surrounding jurisdictions have managed to accomplish common goals which benefit the greater good.

There is a vibrant, diverse economy which sustains a wide range of goods and services. Businesses are attracted to King County because of the high quality of life, access to an exceptional educational system, and our ability to effectively manage growth. Successful public/private partnerships provide mutually beneficial conditions which support economic development.

A mix of housing types exists for all incomes and lifestyles throughout the county. More efficient public transportation offers residents greater access to available employment opportunities.

The needs of residents living in the county are attended to by a social service system that emphasizes prevention but at the same time stands ready to address direct needs as well. King County has emerged as a regional service provider, however, where appropriate sub-regional consortiums have been created for certain services.

Through a clear understanding of growth management, residents and businesses have committed to working together to set timelines and develop financing strategies which will help solve mutual problems.

Achieving the growth management goals has fostered greater understanding and mutual respect between the county, local governments, businesses and residents. King County has become a more livable and sustainable place for future generations.

Chapter 3

Housing Needs

This chapter presents information on the housing needs of the King County Consortium (including the cities of Bellevue and Auburn).

Highlights:

- *Population growth brought a construction boom to the Consortium in the 1980s, resulting in the creation of many new apartments. Vacancy rates have generally remained low.*
- *Housing costs are high. Since 1980, the cost of renting an apartment in the Consortium has risen by about 95%, and the cost of buying a home by about 115%. In comparison, between 1980-1990, the median income rose by only 75%.*
- *Almost 70,000 low and moderate income households in the Consortium—18% of total households—are considered to need some form of housing assistance, primarily because they are paying more than they can afford for their housing.*
- *Many Consortium residents need special assistance with both housing and support services in order to achieve and/or maintain independent living. These include residents with disabilities, people living with HIV/AIDS, people affected by domestic violence, people with drug and alcohol problems, veterans, runaway youth, and others.*
- *Homelessness is a growing problem in the King County Consortium, with shelters turning away people daily due to lack of space. A full continuum of housing and services is needed to help people regain stability.*

The housing needs discussed in this chapter include:

- 1) general housing market and inventory
- 2) housing needs of King County households, including special needs populations
- 3) public housing needs
- 4) lead-based paint
- 5) barriers to affordable housing
- 6) fair housing.

A. General Market and Inventory

1. Inventory Overview

According to 1990 Census data, there are a total of 395,692 year-round housing units in the King County Consortium. Of these, 365,733 or 95.2% were occupied at the time of the Census. Thirty-four percent of the occupied stock is rental housing. The percentage of multifamily housing is much higher in the incorporated jurisdictions. Owner occupied units make up 68 percent of the housing stock. Thirty-one percent of all housing units in the Consortium were built since 1980. Fourteen percent of the housing stock has either zero or one bedroom; 62 percent has two or three bedrooms; and 24 percent has four or more bedrooms.

2. Cost of Housing

Enormous jump in rental costs. The cost of housing throughout King County continues to be an issue, particularly for households at or below 80% of the median income. The average monthly rent for a two-bedroom/single bath unit increased from \$312 in 1980 to \$607 in Fall 1994, a 95 percent jump. Average rents for two-bedroom units are widely variable throughout the County, ranging from \$495 in Burien to \$730 in Factoria. Larger units tend to have considerably higher rents, over \$1,000 a month in many areas.

Construction boom, but vacancy rate declines. Population growth pressure resulting from strong economic growth during the second half of the 1980s increased demand for rental housing, resulting in a construction boom. Countywide, more than 10,000 new apartment units were permitted annually during the 1987-1990 period, representing about 57% of all new additions to the housing stock.¹ Multifamily permits during 1991 fell precipitously to less than 3,000 units out of a total of 8,200 issued as a result of the recent recession. Without the apartment construction boom of the late 1980s, annual rent increases would have exceeded the seven percent average rate experienced in the last five years.

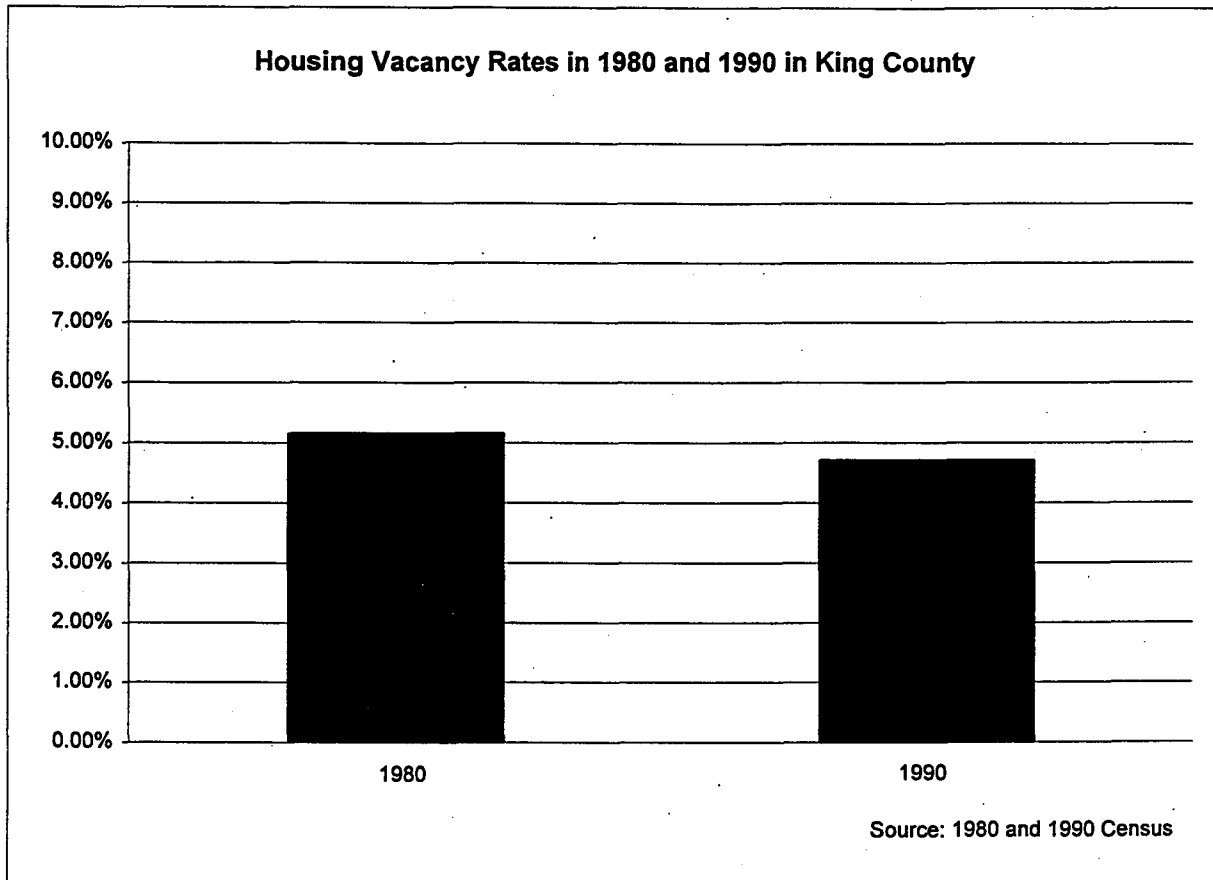
Average vacancy rates declined sharply to 4.8 percent in 1993 over the 5.8 percent level of 1992. As with rents, vacancies vary considerably around King County. The Cities of Enumclaw and Issaquah have vacancy rates over 10% while the vacancy rate in the City of Kirkland is only 1 percent for 2-bedroom units.²

Despite the huge number of apartment units created during the 1980s, the vacancy rate fell between 1980 and 1990.

¹ The 1981 Annual Growth Report, King County, Washington, June 1991.

² Seattle-Everett Real Estate Research Report, Seattle-Everett Real Estate Research Committee, Volume 44, Number 1, Spring 1993.

Figure 6



Average home purchase prices quite high. The average sales price for new and existing housing in King County continues to increase. From 1980 through 1992, the average price increased from \$81,600 to \$175,789 a 115 percent change. Throughout most of the 1980s, falling interest rates combined with moderate house prices and income increases improved home purchase affordability in King County. Virtually all of this improvement was lost in the 24 months after mid-1988, when housing prices increased at the rate of two to three percent a month. Affordability again improved after mid-1990 as house prices stabilized and interest rates began their decline into the 8% range in early 1992.

The average sales price is now clearly beyond the reach of households at or below 80% of the median income and many young first-time buyers. The costs of buying a home, as shown in Figure 7 below, can be prohibitive as a result of higher prices and down payment requirements. Further, high rents make it difficult to save the money necessary for purchase.

Figure 7

The Cost of Buying the Average Home

Avg. Sales Price*	Interest Rate	Downpayment (10%)	Monthly Payment	Annual Income Required
\$185,269	8.75%	\$18,527	\$1,312	\$52,480

* Average sales price for King County, excluding Seattle. Seattle-Everett Real Estate Report, Spring 1994.

Note: Figures do not include taxes and insurance which would increase monthly costs or closing costs, which typically range from \$2,000 to \$4,000.

The income required to purchase an average home exceeds the median household income of \$48,000 for King County. In 1991, only about one-fourth of County households would have qualified for ownership based on income alone, with no significant long-term debts owed by the borrower affecting the amount that could be borrowed for the mortgage.

3. The Income Issue

Proportion of low-income households is increasing. Median household income has increased and the number of households with incomes of \$50,000 and more per year has grown substantially, yet this improvement obscures problems at the other end of the income scale. More striking is the fact that the number of persons in households receiving some form of public assistance is steadily increasing, as shown in Figure 8 below. In 1980, over 26,000 households received some form of public assistance; the average monthly allotment was \$2,642. Currently, over 36,500 households are recipients, an increase of 40 percent since 1980. Even considering the growth in total households, there are still 15 percent more households on public assistance. Almost one in 17 households in King County are currently receiving some kind of income assistance and the caseloads continue to increase statewide.

The public assistance programs included here are: the Consolidated Emergency Assistance Program, Aid to Families with Dependent Children, General Assistance Unemployment, Refugee Assistance, Family Independence Program and Food Stamps. There may be additional households receiving a state supplement for SSI which are not reflected in these numbers.

Monthly income from these programs is generally considered to be inadequate in relation to the costs of basic necessities. A household of four would qualify for \$645 per month, or \$7,740 per year, in assistance through Aid to Families with Dependent Children (AFDC). At the average monthly rent of \$607, housing costs would constitute over 94 percent of their income.

Figure 8

Total King County Households Receiving Public Assistance	1980	1991
Number of total households	498,221	615,792
Number of households receiving public assistance	26,000	36,500
Percent of total households	5.2%	6.0%

Household Income

Income growth has not kept pace with the cost of housing. The King County median household income increased from \$20,500 in 1980 to \$39,600 through 1992, a 93 percent increase.³ However, the average two-bedroom rental in King County increased 96 percent and average house prices spiraled 115 percent to \$175,800 in the same period. Households with incomes at or below 50% of the median declined slightly as a proportion of all King County households between the 1980 and 1990 Census reporting periods, from 23 to 21 percent. However, the absolute number of households at or below 80% of the median income increased by 17,600 to 132,100 during this period.

In the King County Consortium area, over 55,000 households with over 120,000 persons have incomes at or below 50% of the County median income.

4. Affordability Gap

Vast gaps between cost of housing and what a household can afford. The gap between what households at or below 80% of the median income can afford to pay for housing and the average rent levels is wide. Figure 9 shows the rent levels for housing considered to be affordable by various household incomes. Affordable is defined as paying no more than 30 percent of income on rent and utilities. A family of four earning 30% of the median income could afford to pay \$386 per month for rent yet the average contract rent for a two-bedroom apartment is \$607 outside Seattle.⁴ While the gap lessens as income increases, a family of four would have to earn at least 50 percent of the area median income in order to keep housing costs near 30 percent of their income. Households on public assistance or disability assistance earn approximately 15% of median income and face an affordability gap of \$413 per month. Figure 10 shows the affordability of rental units by family income levels.

Utility costs contribute to affordability problems. The affordability gap is even more dramatic for households at or below 50% of median income if the expense of a reasonable quantity of utilities is taken into consideration. The King County Housing Authority has estimated the cost of utilities for various unit types, bedroom sizes and household sizes for its Section 8 Existing Housing Program. The Section 8 utility allowance estimates that a two-bedroom all electric apartment with four occupants would consume over \$70 worth of electricity each month. This means that a four person household at 30 percent of median income actually pays approximately 53 percent of its income for housing, including utilities.

Affordable units often not available. This affordability gap is compounded by the fact that a declining number of units are available in the affordable price range for many families. A mid-1988 survey done by Cain and Scott, Inc. indicated that only about 2.5 percent (about 6,400) of all King County apartments regardless of size were available for less than \$300 a month. This compared with roughly 64,000 households who received no public assistance for housing.⁵ In 1988, Cain and Scott, Inc.⁶ prepared a special report for King County on apartment units within specified rent ranges in King County. The information in the report is based on their apartment vacancy survey including nearly 70,000 units in large apartment buildings throughout King County. For one-bedroom units the Cain and Scott report found only 4 percent rented for below \$300 per month. The availability of two-bedroom units for under \$300 was only 0.2 percent, and for three bedrooms below \$400, only 0.1 percent. The private market is clearly not in the business of providing affordable units to households at or below 80% of the median income.

3 1990 Census/Donnelly Marketing Information Services, 1991 Donnelly Market Profile Analysis.

4 Most utilities typically are not included in contract rent, especially the cost of electricity or gas for heating.

5 Housing Affordability in King County, King County Land Development Information System, November, 1988.

6 King County 20 Plus Unit Apartments by Rent Range and Barrier Free Units, Cain and Scott, Inc., April 1988.

Figure 9

**Rent Levels for Housing Considered to be Affordable
by Various Household Incomes**

Hshold Size	Public Assistance Income / Rent	30% Area Median Income / Rent	50 % Area Median Income / Rent	80% Area Median Income / Rent
1	\$4,068 / \$102	\$10,800 / \$270	\$18,050 / \$451	\$28,150 / \$704
2	\$5,280 / \$132	\$12,350 / \$309	\$20,600 / \$515	\$32,150 / \$804
3	\$6,552 / \$164	\$13,900 / \$347	\$23,150 / \$579	\$36,200 / \$905
4	\$7,740 / \$194	\$15,450 / \$386	\$25,750 / \$644	\$40,200 / \$1,005
5	\$8,940 / \$224	\$16,700 / \$417	\$27,800 / \$695	\$43,400 / \$1,085
6	\$10,140 / \$254	\$17,900 / \$447	\$29,850 / \$746	\$46,650 / \$1,166

Figure 10

Affordability of Rental Units by Family Income Level

Percent of Median Income	1995 Family of 4 Income	Monthly Affordable Rent @ 30% of Income	Average Two Bedroom Rent	Income Surplus Gap	Housing Cost Percent of Income
Public Asst.	\$ 7,704	\$194	\$607	<\$413>	94%
30%	\$15,450	\$386	\$607	<\$221>	47%
50%	\$25,750	\$644	\$607	\$37	28%
80%	\$40,200	\$1,005	\$607	\$398	18%
100%	\$51,500	\$1,287	\$607	\$680	14%

Source: HUD 1995 Median Family Income Estimates; Cain & Scott, "Apartment Vacancy Report", Fall 1994. Median rent is a weighted calculation of the median rent in King County excluding Seattle.

5. Quality of Housing

Housing conditions improve. Throughout the last decade, overall housing condition in King County has improved. This was, to some degree, assisted by the county housing boom of the 1970s and 1980s which resulted in more than half of existing units in the Consortium being less than 20 years old by 1990. Many suburban cities and unincorporated areas of the County continue to be high growth rate areas. Improvements in housing condition likely reflect this increase in the total supply of housing as well as private investment and local housing rehabilitation programs for lower income households.

For the purpose of evaluating the condition of the Consortium's housing stock, the following definitions apply:

- **Standard Condition** Providing safe and adequate housing. Well maintained, structurally sound without visible deterioration or observable defects.

- **Substandard Condition But Suitable for Rehabilitation** Does not provide apparently adequate housing. Having one or more major defects contributing to structural unsoundness and/or lacking in adequate weather protection. Requiring replacement of materials and/or repair beyond ordinary maintenance.
- **Substandard Condition But Unsuitable for Rehabilitation** Does not provide safe and adequate shelter. Having several critical deficiencies, particularly in structural components, to the extent that correction would require very substantial overhaul and rebuilding. Likelihood exists that rehabilitation would be unfeasible.

Home repair needs. Information on housing conditions in King County⁷ suggests that 5.9 percent of the rental stock and 8.7 percent of the owner stock are inadequate and require major home repair. This affects about 24,000 households. Over half, or 12,803, are households at or below 80% of median income and of these, about three out of four are homeowners.

6. Expected Increase in Housing Needs

Housing need in King County is expected to continue to grow, however, it is difficult to make five year projections. In general, it would appear that homelessness will likely continue to increase given that the economy is lagging, housing prices are still rising, and the incidence of family violence and substance abuse continues. The general composition of the homeless in King County is not projected to change drastically but the nature of facilities and services developed in the County may affect who is served.

B. Affordable Housing Needs

This section provides an overview of housing needs by household type and income level. Housing need, in general, has become more acute for households with incomes at or below 30% of the median as a result of a decreasing supply of low cost housing, increasing housing costs, reduced new federal authorizations for housing programs, and wages which have not kept pace with housing costs. The incidence of homelessness, in particular, has highlighted the housing needs of the "working poor," the unemployed, and those with special needs.

1. Definition of Need

Throughout this Consolidated Plan, the housing needs of the following households are addressed:

- Households whose incomes do not exceed 30% of median income or \$15,450 for a four person household
- Households whose incomes do not exceed 50% of median income or \$25,750 for a four person household.
- Households whose incomes do not exceed 80% of median income or \$40,200 for a four person household.

Housing need has traditionally been defined to include households with incomes at or below 80% of area median income who:

- occupy substandard or overcrowded dwellings and/or
- pay in excess of 30 percent of household income for housing costs.

7 King County Consortium Housing Conditions Survey, King County, June 1982. (Figures adjusted by King County PCDD).

2. Total Numbers in Need of Assistance

Nearly 70,000 households need assistance. Figure 11 below shows the number of King County Consortium households, by household type, who meet this definition of housing need. Almost 70,000 households in the Consortium need housing assistance. This represents over 18% of all Consortium households. Moreover, it is important to note that these figures do not include homeless persons. On any given day, over 4,000 people in all of King County are homeless, and over the course of a year, this number is substantially higher.

Figure 11

King County Consortium Households in Need of Assistance*

	Household Type	Number	Percent
Renters	Elderly 1 and 2 Member Households	7,264	16.6%
	Small Related Households 2-4 Members	16,140	36.8%
	Large Related Households	3,990	9.1%
	All Other Single, Non-Elderly and Groups of Unrelated Individuals	16,416	37.5%
	Total Renters	43,810	100%
Owners	Elderly 1 and 2 Member Households	7,036	27.8%
	All Other Households	18,282	72.2%
	Total Owners	25,318	100%
Total Households in Need of Assistance		69,128	

* Households earning 0-80% of median income who are paying more than 30% of their income for rent or living in substandard or overcrowded housing. Does not include homeless persons. Based on 1990 Census data provided by HUD.

3. Housing Need by Income Level

a. Needs of Households With Incomes At or Below 50% of Median

In the King County Consortium, nearly 15% or 54,963 households have incomes between 0-50% of median income. Of this group, over 60% or 33,278 are renters while less than 39% or 21,282 are owners.

Low-income renters are primarily small related families (12,053 households) and single, non-elderly or groups of unrelated individuals (11,372). However, while just one-tenth of total renter households are elderly, over one-fifth of renter households with incomes at or below 50% of median are elderly.

There are 11,128 households with incomes less than 30% of the median who are severely cost-burdened (paying more than 50% of their incomes on housing costs). Again, the elderly are a disproportional one-fifth of these households. Nearly 4,000 small related families and over 4,300 non-elderly, single, and unrelated groups are severely cost-burdened.

Among households with incomes at or below 50% of median, overcrowding is a significant issue only for large related households, of which more than one-tenth live in overcrowded conditions. Minority

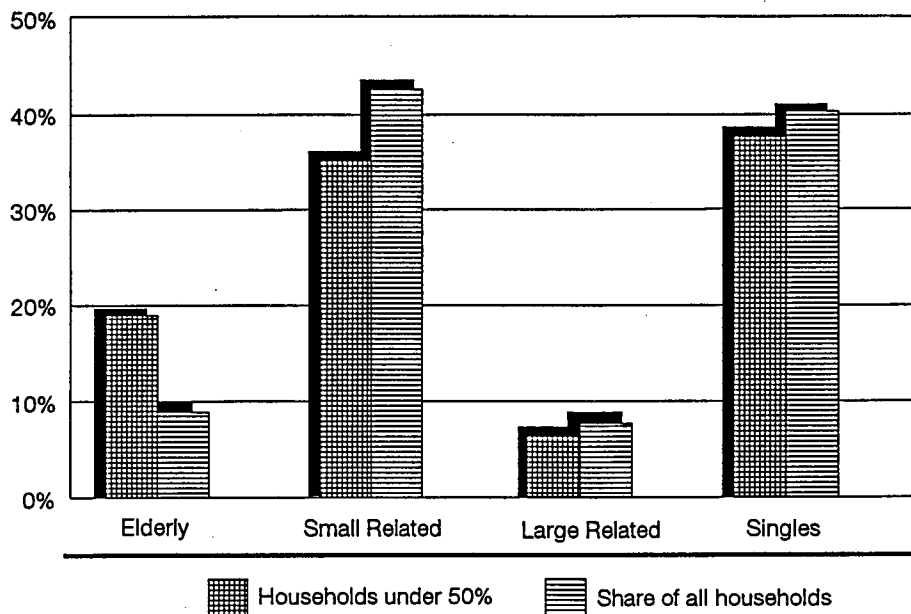
households are disproportionately represented in this group. While non-white households make up less than one-tenth of the total households in the Consortium, they make up more than one-fifth of the Consortium's households with incomes at or below 50% of median.

Over 6,800 households are owners who are cost burdened. One-fifth of total owner households are elderly, yet two-fifths of owner households with incomes less than 30% of the median are elderly.

Figure 12

Renter Households Under 50% Paying Over 50%

Consortium total N = 16,534



Note: The left bar is the share of renter households under 50% of median income paying over 50% income for housing. The right bar is share of all renter households.

b. Needs of Households with Incomes between 51% to 80% of Median

The distribution of households with incomes between 51%-80% of median income by household type mirrors the distribution by type of the general population. About one half of these households are renters and one-half are owners. Of the 57,672 households with incomes between 51% - 80% of median in the Consortium, the largest share (12,077) are single, non-elderly, and groups of unrelated people.

Over 12,000 or 43% of households with incomes between 51% - 80% of median pay more than 30% of their incomes for housing. Severe cost burden appears to be less of a problem among renters with incomes between 51% - 80% of median than it is among renters with incomes at or below 50% of median. Just under 3% of renter households pay more than 50% of their incomes for housing. As in the case among households with incomes at or below 50% of median, the elderly are disproportionately represented among severely cost burdened households with incomes between 51% - 80% of median.

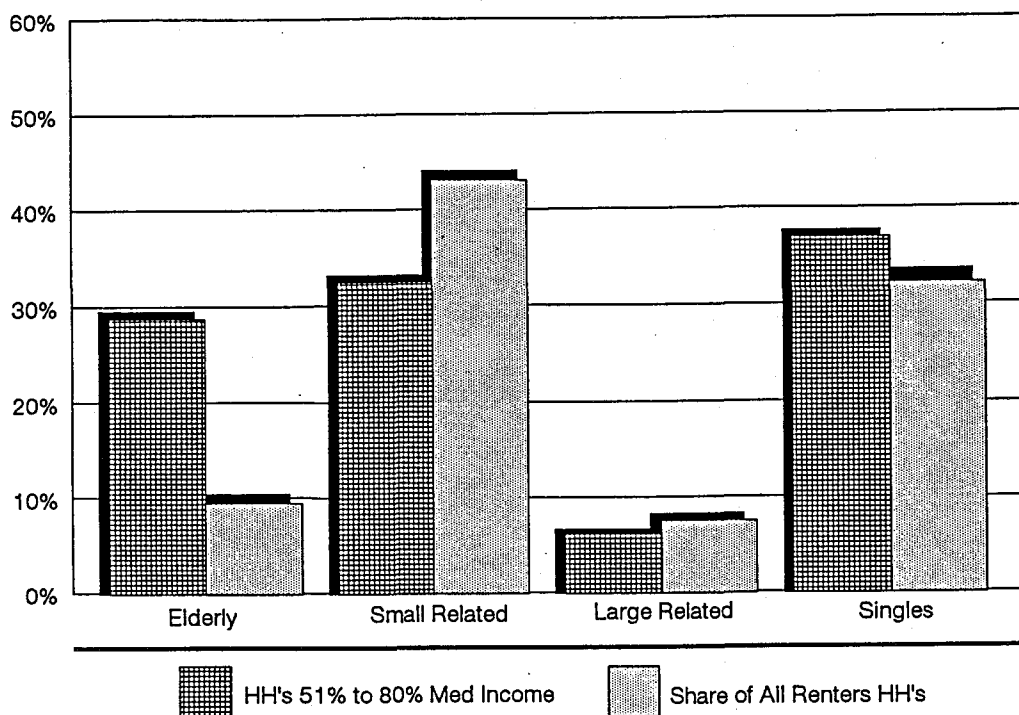
More than one-quarter of large related families with incomes between 51% - 80% of median live in overcrowded conditions while 6% of small related families also live in these conditions.

Non-white households make up less than one-tenth of total households in the Consortium yet they are over-represented (16%) among households with incomes between 51% - 80% of median.

Figure 13

Renter HH's 51% - 80% Paying Over 50%

Consortium total N = 1,100



Note: Renter households paying over 50% of their income for housing.

c. Needs of Households With Incomes Between 81-95% of the Median

Households earning between 81-95% of median are more likely to be owners (60%) than renters, (40%). A larger proportion (45.4%) are single, non-elderly or groups of unrelated individuals than in the total renter population. Elderly households are under-represented in this category; only one in twenty elderly households have incomes between 81-95% of the median.

Cost burden is less likely to be a problem for households in this income category. Only 172 households experience severe cost burden; however, over 1,700 households are paying more than 30% of their incomes for housing costs. Again, those most likely to be overpaying are the elderly, while a significant percentage of those overpaying (16%) are large families. Among owner households, 29% pay more than 30% of their incomes on housing costs while only 3% pay more than 50%.

Overcrowding is a significant issue for large families in this income category as well. One quarter of large families in this income category experience overcrowding.

4. Housing Need by Family Type and Tenure

Housing needs higher among renters than owners. In general, renter households are more likely to have housing problems, especially renters earning between 31 and 50% of median income of which a full 86% need housing assistance.

High need of assistance among elderly households. Census data from 1990 shows elderly one- and two-member member households are disproportionately in need of assistance in the King County Consortium. Although elderly households make up only 10.4% of all renter households, they constitute 16.6 % of all renter households in need of assistance, 19.7% of all severely cost burdened renter households, and 21.8% of all renter households at or below 80% of median income. Despite their over-representation among households in need, the number of elderly households in need of assistance (6,888) is less than half the number of small related households (15,229) and the number of unrelated singles households (15,508) in need of assistance.

Differences in need by household size. Small related households are the largest segment of renter households (42.2%) in the Consortium, yet they are under-represented among households in need of assistance (36.8%), households paying more than 50% of their incomes for rent (34%), and all renter households earning less than 50% of median income (36.2%).

Large related households are a small percentage of total renter households in the Consortium and are only slightly over-represented among households in need of assistance. The data suggest that large related households are more likely to be living in overcrowded conditions than to pay too much for housing. However, since the 1990 Census, there has been a significant increase in the number of large families due to the arrival of refugees from Eastern Europe.

Households composed of single, non-elderly and groups of unrelated individuals are a large portion (40.6%) of all renter households but show no disproportionate need. However, because of their sheer numbers, they make up the largest category of households in need of assistance (15,508). This group includes households of students or others in shared living situations, single individuals and special populations. Some portion of this larger group in need (such as students) are in temporary situations. Others are poor working individuals who will have difficulty paying housing costs until their wages rise.

Differences in need by racial and ethnic group. Minority households and especially African-American households, are more likely to be housing cost burdened than white households. In fact, 92% of African-American renter households earning 31-50% of median income have housing problems. Although African-American households are only 2% of all households in the Consortium, they account for 4% of all renter households and only 1.2% of owner households. Among all household types, renters were more likely to experience housing problems than were owners for all race categories except African-American households. For African-American households, owners are more likely to have housing problems (that is, pay more than 30% of their income in rent, or live in substandard or overcrowded conditions).

Among owners, incidences of housing problems decrease with increases in income, but the decrease is much more significant for whites than non-whites. Low-income African-American homeowners (below 50% of median) have significantly higher rates of housing problems than do white homeowners. This is particularly true for elderly and large family households.

Among renter households, groups with incomes at or below 50% of median that are at unusual risk include elderly Hispanic households, and large African-American and Hispanic households.

First-Time Homebuyers

In 1994, a first-time homebuyer earning 85% of the median income (\$33,437) could afford a purchase price of \$109,100 with an FHA mortgage, 4.5% down, and an interest rate of 7.44 %. With a mean sale price of \$178,900, this buyer faces an affordability gap of \$69,800. Only 19% of the housing stock is affordable to this buyer.⁸ Furthermore, many households are not able to save money for a down payment while paying market rents.

C. Housing Needs of Special Populations

1. Overview

Many groups of residents have special housing needs. The following section provides an overview of the housing needs and available resources for populations with special needs. Special needs groups include those with supportive service needs such as the mentally ill, people with developmental disabilities, physical disabilities, runaway and homeless youth, people with AIDS, alcohol and substance abusers, frail elderly, veterans, and victims of domestic violence. In some cases, pregnant and parenting youth and young adults also have special needs.

Support services need to be connected to housing. The combination of low cost housing and support services is often the key to helping people succeed with treatment or counseling programs and/or assisting them to live as independently as possible in the community.

The *types of housing* include:

- Permanent low-cost housing for people who can live independently in the community;
- Transitional housing to prepare for independent living; and
- Short-term emergency shelter to address immediate, crisis situations.

Support services must be connected to each of the above types of housing and range from counseling and supervision to case management. Services may be provided either on- or off-site. Medical care, mental health services, and alcohol/substance abuse services are often critical needs.

Housing for people with special needs growing more difficult to secure. Over the past ten years, it has become increasingly difficult for lower income persons to obtain adequate, affordable housing. The problem has become especially critical for those persons who are in greatest need due to the inability to care for themselves, the lack of family support, and/or very low or no income. As a result, disabled or chronically ill adults, runaway or abandoned youths, and teen parents make up a large portion of the growing homeless population.

General estimate of need. While no comprehensive housing needs assessment for special populations is available, the King County Department of Human Services recently prepared a study known as "The Gambrell Report"⁹ which examined the housing needs of four populations: people with mental illness, runaway and parenting youth, veterans, and victims of domestic violence. The Special Report on Runaway and Homeless Youth prepared by the King County Special Task Force on Runaway/Homeless Youth demonstrates a higher need figure for youth than Gambrell. Figure 14, is based on the results of both studies and shows a breakdown of beds currently provided and additional beds needed.

⁸ Housing Affordability in King County, April 1994, Monitoring Bulletin, Table 3.

⁹ An Assessment of Housing Needs of Four At-Risk Populations in King County, Gambrell Urban, Inc., July, 1990.

Figure 14

**Estimate of Need by Beds
King County Including Seattle, July 1990**

	Currently Provided	Additional Need
Persons with Mental Illness	1,089	1,010
Runaway and Parenting Youth	200	666
Veterans	786	200
Victims of Domestic Violence	185	540
Total	2,260	1,780

The sections below describe in more detail the housing needs and resources of various special population groups.

2. Persons with Mental Illness

It is estimated that 7,500 chronically mentally ill and 67,000 seriously disturbed persons live in King County, including Seattle, based on national prevalence rates. Chronically mentally ill and seriously disturbed adults living in the community are those most likely to need long-term housing assistance coordinated with out-patient treatment and other support services..

Type of housing assistance needed. Safe, sanitary, and affordable housing, a key element of the long-term community support approach, is still not available for a majority of the low-income mentally ill in King County. The need for this housing is increasing. The stock of low-income housing, where many mentally ill people live, continues to decline due to demolition and rising rents.

The recent Washington State mental health system reform legislation is funding some increased services to people in normal housing in the community. However, rent subsidies are still needed because of the rising cost of housing and the very low-income of most mentally ill persons. It is estimated that over 1,500 mentally ill in King County have incomes of less than \$500 per month, yet market rents average \$300-\$600. Additional capital funds are needed to develop permanently assisted units for people with mental illness.

Problems and barriers to appropriate community-based housing for the mentally ill include lack of adequate income to pay market rate rents, rising rents, lack of funding for housing development and maintenance, community opposition and disinterest, and landlord reluctance to rent to people with mental health problems. Many mentally ill people are currently living in emergency shelters or are in unsupervised situations in the King County jail.

Existing housing resources. Significant progress has been made in the past several years in providing community based housing options for the mentally ill. There are currently over 1,700 beds ranging in a continuum of care from supervised settings with on-site staff to small houses and apartments with limited support services. The King County Housing Authority has also reserved 31 units for up to 62 mentally ill clients, and a special allocation of Section 8 certificates to subsidize rents in private apartments has assisted 40 mentally ill adults.

Figure 15

Bed Type	Number
Supported	1,163
Supervised	416
Long-term Rehab	215
Total	1,794

Source: KC Mental Health Division, Inventory of Housing for Adults with Mental Illness, May 1995

The bed census is a partial listing. Other residential facilities also provide care to consumers. Approximately 97 units are available through Shelter Plus Care for homeless mentally ill in south and east King County. In addition, public housing authorities provide housing or rent subsidy certificates for consumers beyond the specific set-aside included in the table. Families are also a major resource of shelter and support for relatives with mental illness.

Additional housing needed. Even with the addition of this assistance, there continues to be a need for additional housing resources. From 1,000-2,000 adults need long-term, low-income housing ranging from semi-institutional to independent settings. There is also a growing awareness of the need for specialized housing for the dual-diagnosed alcoholic/mentally ill and drug addicted mentally ill, particularly in the homeless population. Additional housing resources for youth, teen parents, and young adults are also needed.

Support services needed. A range of support services are needed to allow the mentally ill to be successful in community based housing. Services may include case management, supervised assistance with medication, meals, hygiene, crisis intervention, group activities, socialization and therapy. In some cases, the individual may require intensive supervision of almost all activities of daily living due to the person's disorientation or instability. Preparing a homeless person for independent living often requires more services than those required of the non-homeless because the rudimentary skills of community living--cooking, cleaning, hygiene, household safety, transportation, shopping, and access to community resources--must be developed.

3. Elderly and Frail Elderly

In King County, a growing number of elderly people are expected to face difficulties in carrying out the normal activities of daily living (such as shopping, meal preparation, etc.), thus increasing the need for long-term care and various types of housing assistance. By 2010, the number of older adults 65 years and older in King County who experience difficulties with activities of daily living is expected to increase by 38% to 36,370.

Working with homeless elderly. Although the number of homeless elderly in this area is currently small, strategies to provide services are needed and can help prevent the problem from increasing. A specialized model of case management has been shown to be useful in assisting the homeless and those at risk of becoming homeless to succeed in permanent housing. Case managers must be available to work intensively with each individual, and factors such as location of services, hours of availability, and method of payment must be adapted to meet the needs of the homeless client.

Helping seniors keep their homes. Many frail seniors choose to maintain their long time homes despite changes in their daily needs. Community-based long term care refers to the range of services required by these adults in order to remain independent in their homes. Such services can include case management, emergency financial assistance, in-home chore, personal care, home-delivered meals, and respite care. In addition, services are often needed to support the home. For example, weatherization, energy assistance, yard work, and major or minor home repairs.

Existing resources. There are currently a total of 18, 274 housing units specifically designated for the elderly in King County, outside Seattle. The chart below shows the number of units and facility type. These range from adult family homes which are in a private home setting to nursing homes for those who require 24-hour skilled nursing care. Almost 6,000 of these are a part of the subsidized housing stock and the majority are independent living arrangements. There are a variety of community-based services for the frail elderly which are delivered in the home. These include personal care, household chore assistance, and Medicaid-eligible services to persons who would otherwise require nursing home care. In addition, there are a variety of other services which support independent living such as Meals on Wheels, adult day care, information and assistance, and case management services, transportation, home repairs, weatherization and utility discounts.

Figure 16

Type of Facility	Number of Units in King County, Licensed by the State
Adult Family Homes	1,050
Boarding Homes <i>Includes Congregate Care Residences, and Assisted Living Facilities providing personal care</i>	2,399
State-funded Assisted Living Units <i>This is the current number of units in Seattle and King County. Another 850 units will be distributed statewide 1993-95. Unknown at this time is the number King County will receive.</i>	76
Nursing Homes	8,807
SUBSIDIZED HOUSING (Excluding Seattle)	
King County Housing Authority	1,593
Archdiocesan Housing Authority	72
Renton Housing Authority	284
Federally subsidized housing	3,993
TOTAL UNITS	18,274

4. Single Female Heads of Households

Recent studies report that the fastest growing family unit in the United States is single women supporting children. Lower wages for women, unemployment, lack of training opportunities, and lack of adequate support for children have contributed to the "feminization of poverty" in King County as elsewhere.

Many live in poverty. Census information from 1990 showed more than 5,200 female householder families with children under 18 years of age living in poverty in King County. (This figure excludes Seattle and Auburn.) The mean income for these households was \$12,195, a little over one-third of the married couple family income of \$32,042. Married couples with children earned 63 percent more than female headed households with children. This income disparity points to the potential difficulty of finding and maintaining adequate rental housing.

5. Victims of Domestic Violence

Range of services is essential. A broad range of community based support services are critical to stopping the cycle of violence in King County. Emergency and transitional shelter and low cost permanent housing are crucial elements of the domestic violence support system and are in short supply. The lack of available affordable housing is a factor that stops many victims of abuse from becoming independent. It is estimated that between 1000-1400 women and children in domestic violence situations need emergency shelter each year in King County, outside the City of Seattle. Currently, 39 beds are available on any given night and many women and children are turned away every day due to lack of space.

Additional housing needed. Current needs are for 500 additional shelter and transitional beds, much increased day care services and facilities, bilingual and culturally relevant services, programs for women with drug and alcohol problems, and a better geographic distribution of facilities throughout the County. In South King County, the highest need continues to be safe, secure permanent housing.

For this population, non-homeless includes those victims of domestic violence who need emergency housing relief only and plan to return to a primary residence (either with the abuser still in residence or not, with a protection order removing the abusive spouse from the residence, or with the ability to relocate to an alternative permanent residence).

6. Persons with AIDS

Array of services needed. The housing needs of persons with HIV/AIDS in Seattle/King County have become a critical issue as the numbers continue to increase. These needs have been addressed through a continuum of Care model which seeks to provide an array of services from the time of HIV diagnosis until the need for 24 hour skilled nursing care. The model focuses on the level of functional disability of clients which makes them eligible for case management services. This assumes the client may have one or more opportunistic infections or other disabling diagnoses which normally result in loss of functionality and the required statement of disability for federal assistance. It is this stage of the disease which requires the coordinated planning provided by case management.

In King County, housing services are provided in conjunction with case management to meet the medical treatment, emotional support, nutrition and financial assistance, as well as the housing needs of the individual. The Northwest AIDS Foundation provided emergency and transitional housing assistance to 68 homeless individuals for a total of 3,205 bednights during the first quarter of 1995 alone. Thirty-four percent of the Foundation's clients who receive case management or client advocacy services report recent problems with chemical dependency. Sixteen percent indicate problems with both mental health and substance abuse.

People in need of housing assistance. In King County, there were 4,021 cumulative AIDS diagnoses, while 1,567 were living in 1994. At the time of diagnosis, 80% of the cumulative cases were in the City

of Seattle. It is estimated that over 2,500 people will be living with AIDS by the year 2000. Historically, housing services have been requested by 50 percent of the total AIDS population and actual housing units are required by 33% of people living with AIDS. In King County, outside Seattle, that will mean 163 additional housing units are needed.

Planning and development activities have attempted to respond to epidemiological forecasts which predict an increase among women, children, disenfranchised populations, the mentally ill, and/or the chemically dependent.

Existing resources. A total of 347 subsidized units of AIDS-specific housing and residential long-term care are available in King County. Of these, all are in Seattle except 25 Section 8 certificates available through the King County Housing Authority. Some portion of the 66 rental assistance vouchers from the Housing Opportunities for People With AIDS program and 11 units subsidized by the Shelter Plus Care program could also be used outside Seattle depending on the preference of the subsidy holder. In addition to these AIDS-specific units, a number of people with AIDS may live in conventional public housing in the County.

7. Persons with Developmental Disabilities

Numbers and characteristics. Persons with developmental disabilities include those with mental retardation, cerebral palsy, epilepsy, autism or other similar neurological conditions. State law says that, in order for an individual to receive publicly-funded services, the disability must originate before the age of 18 and be expected to continue indefinitely. An estimated 1.3% of Washington's population meets the above definition; when this rate is applied to the population of King County, approximately 19,600 individuals have a disability that could qualify them for services. The current King County caseload of the Washington State Division of Developmental Disabilities (DDD) is about 5600 persons (about 28% of the estimated eligible population), pointing to the large number of individuals who are "unserved" by the system.

Many "unserved" individuals. Washington State DDD has primary responsibility for case management and residential services for people with developmental disabilities, while the King County Developmental Disabilities Division is responsible for various day programs and employment services. In general, the service system's capacity is extremely limited. Even if a person is *eligible* for services, he or she is not *entitled* to them. Therefore, when the system reaches capacity, no additional individuals can be served. Currently, some 2,200 individuals have applied to services from DDD and are eligible for services but are unserved. Still others are likely to be eligible but have not applied. The problem of the high number of unserved individuals is extremely pressing and major system reform is being considered to help create a more flexible and equitable system.

Existing housing options and needs. The majority of people with developmental disabilities live in private residential settings unsupported by state funds. Most live with their parents or relatives (including many middle-aged adults living with their aging parents), and some have their own home. Of the 5605 individuals on the DDD caseload as of August 1994, 3,753 (67%) lived in a private setting.

The remaining 1,852 individuals (33%) live in some form of DSHS-funded residential program, including large state-run institutions, large and small group homes, semi-institutional facilities, adult family homes, and apartments with tenant support. DDD provides case management services to people in residential programs and coordinates among various needed service programs.

As of fall 1993, DDD estimated that some 734 individuals known to the system had unmet housing needs in King County. For the most part, providers and advocates in King County favor the use of existing housing with tenant support options, with the greatest needs being for community living options such as intensive tenant support, supported living, and group homes. The need grows each year as young adults with developmental disabilities complete high school and parents seek to arrange employment and community living options for them. Few appropriate, affordable options, however, are available. An area of growing concern is the large number of middle-aged adults with developmental disabilities who are living with their elderly parents.

Many barriers encountered. While current housing goals are to eventually provide an array of appropriate, affordable, and supportive housing provided in the least restrictive setting, these goals are far from met. Affordability is a primary barrier for those on public assistance. Adequate locations are also crucial, and housing must be accessible to public transportation, services and facilities. In addition, many neighborhoods express strong resistance to having housing for people with developmental disabilities in their community.

Housing development efforts. The King County Developmental Disabilities Division provides some coordination of housing development in King County, and works to facilitate development of community-based housing options that allow individuals to control their housing and receive support from an agency they select. This is a key direction in housing for people with developmental disabilities, since existing residential services are tied to a particular service provider and individuals have sometimes had to give up their residences if they wish to change service providers.

8. Persons with Physical Disabilities

Additional accessible units are needed. While a variety of residential options suitable for the physically disabled have been developed throughout the past several years, the need for affordable, appropriate, and accessible housing continues to be a serious concern. The need for housing ranges from single adults to disabled individuals with families for whom larger units would be most suitable. The homeless youth, teen parent, and young adult disabled populations also have special housing needs.

Detailed information on the extent of housing needs for lower income, physically disabled individuals is limited. Many live independently but in inappropriate settings or could live independently if more opportunities were available. In general, more housing units are needed which are both physically accessible and affordable. People with fixed incomes from social security or disability payments earn far less than 30% of median income. Requests for assistance far outweigh available resources.

Not all existing accessible units are affordable. The Easter Seal Society of Washington estimates that approximately 5% of all housing units are accessible to persons with disabilities. However, they are not all affordable due to the fixed incomes that most people with disabilities receive. More are rehabilitated each year to meet accessibility requirements of particular clients but limited funding for these improvements restricts how many units can be made accessible.

The Easter Seal Society reports they served over 10,400 people in 1992. Eighteen percent (1,967 people) received housing assistance and/or modification. This includes rehabilitation of a housing unit,

identification and referral to accessible units, support service referral and follow-up, and fair housing education and advocacy. Another 40% were served through public education efforts regarding accessibility design and 36% of those served participated in support groups and networks for people with polio and those recovering from strokes. The agency estimates that 55% of all clients served live in King County, outside Seattle.

Figure 17

Special Needs Populations With Physical Disabilities	
Mobility Impaired/Neurologically Impaired	81%
Chronic & Multiple Disabilities	14%
Sensorial Impaired	5%

Source: 1994 Statistics from the Easter Seal Society of Washington.

9. Chemically Dependent Persons

Relationship between drug/alcohol use and homelessness. The relationship between alcohol and other drug abuse and homelessness is complex. National studies of the homeless population are inconclusive as to whether substance abuse is a precursor or consequence of homelessness. Chronic substance abuse may lead to homelessness. After becoming homeless, alcohol and other drug problems may worsen, posing serious obstacles for breaking the cycle of homelessness. The converse also holds true: the degrading experience of being homeless may cause a person to turn to alcohol and other drugs. In one study, 25 percent of homeless alcoholics reported developing problems with alcohol only after becoming homeless. Regardless of the causality, it is clear that alcoholics and substance abusers are disproportionately represented among the homeless and are among the most visible and vulnerable.

The Seattle-King County Coalition for the Homeless conducted a month-long survey of emergency shelter and transitional housing programs in November 1994 and found:

- 498 of the 4,224 clients (duplicated count) served were identified as having alcohol or other drug problems
- About 250 clients were identified as being mentally ill and 73 were dually diagnosed (mentally ill with substance abuse problems)

These figures are self-reported and are generally considered to underestimate the extent of substance abuse problems among the homeless population.

Another important contributing factor is the lack of affordable housing. The gentrification and urban renewal of neighborhoods across America have increased housing costs and destroyed thousands of housing units for poor and marginally employed people. Nationally, over one million Single Room Occupancy (SRO) units -- typically used by chronic alcoholics and substance abusers on "Skid Row" -- were lost between 1970 and 1982. Locally, despite many attempts to mitigate the loss of units by the City of Seattle, the stock of low-income hotels and SRO units in Downtown Seattle decreased from 25,000 to 10,000 from 1960 to 1980.

Characteristics. In the June 1992 report, "Recent Drug Abuse Trends in the Seattle-King County Area," over 714 of the 1,765 clients (unduplicated count), or 40 percent, who were admitted to the King County Detoxification (Detox) Center had no permanent address. Another 814 out of 5,966 clients (unduplicated) entering other reporting treatment centers were homeless.

A closer examination of the chronic inebriate population by the King County Division of Alcoholism and Substance Abuse Services (KCDASAS) revealed that:

- 9 percent of the Detox Center's most chronic inebriate population account for 55 percent of the program's admissions
- Over 90 percent of the Detox Center's clients are found in the City of Seattle; however, it is unclear where the clients' originally resided
- Over three-fourths of the most chronic inebriates are single men who average 45 years of age
- 98 percent of the most chronic inebriates consume alcohol only, with the remaining 2 percent consuming alcohol in combination with other drugs

Components of the housing continuum for people with drug and alcohol dependency. The current system of chemical dependency treatment and services is based on philosophical and legislative changes that occurred in the 1970s. The notion of long-term care as part of the treatment continuum of care has been the new focus. The development and implementation of shelter, housing and other necessary support services (e.g. child care, job training, money management) is now understood to be an essential complement to treatment services. Today, the lack of suitable shelter and housing for those in the chemical dependency system remains a critical issue. The components of the needed shelter/housing continuum include:

- short-term sobering shelter
- temporary pre-treatment housing
- permanent housing for inebriates who are not amenable to treatment
- transitional alcohol and other drug-free housing for those who complete treatment
- permanent alcohol and other drug-free housing for those in recovery

Very limited housing resources in King County. In June 1994, Clegg and Associates completed a "Housing Plan for People with Substance Abuse Problems" for the Seattle-King County Division on Alcoholism and Substance Abuse Services. The plan reviewed current housing resources for chemically dependent persons and recommended a number of additional units. The report found that there are roughly 750 to 800 total units of designated transitional and permanent housing for persons with substance abuse problems in all of King County. Transitional units account for 502 units, of which 196 are shared houses and 306 are apartment buildings or dormitory type residences. Almost all of these units are located within the City of Seattle or in North King County (92%) and only 7% of these units are in South King County and less than 1% in East King County.

A survey of housing, social services and drug/alcohol treatment centers conducted for the report found that recovery clients experienced difficulty in securing affordable, appropriate housing. "Asked how successful [agencies] were in helping clients immediately locate appropriate housing, 88 percent were only 'somewhat successful' at best" (p. 47).

Other facilities and providers include:

- **King County Cedar Hills Alcoholism and Drug Treatment Facility, Maple Valley** - A 208-bed residential treatment facility, providing long term and intensive inpatient treatment for chemically dependent individuals. Also offered is a specialized program for mentally ill chemical abusers.
- **King County Detoxification Center, Seattle** - A 45-bed medical detoxification program which provides management of acute intoxication and withdrawal for persons dependent on alcohol and other drugs.
- **King County North Rehabilitation Facility, Seattle** - A minimum security County detention facility which offers education and treatment services for inmates identified as having substance abuse problems. This is the primary location at which offenders convicted of Driving While Intoxicated (DWI) serve their required one day sentence.
- **Titusville Single Room Occupancy Program, South King County Multi-Service Center/Kent Service Center, Kent** - Program has 15 units for single women 18 years or older who are homeless and in need of alcohol and other drug-free housing to assist them with their recovery. In addition to low-income housing and supportive services, the program includes counseling, case management, group education sessions, and group meetings.
- **Oxford Houses, Inc.** - National program of self-run, self-supported permanent housing with chapters in King County. Single adults committed to recovery are eligible; however, methadone clients are not accepted. Separate single family homes for women and men. There are eight homes in the King and Snohomish Counties, only one is in the King County Consortium.

Estimated housing need. The Housing Plan calls for 2,193 additional units of housing for persons with substance abuse problems in King County, including 900 units for homeless persons, 325 for other women and children, 18 for persons with HIV/AIDS and substance abuse problems, 140 for persons with mental illness and substance abuse, 700 for the general population in transition, 70 sobering slots for publicly intoxicated persons, and 40 long term care units for chronic alcoholics.

10. Veterans

Many homeless veterans; many complex problems. Veterans comprise the single largest group within the homeless populations, estimated for King County (as well as nationally) at 40 percent of the homeless. There is a high percentage of African-Americans among the veteran population and a low percentage of Asians. Most veterans are male at present and 85 percent of them served in the Viet Nam conflict. Reputedly, more Viet Nam veterans have died of suicide since that conflict "officially ended" in 1975 than were killed in Viet Nam. This is a measure of the problem these veterans face. They have a unique history of trauma-based problems which in many cases evolve into an accumulation of maladies. Hence, at risk veterans are often dually diagnosed for alcohol and substance abuse as well as chronic joblessness and homelessness, among other problems.

Veterans are intermingled with the general homeless and near homeless population. Best estimates are that there are at present in King County, in the course of a year, over 3,300 homeless veterans. Approximately 3,100 seek shelter from a provider once or more during a year. Roughly 250 seek transitional or other shelter in the same period. It is felt that these veterans will, during the balance of the year, be in need of shelter or other services. It should be noted that estimates of this population are difficult, as counts have been for all homeless populations locally and nationally.

Existing housing resources. Countywide there are ten providers with just under 800 beds available. Presently almost all of these are in or near downtown Seattle. Only 30 of these are transitional housing beds.

Housing need. According to the Gambrell report, it is estimated that from 1,000 to 1,500 additional shelter beds are needed for veterans. This would serve approximately 800-1200 additional veterans per year given present estimates of 2-10 week stays and 5 stays per veteran. The King County Department of Human Services estimates that 200 additional transitional housing beds are needed. This would serve 600 additional veterans given average stays of 2-1/2 to 3 months. Transitional housing is necessary to provide the stability to solve problems of unemployment and substance abuse before attempting to live in permanent housing. Ultimately, the solutions to the problem of homeless veterans is not the shelter system but rather employment, treatment, and permanent affordable housing.

The veteran population is presently concentrated in or near downtown Seattle. The VA Hospital, Sea-Vac (major veterans' service provider), and most of the veterans' shelter and housing facilities are in or near downtown. Housing planners and shelter providers have identified a need for additional shelter for single men, including veterans in the balance of King County so that this population is not forced to travel to downtown Seattle to access shelter, however, homeless veterans often have few transportation options. Any new shelter facilities would have to take careful note of whether veterans would be able to get from there to needed services by bus.

The importance of veterans as a special needs population is underscored by the fact that this group make up a large percentage of the total homeless population. Many at risk veterans are not receiving needed housing and treatment services due to the constricted supply of beds. While there is certainly a need for additional shelter space for veterans, this need is not distinguished from the general homeless population. The most productive solution for at risk veterans is to circulate them out of the shelter system and into transitional housing. Given quality treatment services in a supportive setting, more veterans could become employable and independent consumers of permanent housing within a reasonably short time.

11. Runaway and Homeless Youth

Each year, there are an estimated 5,000 youth in King County who are reported by their parents as having run away from home. There are additional large numbers of youth ordered by their parents to leave their homes, or who leave their homes with mutual consent of the parents over conflict within the family; these youth, some as young as eleven years old, are not reported as runaways. A significant number of youth returning from institutions wind up on the streets. It is currently estimated that there are between 500-1,000 youth living on the streets of King County at any given time. About 30% are from Seattle, 46% are from the balance of the County and the remaining are from outside King County.

The need for housing and services. Housing has come to be identified as a critical link in providing services to youth and their families. Youth who are homeless or repeatedly run away need a secure place to stay if such services as counseling, drug and alcohol treatment, and family reunifications are to succeed. The current system of out-of-home placements is overburdened, and many youth are not served. A significant population of homeless youth are teen parents. Safe, reliable child care is a critical service need for this population to enable them to complete their education and/or receive job training.

Barriers to providing housing. The primary problems and barriers to providing housing to runaway and homeless youth include a shortage of emergency and group home beds (two thirds of youth seeking short

term emergency shelter are turned away), a shortage of long-term beds, difficulties reuniting and supporting foster families, shortage of runaway prevention/intervention services, lack of services to older youth, difficulty of outreach to youth, shortage of placement options for those difficult to place, and community opposition to shelters and group homes. The shortage of long term care beds causes the emergency shelter beds to be overburdened with youth who have no other alternative. With no long term beds available, these youth remain longer in emergency shelter and prevent others who need only short term care from accessing these beds. Most residential programs for youth are State-funded, and in many cases, the current level of funding is inadequate. This is particularly a problem with state reimbursement rates, which may provide as little as 40 percent of a group home budget.

As a result of inadequate supply in the youth shelter system, short term shelters are often used to house youth needing long term placements; youth who have serious multiple service or treatment needs are often placed in short term crisis residential centers since there are virtually no long term facilities available for most of these youth; hard to manage youth are placed in family-style shelters; and there is a lack of culturally relevant services for ethnic minority youth.

Typically, youth are in need of shelter for two to four days and 400-600 of the total homeless/street youth need housing up to 18 months. Housing for emancipated minors or youth 18-22 is significantly lacking. Little has been done to accommodate the minority, gay, lesbian, handicapped, pregnant/parenting teens, youth with AIDS, and other special populations within the group of homeless youth.

Existing housing resources. In all, 15 providers are providing 200 youth shelter, crisis residential beds, group homes, and transitional housing beds. Currently the system offers the following options on a limited basis:

- Short term placements such as emergency shelter, receiving homes, and volunteer homes primarily to serve runaways and allow a "time out" for family reconciliation. Street youth also use shelters.
- Long-term treatment-oriented group homes for very disturbed people. An additional 200 therapeutic treatment beds are needed with 130 therapeutic group and 56 therapeutic foster home beds presently available. The average stay is 2-14 months.
- Long-term foster home care for those needing a family setting. Due to the lack of home-care resources, many youth experience multiple placements unnecessarily.
- Transitional/emancipation housing for older youth (18-22). At present there are 16 transitional beds in King County.

Service and facility needs. Service needs for runaway and homeless youth include family support services to provide information, referral and linkage to community based family service agencies, family crisis and referral services, case management, and therapeutic treatment services for problems with alcohol and substance abuse, mental health and sexual abuse. Facility needs include: 136 beds of "time-out" alternative care; 230 beds of therapeutic treatment care; and 300 beds of regular family foster care and transitional living care. Gay and lesbian youth have special service needs that recognize and are sensitive to their specific concerns.

Pregnant and Parenting Teens

An increasing number of teenagers in King County are getting pregnant. Many of these teen parents were already homeless when they became pregnant. As a result, they are not likely candidates for foster care

because they have adapted to street living. Others become homeless as a result of their pregnancy and may be able to live with a foster family.

Pregnant and parenting teens do not fit into existing family or youth shelter systems. Their age bars them from participation in most adult family programs; their familial status bars them from youth programs.

Parenting teens have different service needs from other homeless youth because they have familial responsibilities. In addition to comprehensive case management, teen parents need assistance to develop strong parenting skills. They need access to affordable child care so that they may attend school or work training programs. They need to be assisted to participate in early infant and toddler medical care, as well as their own health care and family planning. Their counseling needs are different from those of other teens because they have dual responsibilities.

Young Adults

Homeless young adults are youth who are aging out of the youth service systems and yet are not readily able to access the adult services systems. Homeless youth between the ages of 18 and 22 have frequently been emancipated from the foster care system with little or no basic life skills or are street youth who are continuing the cycle of living on the streets. They have high incidences of substance abuse, unemployment, limited education, mental illness, and poor physical health. Moreover, although these youth are legal adults, because of their abusive and traumatic histories, they frequently have the maturity capacity of a 14 year old youth.

Their options for service are limited. They may feel abandoned by the youth services which once worked for them but are now denying them services. They frequently see the streets as a safer place to sleep than the adult shelters. Their other options for shelters are inconsistent housing or "couch surfing" in the apartments of acquaintances, prostitution or criminal activity to access a place to sleep, and limited shelter which targets their age group. This shelter may frequently have a two month waiting list to get in.

D. Needs and Characteristics of the Homeless Population

Homelessness is a complex, systemic problem for which there are no easy solutions. The problems continue and in many cases have intensified despite new resources and efforts to coordinate those resources. The factors that underlie homelessness are the same for King County residents as they are in other geographic areas and include the following:

- **Economic** - Many households do not earn living wages in the labor market. Others either lack access to or find public assistance to be inadequate.
- **Labor Market** - An increasing unemployment rate is reflected in increasing homelessness. The service sector pays low wages. Better-paying jobs require high communication skills and education.
- **Housing Market** - There is a growing disparity between income and housing costs, and an increasing gap between those in need and available assisted housing.
- **Family Stress and Crises** - Stress related to income problems is increasing, as are alcohol and drug abuse problems. Lack of early intervention contributes to child abuse and other forms of family violence. Family problems are one of the main reasons that youth leave their homes.
- **Domestic Violence** - Domestic violence, a learned pattern of controlling behavior, is the leading cause of homelessness among women with children.

- **Disabilities** - Disabilities such as mental illness, drug and alcohol abuse, physical disabilities, developmental disabilities, and HIV/AIDS play a role in the loss of housing for numerous King County residents. Many people with disabilities have limited or fixed incomes (such as Social Security), and some have conditions that involve relapses or crisis episodes.

1. How Many Are Homeless?

Difficult to count. Estimating the number of homeless people in King County outside Seattle poses particular difficulties. The emergency shelter system, which is the primary source of information about the numbers and characteristics of homeless people, cannot account for duplication of clients among shelters. Many homeless people in King County cannot or will not go to shelters, and instead sleep in cars, campgrounds, and parks. In a county that is the size of Rhode Island, counting the unsheltered population would be an extremely difficult if not impossible undertaking. In short, an accurate count of the homeless people in King County outside Seattle remains an elusive figure.

Some 5,000 homeless in King County on any given day. Despite these limitations, it is clear that homelessness is a serious, expansive problem in all parts of the County, whether rural, suburban, or urban. Estimates place the total number of homeless people in the Seattle-King County region at about 4,600 to 5,100 on any given day. This includes approximately 3,100 sheltered individuals countywide; an estimated 500 unsheltered people in Seattle; and an estimated 500 to 800 homeless youth countywide. It also includes an additional 500-700 other unsheltered homeless people in the balance of the County, an estimate based on the size of the total population (1 million) outside Seattle.

2. Trends Among Subpopulations

Families

Families are considered to be the largest single group of homeless people in the balance of the County. Emergency shelter providers who work with families report that they are able to meet only about 1 request in 6 for shelter. Families must often move from shelter to shelter due to time limits on the length of their stay, which is highly disruptive when they need to be spending energy on getting support services and a more stable place to live. Providers also note that they are seeing more recurrent homelessness among families within a given year, where a homeless family secures transitional or permanent housing but is unable to maintain it.

Single Adults

Single adults are considered by many providers to be a growing group of the homeless in King County outside Seattle. Single men are regularly observed panhandling near freeway ramps, especially in south King County, as well as camping in parks and along riverbanks. King County Police report "pockets" of homeless adults in cars or living or underpasses in various areas, but these individuals tend to move around frequently to avoid being confronted. In recent years some shelter services have been made available to them, shedding light on their characteristics. Providers identify substance abuse as the most common problem the men experience, followed by a lack of job skills and education that would allow them to earn wages high enough to cover rent and basic needs. Many are newly homeless, and many work day labor jobs. Through surveys and focus groups many men have expressed a preference for not going into Seattle for services; and many now in Seattle have expressed a preference for living in the County. In a February 1994 survey of 114 homeless veterans in the Seattle area, 64% indicated they wanted to live outside Seattle.

Youth

Homelessness among youth is a serious problem in the county, with many of them seen hanging out near shopping malls and the airport, and many others shuffling between friends' and relatives' homes, foster care, and shelters. In an April 1994 one-night count of sheltered and unsheltered homeless youth, Federal Way and Renton were among the areas in the County with significant numbers of homeless youth. A week-long count conducted at the same time identified 29 homeless youth in east King County and 59 in south King County. The study found that many of the youth had been homeless for over a year and had developed highly independent living and survival habits.

3. Characteristics of the King County Shelter Population

During November 1994 the Seattle-King County Coalition for the Homeless surveyed shelter and transitional housing programs throughout the Seattle-King County area. Of the 50 programs that responded, 17 were located in King County outside Seattle. The 17 King County programs, accounting for nearly all the major providers, served a total of 682 unduplicated individuals in November 1994. With the exception of the discussion on geographic location, the data below is for the King County programs.

Geographic Location

Of the 3,013 households reported, approximately 76% were from the Seattle-King County area (65% from Seattle and 11% from King County). The remaining households were from other counties in Washington or from outside the state.

The survey confirmed that homeless people cross jurisdictional boundaries. Of the households served in Seattle programs, 4% of the total households (122) reported their last residence as King County outside Seattle. Of the households served in King County, 7% (18 households) reported their last residence as Seattle. This movement among the homeless population occurs for many reasons—they may go to another area to seek employment or housing, to stay with friends or family members, to flee a violent relationship, or to find services if not available nearby.

Age

Children were the largest single group of homeless people among those served in King County outside Seattle. Of the 682 individuals served, 55% of them were under 18 years of age. Of those, nearly half (47%) were five years old or younger.

Ethnicity

Members of racial and ethnic minority groups were disproportionately represented in the shelter and transitional housing programs relative to their share of the general population. Of the total individuals served in the County outside Seattle, 51% were members of minority groups, primarily African-American and Latino.

Special Populations

Of the clients in the County outside Seattle, 14% (95 individuals) reported that they had some type of disability. The most common disability was substance abuse (54 individuals) followed by mental illness (15 individuals). The figures are self-reported and generally considered to underestimate the extent of

disabilities among the homeless population. Also, disabilities among the homeless tend to be higher among the single adult population, and County programs serving this group are very limited.

Limited English Speaking

Seventy (70) individuals served in the County outside Seattle had limited English speaking ability. This is about 10% of the total individuals served.

Income

Of the households who reported, 93% had at least some income at the time of intake. The majority of those were either receiving Aid to Families with Dependent Children (49%) or were employed (28%).

Follow-Up

Of the 265 households served in King County outside Seattle during November 1994, 60% were still receiving services and 40% had moved on. Of those who had left the shelter, 10% moved on to either permanent or transitional housing; 8% had moved to another shelter, and 2% returned to their previous living situation. The status of the remaining 20% was unknown.

E. A Continuum of Care for Homeless People

1. Overview

Over the past five to seven years, King County's services and facilities for homeless people have grown rapidly. In the past, most suburban jurisdictions believed that Seattle was home to the poor and homeless population of the County, but recent needs assessments find that nearly one-half of all households in need of assistance are outside the City of Seattle. In response, local governments have increased their funding of services, new providers have emerged, and existing providers have expanded their efforts. Resources have not kept pace with the need, but some agencies have been successful in securing federal McKinney funding and most have developed aggressive fundraising plans. There are currently about 30 organizations serving the homeless population in some way, including local church organizations, community-based nonprofits, and regional service providers.

In 1994, the King County Consortium began a structured process of reviewing the needs of the homeless population, the existing services in place to address those needs, and the gaps between the two. The U.S. Department of Housing and Urban Development (HUD) has called upon communities to design and describe a "Continuum of Care" that can effectively respond to the many different types of homeless people and the many different stages of homelessness. An effective Continuum includes strategies for preventing homelessness, for identifying and assessing the needs of homeless people, and for addressing the housing and support service needs from emergency shelter through permanent housing.

The King County Consortium, working in conjunction with the City of Seattle, convened a broad-based Community Advisory Committee which met in 1994-95 to examine the current response to homelessness, identify the major gaps in the system, and design strategies to address them. The committee includes broad provider, government, and geographic representation. The process included presentations from many of the key systems that serve homeless people, including health care, substance abuse treatment services, child care, mental health services, and employment. Input from homeless people was solicited

through a series of focus groups, and provider input was gathered through a survey. Special task forces were established to closely examine the needs of homeless families, youth, and single adults.

2. Continuum of Care Vision

As part of its work the Advisory Committee generated a vision of what an effective continuum of care would look like, summarized as follows:

“Our vision is one in which every homeless person can and does find a safe road home, though each may take a very different path. When an individual, family, or young person in King County becomes homeless or is about to become homeless—regardless of the reason or what door they walk through—we have a consistent means of helping them assess their situation and connecting them with services and housing that are most appropriate at that time. Ideally, there are enough options and sufficient capacity to ensure a good fit with the individual’s needs.

This assessment and connection to appropriate services and housing continues as the individual or family works toward regaining long-term stability in their lives and their housing. Strong connections exist among service systems to provide people with the support they need in order to eliminate, reduce, or manage the underlying causes of their homelessness.

We have an inclusive system of services, one that works equally well for all, regardless of age, ethnicity, disability, geographic location, or the reason they are homeless. In this envisioned continuum of care the clients are at the center, a flexible safety net of housing and service options surrounding, supporting, and empowering them as they move toward greater stability.”

The existing Continuum of Care includes many strengths to build upon. Providers have a high level of coordination, local jurisdictions are involved in assessing and responding to the needs of homeless people, and the quality and breadth of services is high. Another major strength is the extent to which a regional response to homelessness is being pursued by Seattle and King County. Joint planning, along with a movement toward a regional focus to service delivery, will allow the system to be more client-focused and recognize that homeless people cross jurisdictional boundaries.

3. Elements of the Continuum of Care: Existing Services and Major Gaps

Described below are the major elements of the Continuum of Care in King County. For each area, the current situation is reviewed, followed by a summary of the major gaps.

Overall System

Currently, there are very few threads that tie together the various services and programs available to homeless people in King County. Providers coordinate with one another to the extent possible and refer clients to services they may be eligible for, but an extraordinary burden rests with the clients—already overwhelmed in trying to meet their basic needs—to sort through the maze of programs and services and hopefully piece together what they need. Homeless people do not flow among various types of housing with the ease that the vision indicates they should.

Major gaps:

- There is a lack of consistency throughout the Seattle-King County Continuum of Care in how homeless people are assessed and linked to services that they need.
- Lack of measurable goals and outcomes for various components of the Continuum of Care; no coordinated means of assessing whether or to what extent services are alleviating homelessness.

Homelessness Prevention

For households facing eviction or mortgage default, available services in King County include tenant counseling, financial assistance, legal services, information and referral, and budget counseling. The Housing Stability Project, which began in 1994, provided emergency grants and loans to 242 households in its first 8 months of operation (May through December 1994). After its first four months of operation, the project followed up with 121 households. Of those, 107 (88%) were still housed.

Major Gaps:

- Support for households whose stability is being threatened and who are seeking help but who are not yet in a crisis (that is, they do not have an eviction notice).
- Better assessment and planning of the housing and support needs for people who are being discharged from institutions or residential settings such as treatment facilities, prisons, juvenile detention, or foster care.

Outreach

In King County, the Crisis Clinic's Community Information Line is a key information and referral service that provides information on the over 2,400 programs and agencies in the region. In the first three quarters of 1994, 59% of its housing related calls came from King County outside Seattle. Other information and referral services include the Tenant's Union, Senior Services of Seattle-King County, and individual service providers. Street outreach efforts in the County are extremely limited, as homeless people tend not to congregate in specific areas.

Major Gaps:

- Outreach to homeless youth, especially near shopping malls and other places where youth congregate.
- Long-term outreach/engagement to people with mental illness.

Emergency Shelter

In King County there are about 293 emergency shelter beds and approximately 132 vouchers available on any given night. The majority of these beds are available to families and victims of domestic violence. About 60 are targeted for single men (expanding to about 90 in severe weather); 28 for are for youth.

Major Gaps:

- No emergency shelter for teen parents in the greater Seattle-King County area.
- While a fragile shelter system is in place for families, single adults, and youth, all shelters turn people away due to lack of capacity. Some geographic areas remain unserved.
- Lack of health and safety standards for shelter programs.

Homeless Assistance Services

In King County, almost all agencies serving homeless people assist them first with meeting basic needs for food, clothing, and transportation as well as case management to help link them to the housing and support services they may need. The County is fortunate to have a well-coordinated and extensive emergency food system, with over 20 food banks located throughout the County. Health Care for the Homeless and Health Care for Homeless Veterans help link shelter residents to health care services.

Major gaps:

- No pressing gaps identified, but please see the section on Transitional/Stabilization services for gaps in support services that cross all areas of the Continuum of Care.

Transitional Housing

In King County, 187 transitional housing units are available in 12 different programs; most units are for families.

Transitional housing provides a longer-term residence (typically up to 2 years) that allows clients the opportunity to resolve or manage issues related to their homelessness so that they can stabilize and move on to permanent housing. Programs typically include case management through which clients are linked to other services they may need, such as job training, child care, counseling, substance abuse treatment, domestic violence services, and others.

Another avenue of supporting people during the transition period is to help them move directly into a permanent unit and provide support services and case management until they are self-sufficient. In this model, clients avoid the disruption of having to move out of the transitional unit just as they are getting stabilized. While the facility-based or group living approach is preferable for some, permanent housing tied to support services may work well for others. To provide a full continuum of services, both approaches to transitional housing should be made available in King County.

Major Gaps:

- Transitional housing for victims of domestic violence. Only 18 units exist countywide. King County Coalition Against Domestic Violence recommends emphasis on creating programs that address a) substance abuse treatment needs; b) mental health treatment; and/or c) limited English speaking populations.
- Transitional housing for single adults. No such housing currently exists in the County outside Seattle for single men who are not disabled.
- Transitional housing for youth and young adults.
- Transitional housing for families.
- Transitional housing for people with disabilities, including those with mental illness, those recovering from substance abuse, and those who are dually diagnosed.

Transitional/Stabilization Services

Transitional/stabilization services encompass a wide range of supportive services that a homeless individual or family may need in order to eventually secure and stabilize in permanent housing. Services

are provided throughout various housing settings depending on client need and readiness, including emergency shelter, transitional housing, and permanent housing. They may include case management, rental assistance, help with housing search and move-in costs, public assistance, legal services, domestic violence services, mental health care, substance abuse treatment, health care, child care, transportation, job training, education, and others.

In King County, some transitional/stabilization services are tailored to homeless populations, while others are available through programs that serve a broader population of low-income people. Examples include Health Care for the Homeless; homeless child care assistance; and the Private Industry Council's Homeless Initiative Pilot Project (HIPP) which provides employment services to about 400 homeless people throughout the Seattle-King County area each year. Two programs provide case management to families who are in transition: the Robert Wood Johnson Homeless Families Project and the Transition Into Permanent Project (TIPP).

Major Gaps:

- Insufficient employment services for homeless populations in the County outside Seattle. Existing HIPP program to lose funding at the end of 1995 (non-renewable federal funding).
- A lack of case management approaches that are tied to the individuals and move with them as they move throughout various housing settings and services in the Continuum of Care.
- Difficult for homeless people (including youth) to access existing drug and alcohol treatment and mental health services. Service capacity is also insufficient to meet demand in those systems, and program models are sometimes not effective for homeless people. Also, there are no residential substance abuse treatment options that allow women to keep their children with them.
- Child care assistance; especially problematic for those who begin to earn wages and transition off DSHS child care subsidies. (Long wait lists exist for King County child care subsidy program.)
- General lack of attention to meeting the needs of homeless children, who constitute a high percentage of the total homeless population in King County.
- Transportation is a problem throughout all parts of the Continuum of Care in King County.

Permanent Housing

Most households at or below 80% of median income (homeless or not) have difficulty affording average rents in King County. The stock of permanent subsidized housing is extremely limited. The King County and Renton Housing Authorities provide about 2,500 Section 8 certificates and 3,600 public housing units. The Shelter Plus Care program has capacity to provide rental assistance and support services to over 800 households who are disabled due to mental illness, AIDS, or substance abuse.

Major Gaps:

- Permanent affordable housing was identified as a major gap for all populations. The King County Housing Authority has an approximate two-year wait for housing.
- There are no subsidized housing resources for single men and women unless they have a disability. Creative models of permanent affordable housing, including homesharing, need to be explored.

Housing Support Services

Some formerly homeless people need ongoing support in order to maintain their permanent housing in the community. People with a chronic mental illness or a developmental disability, for example, may need

intensive case management, training in basic living skills such as shopping and cleaning, medication management, and vocational skill building.

Other formerly homeless populations, such as families or people recovering from substance abuse problems, may need the support of a case manager or access to other services for up to a year after moving into permanent housing. The need for assistance with child care, transportation, treatment, counseling, and training can often become more acute after permanent housing is finally secured.

Major gaps:

- No consistent means of ensuring that homeless people who move into permanent housing have a source of support or referrals should they begin to experience difficulties.
- Lack of independent skills training for adults and youth moving into permanent housing from the streets or shelters.

The Continuum of Care Community Advisory Committee will establish strategies for addressing the above gaps and set priorities among them. When McKinney Homeless Assistance funds are allocated to the King County Consortium as a block grant in the future, specific annual funding priorities will be established. It remains unclear when such federal legislation will be enacted or what regulations will be placed upon use of the block grant. With this Continuum of Care strategies in place, however, the King County Consortium is well-positioned to respond when this anticipated shift occurs.

Figure 18 presents an inventory of the existing facilities and services for homeless people. This information is updated regularly through mail surveys and meetings with the County Providers Committee of the Seattle-King County Coalition for the Homeless. In addition, information from new policy plans and service need assessments for special populations (e.g., youth, victims of domestic violence, people with AIDS, and alcohol/drug abusers) has also been incorporated.

4. Facility and Service Needs of People at Risk of Becoming Homeless

Limited data exist to estimate the need of families and individuals in King County threatened with becoming homeless. We know that according to the 1990 Census, 53,300 homeowners and 95,600 renters Countywide were paying more than 30 percent of their incomes on housing. Given this cost burden, many of these families are at risk of homelessness if the loss of a job or an illness affected their ability to pay the mortgage or rent. These families need access to housing counseling and short-term rental or mortgage assistance to carry them through a difficult economic period and prevent them from becoming homeless.

Many families at risk. The new King County Housing Stability project, which provided grants and loans to persons threatened with homelessness, collected information on the type of households served. The breakdown appears in the table below.

**Households Served by King County Housing Stability Project
May - December 1994**

Type of Household:	Number	Percent
Single woman with child(ren)	118	49%
Single man with child(ren)	15	6%
Two-parent households with children	65	27%
Couples (adults with no children)	19	8%
Individuals	25	10%
Total	242	100%

Source: King County Housing and Community Development

Based on this information, it appears that families are the household types most likely to need and seek assistance for homelessness prevention, but it is also clear that need exists among individuals as well.

Little support for people leaving institutions. Another segment of the at-risk population are the many individuals housed in treatment facilities and institutions who are going to be released into King County. While most of these individuals are able to arrange some form of housing prior to their release, for many of them it is not an especially stable or appropriate housing situation. Most have very limited income and many are without jobs, making them a population at high risk of becoming homeless. For example, in an average month King County's Cedar Hills inpatient drug and alcohol treatment center alone discharges about 75 individuals, the majority of whom settle in Seattle-King County area. The state Department of Corrections reports that about 135 ex-offenders are released into King County each month from state prisons. For the most part, no structured follow-up occurs with these individuals regarding their housing and employment stability.

Figure 18

Inventory of Facilities and Services for the Homeless

Agency/Project	Location	Emergency Beds/Transitional Units/Vouchers	Food	Clothing	Misc. Financial Assistance	Advocacy	Transportation Assistance	Homeless Prevention Services	No. of Homeless
Auburn Community Fund	Auburn	0	Y	Y	Y	N	Y	Y	Eviction
Auburn Youth Resources	Auburn	6 Youth Shelter 6 Group Living 12 Transitional	Y	Y	Y	Y	Y	ND	Co-sleeping
Catholic Community Services- East: Shelter the Homeless	Bellevue	5 units	Y	Y	N	Y	Y	Referral	Assessment
Catholic Community Services: East Congregations for the Homeless	East King County	30 beds	Y	Y	ND	Y	Y	ND	Referral
Catholic Community Services - Project HOPE	East King County	5 units	Y	N	ND	Y	Y	Y	Referral
Catholic Community Services - Pocket Shelter	Kent	20 - 30 beds	Y	Y	Y	Y	Y		Referral
Catholic Community Services-Severe Weather Shelter and Voucher	South King County	10 vouchers 15 vouchers	Y	Y	Y	Y	Y	Y	Referral
Catholic Community Services-South Midway	Kent	8 units	Y	Y	Y	Y	Y	Y	Referral
Catholic Community Services-Muckleshoots	Auburn	5 vouchers	Y	Y	Y	Y	Y	Y	Referral

Agency/Project	Location	Emergency Beds/Transitional Units/Vouchers	Food	Clothing	Misc. Financial Assistance	Advocacy	Transportation Assistance	Homeless Prevention Services	No. of Clients
Catholic Community Services - Elizabeth House	Auburn	6 units	Y	Y	Y	Y	Y		Transitional
Domestic Abuse Women's Network (DAWN)	Kent	12 beds	ND	Y	ND	Y	Y		Homeless
Eastside Domestic Violence	Eastside	18 beds	Y	Y	Y	Y	Y	Y	Safety
Federal Way Community Care Giving Network	Federal Way	vouchers	Y	Y	Y	Y	Y	Y	Respite
Friends of Youth	Eastside	14 emergency beds, 28 transitional, 34 group/foster care	Y	Y	Y	Y	Y	Y	Homeless
Grace Fellowship Church	30 beds	Kent	Y	ND	N	Y	Y		Chronic
Health Care for the Homeless	Kent Auburn Renton Issaquah	N	N	N	N	Y	Y		On-site
Housing at the Crossroads	Kirkland Bellevue	5 units	N	Y	N	Y	Y		Transitional
Issaquah Church and Community Services	Issaquah	vouchers	ND	ND	Y	Y	ND		Mental
Kent Youth and Family Services	Kent	8 units	Y	Y	N	Y	Y	ND	Transitional

Agency/Project	Location	Emergency Beds/Transitional Units/Vouchers	Food	Clothing	Misc. Financial Assistance	Advocacy	Transportation Assistance	Homeless Prevention Services	Notes
Kirkland Interfaith Transitional Housing	Kirkland	35-60	Y	Y	Y	Y	Y	Referral, case mgmt, emergency assistance	
Maple Valley Community Center	Maple Valley		N	N	N	Y	N		
North and East King County Multi-Service Center	Bothell Bellevue Carnation Kirkland Redmond	27 emergency beds, 7 transitional units, 8 motel vouchers	Y	Y	Y	Y	Y	Eviction prevention	
South King County Multi-Service Center	Federal Way Kent Renton White Center	30-60 emergency beds, 25 transitional units	Y	Y	Y	Y	Y	Rent Assistance, Info and Referral	
NW AIDS Foundation	County wide	10 transitional units, vouchers	N	N	Y	Y	N	Rental Assistance	
Renton Salvation Army	Renton		Y	Y	Y	ND	ND		
Ruth Dykeman's Children Center	Burien	8 emergency beds, 24 units group care	Y	Y	ND	Y	Y		
Sharehouse	County wide		N	N	N	N	N		
Salvation Army	Eastside	60 vouchers	Y	Y	Y	Y	Y	Rent assistance	
Seattle-King County Homeless Families Project	King County	[Varies based on client choice of location]			Y	Y	Y	Y	

Agency/Project	Location	Emergency Beds/Transitional Units/Vouchers	Food	Clothing	Misc. Financial Assistance	Advocacy	Transportation Assistance	Homeless Prevention Services	Notes
St. Vincent de Paul	Auburn	30 vouchers	Y	Y	Y	ND	Y		Sort
YWCA - East King County Family Village	Redmond	20 transitional units	Y	Y	Y	Y	Y		Transitional housing job
YWCA South King County	Renton Auburn Tukwila Kent SeaTac	56 emergency beds, 11 transitional units	Y	Y	Y	Y	Y	Rent and mortgage assistance	Emergency shelter
YWCA - South King County Anita Vista	Kent	14 transitional units	Y	Y	Y	Y	Y		Transitional housing

Y=Yes

N=No

ND=No Data

Note: Emergency shelter capacity is counted in terms of beds; transitional housing capacity is counted in units; and the availability of transitional housing is counted in units depending on funds raised by agency.

F. Public and Other Assisted Housing Needs

There are 2,524 applicants on the King County Housing Authority's (KCHA) waiting list as of mid-1995. Of this number, approximately 68% qualify and have been approved for a Federal Preference for admission. KCHA ranks all federally mandated preferences equally. Applicants within a federal preference category are given the highest priority on the waiting list and are housed according to the date and time of their qualification. KCHA also gives priority to applicants referred by outside agencies under one of three local preference programs. These local preferences are used to assist people under KCHA's program for the mentally ill (25 units), the Teen Parenting program (30 units), and the Bellevue Homeless Family program (8 units).

1. Public Housing Inventory

The King County Housing Authority (KCHA) manages 3,277 public housing units in the King County area. Of these, only 46 units were vacant as of December, 1994. Of those, 43 vacancies were due to rehabilitation activities. While vacancy rates in public housing authorities in other parts of the country are high, the rate locally is very low. The KCHA is committed to filling vacant units as quickly as possible. The breakdown by unit size of KCHA's units is as follows:

Figure 19

Number of Public Housing Units by Unit Type	
Studio (0 bedroom)	124
One-bedroom	1,190
Two-bedroom	1,029
Three-bedroom	768
Four-bedroom	154
Five-bedroom	12

Generally speaking, most of the public housing units are in good condition. King County's One Year Action Plan will identify specific rehabilitation projects. A recent needs assessment identified the following general priorities for rehabilitation:

1. Correct life, safety, and emergency conditions;
2. Meet statutory or other legally mandated requirements;
3. Protect the structural integrity to ensure the long-term viability of the buildings;
4. Meet energy conservation standards;
5. Increase tenants' security;
6. Develop resident programs;
7. Improve management and operations.

The KCHA plans to convert 5% of the units and meet other necessary requirements for full handicap accessibility when substantial alterations are made to public housing developments in the future. KCHA does not anticipate any loss of units from the public housing inventory due to conversions or demolition.

2. Tenant-based Assistance

Tenant-based assistance is available primarily through the Section 8 program. The KCHA administers 3,455 units which includes both tenant-based assistance and a 15 unit Moderate Rehabilitation project. Within that total, 912 have transferred to KCHA from outside their jurisdiction and 293 subsidy holders transferred out of KCHA's jurisdiction.

The KCHA has 2,209 certificates (2,110 are currently leased), and 442 vouchers (425 are currently leased). Within the certificate and voucher programs, KCHA operates five special interest programs which allows them to target the subsidy to specific categories of participants.

Figure 20

Targeted Section 8 Vouchers and Certificates

Program	Actually Leased	Contract
Family Self-Sufficiency (FSS)	67	138
Mentally Ill (MI)	39	41
Terminally Ill (TI)	24	25
Domestic Violence (DV)	117	117
Homeless Families Moving From Transitional Housing (HF)	55	58

The Family Self Sufficiency program has recently been expanded from 66 units to 138 units. The lease-up of the initial 66 units was completed in December 1994.

Figure 21 below shows the breakdown by bedroom size, population, and total units available in the Section 8 program.

Figure 21

Section 8 Certificates and Vouchers by Bedroom Size and Population

Bedroom Sizes	1	2	3	4	5	6
Elderly	353	61	11	2	1	
Family	62	1,299	707	178	42	6
Disabled	392	211	67	23	2	

As a result of our Section 8 program running at or near full capacity, continuing demand has created lengthy waiting lists. Currently KCHA has about 850 families on the waiting list with an average waiting time of 24 to 36 months. Families are selected from the waiting list in accordance with the Federal Preference regulations instituted in January 1988 to ensure that housing assistance would be directed to those families with the greatest need. There are three definitions used to describe those families who are in the greatest need: paying more than 50% of their income towards rent and utilities; being involuntarily displaced; or

living in substandard housing. Of the families on the waiting list, 90% qualify for one or more of the Federal Preferences.

Due to the large number of families on the waiting list, KCHA has chosen to close its waiting lists to avoid misleading families who need immediate assistance. Closed since July, 1993, the waiting list will reopen once KCHA has assisted all current applicants who qualify for a Federal Preference.

KCHA currently owns and operates a total of 174 units under HUD Section 8 new construction program. All of these are one-bedroom units located in high-rise buildings and are targeted to house elderly families. KCHA has also acquired four housing developments for families under the Preservation Program. HUD rental subsidy is available for 236 of the 272 units within these developments. Of the 272 units, there are 31 one-bedrooms, 127 two-bedrooms, 110 three bedrooms, and 4 four-bedrooms.

KCHA recently completed an Allocation Plan containing findings and recommendations to address the problems of mixed populations (seniors and people with disabilities) in KCHA senior high-rise buildings. A combination of designating 2 buildings for congregate level housing and services, support services coordination to rebuild the sense of community, and some changes in management practices are the recommended three-fold approach to dealing with mixed populations. Some of the recommendations in this plan are ongoing through 1995.

3. Other Assisted Housing

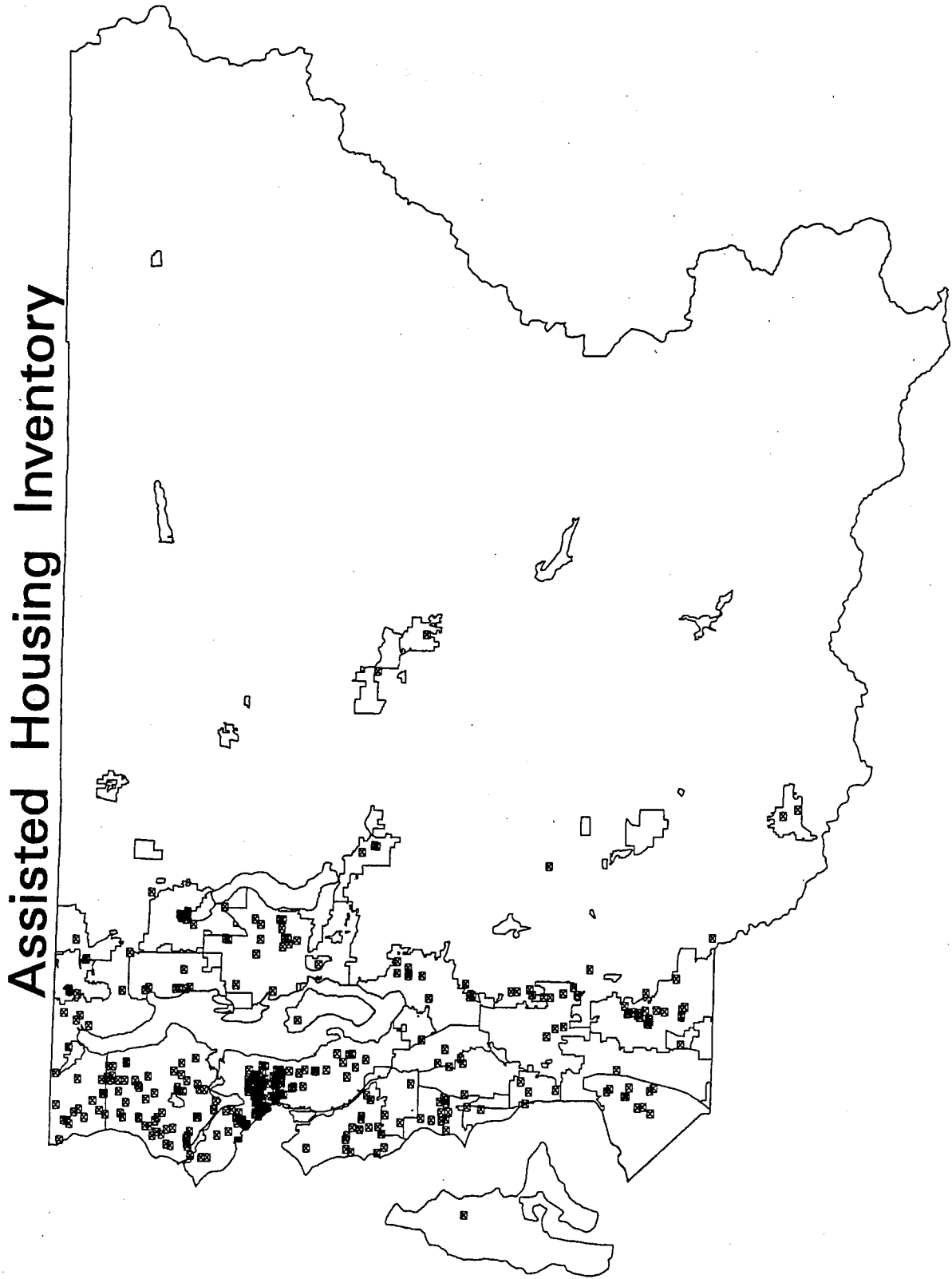
Over 2,000 units have been produced using state and local funds including CDBG, HOME, the Washington State Housing Trust Fund, mortgage bond financing and low-income tax credits administered through the Washington Housing Finance Commission. King County has also demonstrated a substantial commitment to assisted housing by establishing a source of local funds for housing development. King County has allocated \$10.5 million since 1990 from the Housing Opportunity Fund (HOF) capitalized from local real estate excise tax revenues.

The Shelter Plus Care program currently targets 97 units to homeless disabled people served by mental health agencies in King County, outside Seattle. The program operates much like the Section 8 program but combines intensive support services with the rental assistance for five years. The Housing Opportunities for People With AIDS program provides additional, short term rent assistance in King County. These programs are administered by other agencies.

During 1992-93, King County developed an inventory of assisted housing units. Figure 22 shows the location of each project. While not entirely complete, the database includes information on population served, project type, fund sources, address, and number of units. The populations served include families, the elderly, chronically mentally ill, developmentally disabled, victims of domestic violence, youth, and persons with AIDS.

Over 8,000 units or about 68% of the stock is in project-based tenant assisted units such as public housing owned and managed by housing authorities and HUD-assisted projects, many of which are owned by the private sector.

Figure 22



PCDD GIS

G. Lead-based Paint

Requirement to address lead-based paint. Title X of the Housing and Community Development Act of 1992 requires jurisdictions to address in the CHAS, the issue of lead-based paint in the housing stock. Lead-based paint has been determined to pose a significant health risk to children. Although the use of lead in paint was banned in 1978, it is estimated that three-fourths of pre-1978 homes contain lead-based paint.

National prevalence suggests over 77,000 households could be affected. It is difficult to determine the exact incidence of lead-based paint in housing units occupied by households at or below 80% of the median income in the King County Consortium. Using data from the 1990 Census based on the age of the housing stock and the number of households with incomes up to 80% of median income applied to national percentages of lead-based paint, a rough estimate can be suggested as a starting point. The likelihood of housing containing lead is influenced by geography, housing type and climate. According to the data, approximately 48,905 renter households (20,204 with incomes at or below 50% of median and 28,701 with incomes between 51 - 80% households) and 29,004 owner-occupied households (7,087 with incomes at or below 50% of median and 21,917 with incomes between 51 - 80% of median owners) could be affected.

Local estimates more conservative about the problem. Information from the Seattle-King County Public Health Department suggests that the above numbers may be a worst case scenario. The Seattle office of HUD has identified approximately 437 pre-1978, family occupied, housing authority units in King County which have children under the age of 6. The Washington State Department of Health has identified 13 children under the age of fifteen in King County including the City of Seattle, who have elevated levels of lead in their blood (reports from May 1993 to June 1994). This information has been given to Seattle-King County Department of Public Health who will follow up on these cases which are above the allowable limit. The Four-Year Strategy and Annual Action Plan contain specific steps the Consortium will undertake to address the issue and comply with Title X.

H. Barriers to Affordable Housing

The King County Consortium has impediments as well as opportunities for creating affordable housing.

Barriers include:

- **Dispersal of the population.** The 991,060 people in the King County Consortium are dispersed over an area the size of Rhode Island although the majority are concentrated in the Western third. There are relatively few economically distressed areas in the County or areas with high concentrations of people with incomes at or below 80% of median.
- **Relatively new housing stock.** Since a great deal of the housing units are newer, there is also not a large stock of abandoned buildings to rehabilitate.
- **Low vacancy rates.** Vacancy rates are low in most areas, ranging from less than one percent in some communities to over 10 percent in others.

Opportunities include:

- **Emphasize new construction.** One implication of these conditions for the Consortium's strategies is that the emphasis for production of multifamily housing is on new construction versus acquisition and rehabilitation wherever possible. King County's displacement policies discourage acquisition and

rehabilitation of buildings currently occupied by people with incomes at or below 80% of median. This kind of activity does not usually increase the stock of housing -- particularly when it is converted for use by a particular population. In addition, the cost of relocating the existing tenants, plus the cost of acquisition and substantial rehabilitation, can often exceed the cost of a new construction project.

- **Preserve existing affordable housing stock.** Another main component of King County's housing strategy is the preservation of existing housing, particularly single family homes. This focus will allow us to maintain the existing housing stock and assist homeowners at or below 80% of median income by providing home repair and rehabilitation for single family homes. Growth Management Act requirements regarding where growth will be accommodated will impact choices about how preservation versus new construction priorities are implemented.

I. Fair Housing

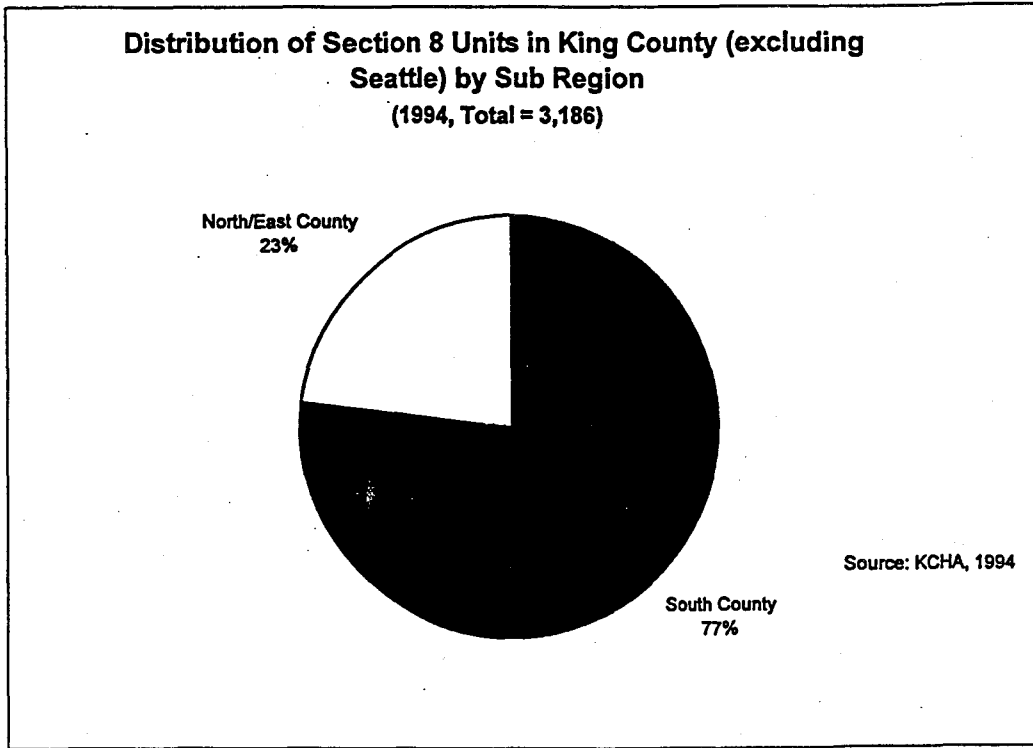
Information available throughout King County supports the importance of affirmative marketing in furthering the County's fair housing goals. Patterns of racial and economic segregation persist in our communities and are seen by many as troubling signs of continuing discrimination. Minority households have on the average significantly lower income than whites; a higher proportion of both renter and owner minority households pay an excessive amount of their income for housing. Not surprisingly, a high proportion of minority households live in communities with a significant percent of residents at or below 80% of median income.

Racial segregation in housing can be caused by a number of factors, namely, racial and cultural discrimination, lack of affordable housing, and a lack of economic access and information. However, affirmative marketing is a means of ensuring housing opportunity and freedom of choice by actively providing information about available affordable housing in non-traditional areas to prospective minority buyers and renters. A 1986 study by the Seattle-King County Community Housing Resources Board, a group advocating for fair housing, found that 52 percent of respondents would prefer to live in a racially mixed neighborhood but don't, and 62 percent felt that not enough was being done to promote integration.

King County's Fair Housing Ordinance (for unincorporated King County residents only) prohibits discrimination against any persons on the basis of race, color, religion, national origin, age, sex, marital status, parental status, participation in the Section 8 program, sexual orientation, disability, or the use of a trained guide dog by a person with a disability. Incorporated jurisdictions have their own ordinances and are responsible for enforcement (within King County, however, only the City of Seattle and King County ordinances ban discrimination based on sexual orientation).

The Section 8 program administered by the King County and Renton Housing Authorities provides a critical affordable housing resource for households at or below 80% of median income by allowing them to find housing in the private market with the Section 8 subsidy. However, this program is not achieving its goals of racial and economic integration to the extent possible because Fair Market Rents (FMR) are not high enough to enable Section 8 program participants to find housing in many communities in the County. Figure 23 below shows that over two thirds of Section 8 participants are concentrated in the South part of King County due at least partially to the fact that rents in East King County exceed the FMR allowed by HUD.

Figure 23



Chapter 4

Community Development Needs

This chapter presents information on the community development needs of the King County CDBG Consortium (this does not include the cities of Bellevue and Auburn, which develop their own community development plans).

Highlights:

- *The 29 cities and unincorporated areas that make up the CDBG Consortium have an extremely wide variety of needs and concerns related to community development.*
- *The communities identified a range of unmet human service needs, ranging from emergency services to youth services and more.*
- *Many small cities are concerned with public infrastructure improvements (e. g., sidewalks, water improvements), and want to see infrastructure keep pace with growth.*
- *Multi-agency centers which locate a variety of health and human services in the same facility are a priority consortium-wide.*
- *Other community development priorities include accessibility for people with disabilities, economic development, and historic preservation.*

CDBG funds can be used for a variety of community development activities such as housing development, housing repair, public or community facilities, public infrastructure improvements, public (human) services, accessibility, historic preservation, economic development and planning. Activities must primarily benefit residents at or below 80% of the median income. (See Appendix C for more information on the CDBG Program). Housing development and housing repair needs are addressed in the previous chapter.

Every resident is entitled to a suitable living environment and the opportunities for financial security to do so. But the needs far outweigh available resources. The challenge for the King County Consortium will be coordinating strategies and available resources to meet the high priority needs of the region. The following methods were used to gather information on the community development needs of the King County Consortium: 1) meetings with human service providers and low-income small cities; 2) a written survey which was sent to 29 Consortium cities; and 3) review and analysis of available King County data from needs assessments, plans and reports.

A. Meetings with Human Service Providers

Community Development staff held two meetings in July 1994 with human service providers to determine the priority needs for both human services and human service facilities within the Consortium. Service providers were asked to review the survey results from a United Way of King County report on human service needs completed in 1993. Providers were asked to select human service needs which should be a priority for CDBG funds and to identify geographic areas where services were especially lacking.

1. Human Service Needs and Issues

Priority Public (Human) Service Needs

- Emergency Services (eviction prevention, utility assistance, food/clothing banks)
- Emergency/Transitional Shelter
- Mental Health Services (Counseling)
- Employment/Job Training
- Family Support/Parenting Education
- Child Care/Early Childhood Education
- Domestic Violence
- Health Care Services (includes in-home health care, dental)
- Transportation
- Case Management and Coordination
- Disability Services
- Child Abuse
- Teen Pregnancy Prevention
- Youth Services

Issues

Emergency Services

Emergency services include eviction prevention, rent/utility assistance, financial assistance, and food and clothing banks. Eviction prevention was identified as a high priority countywide need. A survey of 43 providers in 1993 identified emergency financial assistance to keep persons in their homes as a high priority need. The Crisis Clinic received approximately 12,000 calls in 1992 from persons at risk of homelessness. The Bellevue Women's Center gets at least three calls a day for emergency assistance for housing, food, transportation, etc.

Emergency/Transitional Shelters

Emergency shelter for single adults without children was needed in King County outside Seattle. The shelters located in King County are oriented to families, not single adults. Providers also identified the need for more transitional housing facilities. Persons leaving emergency shelters are unable to find permanent housing which is affordable or may need additional support to transition into permanent housing. The Snoqualmie Valley was identified as an area which does not have any emergency or transitional shelter beds. Families in need of shelter have to leave the area and their support systems.

Mental Health

Affordable mental health services was needed for low-income children, individuals and families who are not eligible under the county's mental health system which serves chronically or acutely mentally ill persons. Providers noted an increased demand for affordable family counseling services. In 1995, the County will be changing the eligibility for mental health services to expand services to persons who do not meet the definition of chronically or acutely mentally ill.

Employment/Job Training

A survey of five food banks in north and east King County in 1994 found that the greatest need recipients had were for a job (34%); recipients also stated that schooling and training were needed to address this obstacle (37%). Employment and job training includes vocational training and other support services such as child care and transportation. Often, low-income persons are unable to participate in job training opportunities because they lack transportation or child care services. Providers stated that employment and job training should be targeted to economically distressed areas such as White Center and rural King County.

Family Support/Childhood Education

Family support which includes parenting and early childhood education, was seen by the providers as a cost effective method to prevent other problems such as domestic violence, child abuse, teenage pregnancy, youth violence and substance abuse, etc. Providers identified the need for early childhood education services for special populations on the Eastside.

Domestic Violence

Community-wide education on domestic violence was a priority need along with shelter for victims of domestic violence, support groups, case management, transportation and services to teens. Providers stated that there was not a continuing level of support for domestic violence and that existing services were not funded adequately.

Health Care

Providers stated that access to affordable basic health care, including dental care and personal care (assistance with feeding, bathing, etc.) for the elderly and persons with disabilities is needed. Providers also stated the Washington State's new managed health care system will be a barrier to providing health care services to the homeless and to persons who are transient (victims of domestic violence) because clients will be signed up with one health care provider and services will not be portable to any other provider.

Transportation

Providers stated that public transportation routes in the balance of the county were oriented to Seattle. Routes between eastside and south end cities or going east to west or west to east were lacking or available infrequently. Transportation services to human service facilities needed better linkages and frequency. Van services were also needed for elderly, persons with disabilities and homeless persons in rural and suburban areas. One provider stated that homeless families have difficulties moving their belongings on buses.

Case Management

Case management services provides the linkage to other support services to ensure coordination and consistent care. Case management services was identified as a priority for mental health, substance abuse, homeless services, emergency services, families-at-risk and for children with special needs.

Child Abuse

Child abuse services which are a priority need are prevention, community education, and support to homeless families.

Teen Pregnancy Prevention

Teen pregnancy prevention was identified as a priority need in areas of the Consortium with the high rates of birth among school age girls - White Center and the Snoqualmie Valley.

Youth Services

Providers stated that services, especially activities that prevented youth violence were needed. Services include counseling, shelters, recreation, etc.

Other Issues

The providers also identified issues/concerns related to funding. Providers stated a need for regional funding of human services. Cities are often reluctant to fund regional services, i.e. domestic violence shelter support, unless there is a direct benefit to their residents. Domestic violence shelters are unable to hold beds for residents of certain cities to ensure that their residents will be served. Domestic violence victims are served irrespective of their residency. Providers suggested that a baseline of minimum support countywide needed to be established for regional services.

Funding for existing human services which were performing well needed to be maintained before funding new needs. Providers were also being asked by funders to increase collaboration/networking with other service providers. Funders need to recognize that indirect costs such as community organizing which empowers communities to respond to their needs, and collaboration/networking with other providers are legitimate program and administrative costs essential to the delivery of needed services. Currently, agencies are not reimbursed for those indirect costs.

2. Facility Needs and Issues

Priority Public or Community Facility Needs

- Multi-Agency Center (social and health agencies located in the same facility)
- Child Care Centers
- Neighborhood Centers
- Senior Centers
- Youth Centers
- Health Facilities

Issues

Multi-Agency Centers

Multi-agency centers are facilities where a variety of human service agencies are co-located. Multi-agency centers were seen as a priority human facility need because they address the problem of transportation between service facilities, agencies can more easily coordinate services needed by low-income families and persons, and agencies may be able to share resources and reduce costs.

Child Care Centers

Child care centers was also identified as a priority need. Centers should preferably be co-located with other service providers unless facility needs are different or service populations are not compatible.

Neighborhood (Community) Centers

Neighborhood centers which are community based, multi-purpose facilities which can provide family support and multi-generational activities were identified as a priority need. One provider stated that these centers could also provide support for homeless persons by providing day activities, shower and laundry facilities.

Health Facilities

Additional space for community education and for expansion of services was identified for health facilities.

B. Survey of Consortium Cities

A written survey of the eligible non-housing community development activities was sent to 29 of the CDBG Consortium cities. Cities were asked to identify the community development needs that were a priority for CDBG funds in their jurisdiction and to identify the estimated dollars needed to address each priority need. Community development staff also met with seven of the smaller cities that have a significant percent of low- and moderate-income residents to identify needs and potential strategies to address those needs.

Twenty of the suburban cities and the County identified their priority community needs and estimated dollars needed to address the needs. Priority needs for community development are grouped by CDBG eligible activity; see Table 2 at end of the chapter. The thirteen Pass-through Cities, eight smaller suburban cities, and King County identified priority needs for their jurisdictions and the estimated dollars needed to address each need. Seven of those smaller cities have large concentrations of low-income residents.

The estimated dollars reflect the amount *needed* to solve the community development needs. The estimated dollars were based on a variety of sources. Public facility and infrastructure improvements were based on cities' Capital Improvement Plans and application requests for local CDBG funds. These figures represent dollars needed over a five to six year period.

The figures for public service needs are based on a one year period. Public service dollars to address needs were harder to obtain; jurisdictions had difficulty quantifying the total dollars needed to address the problem. The estimated dollars were based on costs of services currently funded which does not adequately address the entire scope of need. Thus the figures are low and some needs do not have dollars identified.

Community Development Activity Areas

Public or Community Facilities

Nineteen cities and the County identified parks and recreation facilities as a priority need for their cities. The Cities and the County have budgeted general funds for parks and recreation facilities but the funds available are not enough to meet the need.

Eleven cities and the County identified youth centers as a priority need and ten cities identified multi-purpose community centers for seniors, youth and adults as a priority need. Some cities have budgeted general funds for a youth center or community center and others are exploring bonds and other resources.

Public Infrastructure Improvements

The smaller suburban cities and unincorporated areas of King County expressed the greatest need for public infrastructure improvements. Thirteen cities identified street and twelve identified sidewalk improvements as priority needs. Eleven of the cities identified water improvements as a priority need. All the cities and the County have developed six year Capital Improvement Plans, which identify infrastructure projects the cities and the County are planning for and which identifies local, state and federal resources needed to accomplish the improvements.

In unincorporated King County, small water systems which serve between 10 and 100 households are at greater risk of having contaminated water or failing to have their water supply tested. Water systems with recent contamination problems include Selleck and Ravensdale in southeast King County. The small water systems are faced with increasing regulations and many are unable to afford the cost of bringing their systems into compliance.

Public (Human) Services

The King County Consortium has identified the need for homelessness prevention as a priority for CDBG public service funds. Sixteen cities and the County have identified the need for youth services. King County is facing an increase in youth violence (see Appendix B for information on youth violence) and jurisdictions are exploring activities and services to prevent youth violence and offer youth more life options. Youth services include recreational, educational and social activities, mental health, substance abuse, health services, family planning, anger management, life skills, job training, etc.

Twelve cities have identified the need for senior services. Ten cities and the County have identified substance abuse and child care services as priority needs.

King County has identified the following as high priority human service needs for the County and Small Cities CDBG Fund: 1) emergency/transitional shelter and emergency food distribution network support; 2) housing support services; and 3) small, low-income cities' community center support.

Accessibility

Eleven cities and the County identified accessibility as a priority. Cities and the County consider removal of architectural barriers as an important component of increasing access to services and mobility for persons with disabilities.

Historic Preservation

Four cities and the County identified residential historic preservation as a priority. Seven cities identified non-residential historic preservation as a priority.

Economic Development

The suburban cities and the County consider a variety of economic development activities as a priority. The activities cited most frequently were: micro-business, technical assistance, and business recruitment/retention. The County identified the need for loans to for-profit businesses for acquisition and working capital and the need to provide technical assistance and loans to minority and women-owned businesses as a priority.

Planning

The suburban cities and the County also consider a variety of planning activities as a priority. The activities cited most frequently were: CDBG planning and administration, human service needs assessments, comprehensive plans, and utility plans/studies.

C. Review of Available King County Data

Community Development staff reviewed available community development data from needs assessments, plans and reports conducted by other county departments/divisions to identify areas where federal funds could be used to support other county programs.

King County provides support for the following health and human service programs through other federal, state and local funds: youth and family services, public health, mental health, developmental disabilities, child care, work training, aging services, veteran's services, domestic violence, sexual assault and refugee services. King County also funds other public services such as crime prevention, fair housing, and transportation.

CDBG, HOME, ESG and HOF funds have provided assistance with acquisition and rehabilitation of community facilities and special needs housing to populations served by other county departments/divisions. A detailed list of health and human service needs and issues are included in Appendix B.

The review of available data identified two geographic areas within the county - White Center and the Snoqualmie Valley which have significant areas of low- and moderate-income residents. White Center, located in the South Urban Area, is the largest area of unincorporated King County. The Snoqualmie Valley, located in the Rural Area, consists of the cities of Duvall, Carnation, North Bend and Snoqualmie and the unincorporated areas in the valley. Listed below is a description of the areas and concerns which have been identified by the community.

1. White Center

In 1993, King County developed a community plan for the White Center area. The plan was developed with extensive community participation and was King County's first holistic approach to community planning. The plan identified concerns regarding land use, transportation, health and human services, economic and community development, and environmental protection. The plan also outlined strategies developed with input from residents, business and service providers that the County and other jurisdictions would need to take to address those concerns. The White Center Community Action Plan was adopted by the Metropolitan King County Council in November 1994. The following is a summary of the needs identified in the plan.

Population Description

- Planning area includes portion of unincorporated King County between the Cities of Seattle and Burien and west of state route 509
- Population of the area was 18,414; 27.2% of the population is below 18 compared to 22.7% for King County; 22.9% of the population is non-white compared to 15.2% of King County
- Largest cultural communities are Hispanic, Cambodian, African-American, and Vietnamese
- 15.6% of the population is below the federal poverty line compared to 8.0% for King County; 33.3% of the population is below 200% the poverty line compared to 19.8% for King County
- The area has the largest public housing in King County outside the City of Seattle which provides housing for 2,195 persons

Community Concerns

- Need for better school facilities and safe playgrounds for children
- Need for English as a Second Language and general adult literacy classes
- Need for support for families with at-risk children
- Teen Pregnancy and Services to Teen Parents
- Drug activity in White Center
- Need for access to basic and support services
- Need for better transportation to health and human services and activities
- Need for centrally located translation services
- Youth need more positive activities in the evenings which provide alternatives to gang involvement (largest Asian gang in King County from White Center)
- Don't create new taxes to fund redevelopment
- Current building regulations make it difficult to redevelop
- Need for more employment type businesses in the area
- Downtown business area's appearance and mix of businesses discourages shopping and pedestrian activity
- Size of Downtown commercial area is an obstacle to development and consequently expansion of employment
- Don't displace existing businesses through rezoning
- Speeding and cut-through traffic has a negative impact of residential neighborhoods
- Mobility is difficult for residents without automobiles, particularly youth
- There is lack of public art in the area
- There are no facilities available to serve as a cultural center
- Large apartment complexes have a negative impact on residential neighborhoods
- Crime in the area, as well as fear of crime, diminishes the quality of life for residents
- Improve the quality of surface water that drains into streams, lakes and wetlands
- Increase habitat value of the natural environment
- Provide education and opportunities for the community to understand their role in protecting water resources and the natural environment
- Need to clean up the lakes so they are safe for people to go into them
- Improve water quality at Lakewood Park, Lake Hicks and Arbor Lake
- Improve park maintenance and uses

2. Snoqualmie Valley

The Snoqualmie Valley is a rural area where a significant number of persons at or below 80% of median income live. The Snoqualmie Valley Community Network received a grant in 1994 from the King County Community Services Division to conduct a needs assessment of human service needs in the area. The following is a summary of the community's concerns which were identified.

Population Description

- Communities from Duvall to North Bend (includes Carnation, Fall City, Preston, Snoqualmie and areas in between)
- Area served by two school districts - Riverview and Snoqualmie with total populations of 10,043 and 16,705 in 1989, respectively
- Higher percentage of population living below 200% of the poverty level in the two school districts than rest of the Consortium, 1989 (Riverview - 18.9%, Snoqualmie - 19.3%, King County Consortium - 15.6%)

Community Concerns

- Many services not available locally
- Residents not aware of services and how to access them
- Culturally appropriate services are lacking
- Need for basic support services: food, shelter, health care, education, employment and transportation
- Need for education and prevention services
- Need for services to provide safety from abuse, neglect and violence
- Better coordination needed to avoid duplication of services
- Networking and collaboration needed to best utilize available resources
- Community needs to develop sense of identity to support and share responsibility for needs of its residents
- Need to identify what resources/services are lacking
- Service area needs to be clearly defined
- Families need to be empowered
- Community volunteer opportunities need to be identified

D. Obstacles to Meeting Identified Needs

The King County Consortium is faced with increased community development needs and limited resources available to meet those needs. Federal, state and local funding sources are also shrinking as needs, especially for human services, escalate. Funding sources have begun to narrow the scope of human service needs they will address and often decrease or cut funding for ongoing programs which are meeting a current need to fund new programs that address new emergent needs. This creates a dilemma - clients can no longer get their current needs met and end up developing more serious needs.

Federal regulations limit the amount of public service funds that can be used for human service activities to 15% of the entitlement plus program income. Jurisdictions have developed priorities for the limited public service funds which can meet only a small proportion of the need.

King County has established its highest priority for the County and Small Cities public service funds to emergency/transitional shelter and emergency food distribution. The other priorities for funds are to housing support services and support to low- and moderate-income (up to 80% of median) small cities' community centers. One-time only funds are allocated to equipment purchases if funds allow. The County and Small Cities Fund has not prioritized public services provided through the other county

departments - i.e., mental health, substance abuse, child care, crime prevention, disabilities, employment training, etc. but has supported those services through acquisition and rehabilitation of community facilities.

The Pass-through Cities have also established priorities for their limited public service funds based on the needs of their residents and in coordination with their general funds for human services. The cities also support human service agencies through acquisition and rehabilitation of their facilities.

The King County Consortium distributes the 15% public service ceiling among the Consortium partners in the following manner: 1) \$300,000 of the annual entitlement plus program income is reserved for the Housing Stability Project; and 2) the balance of public service ceiling is divided between the Pass-through Cities and the County and Small Cities Funds based on the percent of the Consortium's low- and moderate-income population in each jurisdiction.

The County and Small Cities Fund has traditionally supported emergency and transitional shelters in the north, east and south King County. Service providers have applied to King County for public service and capital funds for emergency and transitional shelters.

As cities have annexed or incorporated, the County and Small Cities share of the entitlement has decreased in the last few years while the Pass-through Cities' share have increased. This has created a problem since many of the providers continue to apply mainly to the County for operating and capital support for regional type services which the County and Small Cities Fund can no longer support. The providers have the option of applying to each of the 13 Pass-through Cities whose residents they serve. This creates a hardship for the providers, and often, the providers cannot guarantee that a certain number of residents from a specific city will be served since they serve anyone who needs the service and often their clientele are very mobile.

The Pass-through Cities are also faced with increasing demands for their limited public service funds. While federal, state and other resources decrease, the demand for human services in the suburban cities has increased. Pass-through Cities have used their CDBG funds to supplement their general funds to serve low- and moderate-income populations. Often, regional services located in another area is not seen as a priority for cities whose main concern is meeting the needs of their residents. Also, some cities contribute general funds to regional services such as emergency shelter and emergency type services for their residents.

Federal regulations also limit the amount of planning and administration funds to 20% of the entitlement plus program income. King County and the Consortium cities are unable to fund planning projects or provide technical assistance to the extent needed in the community.

Many of the cities are interested in funding human service needs assessments, economic development plans, utility plans, etc. King County would like to provide additional technical assistance to the small cities with significant percent of residents at or below 80% of median income, in planning and implementing their community development projects and fund planning activities related to community and economic development in areas of the Consortium with a significant percentage of residents who have incomes up to 80% of the median.

Table 1

U.S. Department of Housing and Urban Development
 CPD Consolidated Plan
 Homeless Populations and Subpopulations

	Total # Homeless (a + c + d)	Total # Homeless Unsheltered (a)	TOTAL NUM Reception/Day Centers (b)
Part 1: Homeless Population			
Families with Children			
1. Number of Homeless Families	0	0	
2. Number of Persons in Homeless Families	0	0	
Individuals not in Families			
3. Youth (17 years of age or younger)	0		
4. Adults (18+ years of age)	0		
TOTAL (lines 2 + 3 + 4)			
Part 2: Subpopulations			
Homeless Persons with Special Needs			
1. Severe Mental Illness (SMI) Only		0.0	0
2. Alcohol/Other Drug Abuse Only		0.0	0
3. SMI and Alcohol/Other Drug Abuse		0.0	0
4. Domestic Violence		0.0	0
5. AIDS/Related Diseases		0.0	0
		Number	6. Other (Spec

This table has been left blank because no data is available which meets HUD standards for eliminating duplication. Please see the narrative discussion of homelessness which identifies the number of beds available at shelter survey conducted in November 1994.

This table has been left blank because no data is available which meets HUD standards for eliminating duplication. Please see the narrative discussion of homelessness which identifies the number of beds available at shelter survey conducted in November 1994.

Part 2: Cont

Table 2

Priority Needs Summary Table

PRIORITY HOUSING NEEDS (households)			Priority Need Level High, Medium, Low, No Such Need			ESTIMATED UNITS	ESTIMATED DOLLARS NEEDED TO ADDRESS
			0-30%	31-50%	51-80%		
Renter	Small	Cost Burden > 30%	H	H	M	210	3,725,478
		Cost Burden > 50%	H	H	M	1	1
		Physical Defects	H	H	M	42	210,000
		Overcrowded	M	M	M	6	30,000
	Large	Cost Burden > 30%	M	H	M	35	620,913
		Cost Burden > 50%	M	H	M	1	1
		Physical Defects	H	H	M	4	21,000
		Overcrowded	M	M	M	2	9,000
	Elderly	Cost Burden > 30%	H	H	M	35	620,913
		Cost Burden > 50%	H	H	M	1	1
		Physical Defects	H	H	M	6	27,000
		Overcrowded	L	L	L	1	3,000
Owner	Cost Burden > 30%	L	M	M	10	206,971	
	Cost Burden > 50%	L	M	M	1	1	
	Physical Defects	H	H	H	240	1,762,650	
	Overcrowded	M	M	M	10	92,800	
PRIORITY HOMELESS NEEDS			Priority Need Level High, Medium, Low, No such need			ESTIMATED DOLLARS NEEDED TO ADDRESS	
Outreach Assessment			Families	Individuals	Persons w/ Special Needs	1,000,000	
			H	H	H		
Emergency Shelters			Families	Individuals	Persons w/ Special Needs	1,000,000	
			H	M	H		
Transitional Shelters			Families	Individuals	Persons w/ Special Needs	1,500,000	
			H	M	H		
Permanent Supportive Housing			Families	Individuals	Persons w/ Special Needs	5,000,000	
			M	M	H		
Permanent Housing			Families	Individuals	Persons w/ Special Needs	5,000,000	
			H	M	M		

Table 2 cont.

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	ESTIMATED DOLLARS NEEDED TO ADDRESS
PUBLIC FACILITY NEEDS		
Senior Centers		5,114,726
Youth Centers		6,098,602
Neighborhood Facilities		23,953,721
Child Care Centers		147,554
Parks and/or Recreation Facilities		114,263,591
Health Facilities		16,522,109
Parking Facilities		2,600,000
Other Public Facilities		9,308,238
INFRASTRUCTURE IMPROVEMENT		
Solid Waste Disposal Improvements		162,508,301
Flood Drain Improvements		229,249,755
Water Improvements		31,889,500
Street Improvements		378,775,753
Sidewalk Improvements		11,664,000
Sewer Improvements		24,123,000
Asbestos Removal		
Other Infrastructure Improvement Needs		535,000
PUBLIC SERVICE NEEDS		
Senior Services		35,263,203
Handicapped Services		71,314,998
Youth Services		10,883,576
Transportation Services		10,770,044
Substance Abuse Services		182,776,887
Employment Training		3,818,497
Crime Awareness		4,074,000
Fair Housing Counseling		242,140
Tenant/Landlord Counseling		115,823
Child Care Services		2,285,673
Health Services		23,259,193

Table 2 cont.

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	ESTIMATED DOLLARS NEEDED TO ADDRESS
Other Public Service Needs		58,398,019
ACCESSIBILITY NEEDS		
Accessibility Needs		3,154,730
HISTORIC PRESERVATION NEEDS		
Residential Historic Preservation Needs		553,000
Non-Residential Historic Preservation Needs		4,951,556
ECONOMIC DEVELOPMENT NEEDS		
Commercial-Industrial Rehabilitation		225,000
Commercial-Industrial Infrastructure		500,000
Other Commercial-Industrial Improvements		
Micro-Business		150,000
Other Businesses		315,000
Technical Assistance		610,355
Other Economic Development Needs		2,896,170
OTHER COMMUNITY DEVELOPMENT NEEDS		
Energy Efficiency Improvements		
Lead Based Paint/Hazards		2,185,000
Code Enforcement		
PLANNING		
Planning		3,052,738
TOTAL ESTIMATED DOLLARS NEEDED TO ADDRESS:		\$1,459,379,181

Chapter 5

Resources

This chapter summarizes the range of resources available to Consortium jurisdictions, nonprofit organizations, and housing authorities to help address the identified housing and community development needs.

Highlights:

- *For housing, a major resource is the King County Housing Finance Program, which annually invites applications for housing capital funds. The Program combines federal and local fund sources, including HOME, a portion of CDBG, and the Housing Opportunity Fund (HOF).*
- *Another important housing resource is the King County Housing Authority, which helps develop and package housing programs for low-income residents.*
- *For community development, the Community Development Block Grant Program is a primary resource.*
- *A variety of other federal and state programs are available for affordable housing and community development activities.*

A. Resource Coordination

There are a wide range of resources which the Consortium and participating nonprofits and housing authorities can access to address housing and community development needs in the King County Consortium. The resources listed in this chapter are potential sources depending on the funding level of the program and the specific project. King County acts in a number of ways to improve the coordination of limited housing resources including sharing Notices of Funds Availability with local nonprofits; providing technical assistance during application development in terms of data and needs information; and writing letters verifying that proposed projects applying for state and federal dollars are consistent with the H&CD Plan. Housing development specialists from the County and other jurisdictions meet regularly with staff from other state and local funding programs to discuss common application and contracting requirements. CDBG and HOME consortia cities meet regularly with County staff to share information and coordinate resources.

Limited resources available. Funding to support service and operating costs for capital projects has become increasingly difficult to access, particularly for projects serving people with the very lowest incomes. Potential applicants should be aware that they will be asked to demonstrate how these costs will be supported in their projects and are encouraged to seek support from a variety of local sources.

B. Housing Related Resources

1. King County's Housing Finance Program

The Housing Finance Program provides capital funds for housing projects in King County. In the fall of each year, a Request for Proposal is issued which invites preapplications for projects requesting housing capital funds administered by King County. These funds include the Housing Opportunity Fund (HOF), County and Small Cities Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Shelter Grant (ESG) funds. Technical assistance is available from Housing and Community Development (HCD) staff for project development and at least one application workshop is offered prior to the deadline for submission.

All projects wishing to submit a final application must submit a preapplication. Preapplications are evaluated by HCD staff with assistance of the HOME Working Group members representing Consortium cities. Information on the strengths and weaknesses of proposals in relation to program policies and selection criteria is conveyed to the applicants at least 5 weeks prior to the deadline for the final application.

Each preapplicant may decide whether to submit a final application. Final applications are evaluated independently of the preapplication but must describe substantially the same project as proposed in the preapplication. Final proposals are screened by HCD staff and HOME Working Group members and also routed to an advisory committee for review and comment. Based on this review, HCD staff forward recommendations to the Joint Recommendations Committee for a final evaluation and funding.

The four fund sources included in the Housing Finance Program are described below.

a. Community Development Block Grant

The Community Development Block Grant (CDBG) Consortium funds target both rehabilitation of owner-occupied homes and the development of rental housing, including housing for special needs. King County, on behalf of the CDBG Consortium, administers a Housing Repair Program. The County and Small Cities CDBG housing development funds give priority to gaps in the housing continuum (covering shelter, transitional, and permanent housing for serving households up to 80% of median income).

Approximately 40% of the annual entitlement, which is shared among suburban partners within the CDBG Consortium, is spent on the capital costs of housing or housing-related services. CDBG funds are used on projects benefiting persons at or below 80% of median income in King County. The entitlement is shared between 29 suburban jurisdictions (including 13 jurisdictions which receive a direct share) and unincorporated King County. (See Appendix C for specific policies and requirements).

b. HOME Investment Partnerships Program

The HOME Investment Partnerships Program (HOME) targets development of permanent rental housing, serving households up to 60% of median income.

The federal HOME Program, authorized under the National Affordable Housing Act, was created to stimulate new kinds of public/private housing partnerships and to maximize the existing capital resources used to develop affordable housing. Thirty-one cities (including Auburn and Bellevue) participate in the King County HOME Consortium. (See Appendix D for specific policies and requirements).

c. Housing Opportunity Fund

The Housing Opportunity Fund (HOF) gives priority to development of housing serving special needs populations, households at risk of homelessness, and very-low income households up to 50% of median income.

The Housing Opportunity Fund (HOF) is capitalized with Real Estate Excise Tax revenue from the sale of property in unincorporated areas in King County. HOF funds are allocated to projects which contribute to the development of permanent or transitional housing for those with special needs, and emergency, transitional, and permanent housing for homeless families. Eligible activities include new construction, acquisition of real property, and rehabilitation that yields an increased supply of affordable housing.

The legislation which allows King County to use a portion of the REET revenue for housing development will sunset at the end of 1995. One of King County's housing strategies is to secure a stable source of housing development funds to replace the REET funds as well as pursue legislative changes to continue use of REET revenue for housing development activities.

d. Emergency Shelter Grant Program

The Emergency Shelter Grant Program (ESG) funds have been available in the past for minor renovation of emergency shelters, operations and maintenance, essential services, and homeless prevention activities. HUD is considering a consolidation of the ESG program with other Steward B. McKinney Homeless Assistance funds which would come to King County in the form of a block grant. The timing of this change is unclear. It is also unclear what portion of the block grant would continue to be available for emergency shelter services. The ESG allocations for the past four years have averaged around \$104,000.

2. King County's Housing Repair Programs

The objectives of the King County Housing Repair Program are:

- To assist low- and moderate-income homeowners,
- To maintain their homes in the face of rising costs,
- To preserve King County's existing housing stock, and
- To preserve affordable housing -- owner-occupied and rental units.

A major priority of King County's CDBG program is to continue funding its countywide housing repair programs. King County's CDBG program funds a range of low interest or no interest loan and grant programs, tapping a variety of sources for loan funds in order to address the different needs of different people throughout the county. Low- and moderate-income homeowners can qualify for these programs.

Pass-through cities can directly benefit eligible property owners by contributing a portion of their CDBG funds to the King County Housing Repair Program. Each city may contribute as much, or as little, as they choose. Contributed funds are reserved to benefit homeowners in that specific pass-through jurisdiction.

Housing repairs for residents of small cities and unincorporated King County are funded through contributions from the County and Small Cities Fund. For more information on the housing repair program within each jurisdiction, please call Kevin Chan, at 296-8652.

Housing Repair Hotline 296-7640

This service provides a central point of contact for King County residents who seek housing information and who wish to apply for one of the housing rehabilitation programs.

Housing Repair Grants & Loans (Owner-occupied)

This program provides both emergency grants of up to \$1,500 (\$2,700 for mobile homes) and deferred payment, zero-interest loans of up to \$13,500 to low-and moderate-income homeowners. Priority is given to low-income homeowners and to critical repair needs necessary to protect health and safety.

Affordable Monthly Payment Loan (AMPL) (Owner-occupied)

This program provides housing repair loans at low interest rates which are affordable to moderate-income homeowners. Low rates are made possible by combining CDBG, or other federal funds, with a loan from a private lender.

King County funds up to one half of eligible cost with a no interest, deferred payment loan. Most home repairs are eligible. When repaid, the federal funds return to this program. The maximum amount of the County deferred payment loan is \$13,500.

3% Loan (Owner-occupied)

This program provides a grant to subsidize a 3% interest rate loan through a private lender and requires a monthly payment. The low rate is made available to low-and moderate-income borrowers who can qualify with the lender. Most home repairs are eligible. The maximum loan amount is \$33,500.

Rental Rehabilitation

Rental rehabilitation loans up to a maximum of \$14,999 per unit are available for investor-owners wishing to improve their existing affordable housing units. Call Jim Impett at 296-8639 for more information.

3. King County Housing Authority Resources

The King County Housing Authority will seek a diversity of funds for project development to meet a range of low-income (at or below 80% of median) housing needs. This is particularly important given the virtual absence of public housing funding and targeting of Section 8 rental assistance. While KCHA will continue to apply for this Section 8 assistance, the agency will also package local, state and McKinney funds for programs to meet the needs of people who are homeless and those who have special needs. KCHA also plans to retrofit two senior buildings to provide congregate living to frail elderly. This program, as well as others, will require capital funding in addition to services funding and partnerships with service providers.

4. Housing Funds for Which King County and Other Organizations May Apply

Washington State Housing Assistance Program (Maximum Award Per Applicant Per Year \$1.5 Million)

The Washington State Housing Trust Fund provides low and no interest loans to local governments, housing authorities, and nonprofit housing organizations in financing projects that will provide affordable housing for at or below 50 percent of the area median, persons and families with incomes up to 80% of area median and for persons with special housing needs. One third of the revenue is earmarked for projects in rural zones.

Trust Funds may be used for:

- New construction, rehabilitation, or acquisition of low- and very low-income housing units
- Rent and mortgage subsidies in new construction or rehabilitated multifamily units
- Acquisition of housing units for the purpose of preserving them as low-income housing
- Shelter and related services for the homeless
- Matching funds for social services directly related to providing housing for special need tenants
- Technical assistance, design, finance services, and predevelopment costs

Homeownership Opportunities for People Everywhere (HOPE)

The HOPE I program for multifamily homeownership provides grants to convert public housing projects to homeownership projects for low-income families. Funds may be used for planning or implementation projects. HOPE for single family homes also provides planning or implementation grants.

Shelter Plus Care

This program provides four categories of rental assistance in connection with supportive services primarily to homeless individuals with disabilities including the seriously mentally ill, substance abusers, or persons living with AIDS and related diseases.

Housing Opportunities for Persons with AIDS

Funds are awarded by formula based on the number of cases of AIDS. Funds may be used to provide housing assistance or services for persons with AIDS.

5. Housing Funds for Which Other Agencies May Apply

Please note: A number of the resources listed below are through the U.S. Department of Housing and Urban Development (HUD). In 1995, HUD is in the process of proposing a major restructuring of its programs designed to place more decision-making at the state and local levels. Under this "reinvention," many of the separate programs would be consolidated into block grants. Until authorizing legislation is enacted, the timing of this proposed change, the allowable uses of funds, the amounts available locally, and the planning and allocation processes remain unclear. The existing programs are described below. (Items 1-15 are Federal funds.)

- 1. Supportive Housing for Persons with Disabilities (Section 811)**
Funding to expand housing with supportive services for group homes, independent living facilities and intermediate care facilities. Financing includes capital advances and project rental assistance.
- 2. The Supportive Housing Program**
Grants to public and private nonprofit entities to promote the development of supportive housing and services. Funds may be used for operating costs, acquisition, and rehabilitation, some new construction, leasing of structures, and supportive services costs.
- 3. Supplemental Assistance for Facilities to Assist the Homeless (SAFAH)**
The SAFAH program provides grants for facilities to house and provide support services for the homeless.
- 4. Single Room Occupancy (SRO)/Section 8 Moderate Rehabilitation**
This program provides rental assistance for single-room housing units for occupancy by homeless individuals.
- 5. Supportive Housing for the Elderly**
Provides capital advances and project rental assistance to nonprofit sponsors that may be used to finance the construction or rehabilitation of rental or cooperative structures for the elderly. Funds may be used for acquisition, rehabilitation, new construction, rental assistance and support services.
- 6. Supportive Housing for Persons with Disabilities**
Provides capital advances and project rental assistance to expand the supply of specially designed housing with supportive services for persons with disabilities.
- 7. Section 8 Moderate Rehabilitation Assistance for (SRO) Dwellings**
Provides rental assistance for homeless individuals in rehabilitated SRO units. Moderate rehabilitation is undertaken by building owners with private and/or public financing. Emphasis on special needs projects.
- 8. HUD Homes**
HUD homes are foreclosed private residences that have been repossessed by HUD. The homes may be acquired by lease or direct sale for use by the homeless.
- 9. Federal Emergency Management Administration (FEMA)**
The Emergency Food and Shelter National Board Program provides funds to supplement and expand programs for homeless people, including food, shelter, and services.
- 10. Emergency Shelter Assistance Program (ESAP)**
Local service providers receive ESAP funds through the state to support emergency shelter and services to the homeless. Up to 30 percent of funds can be used for homeless prevention activities.

11. **Safe Havens Demonstration Program**
Grants to provide very low-income housing for homeless persons with serious mental illnesses. Funds can be used for new construction, acquisition, rehabilitation, leasing assistance, low-demand support services, outreach activities and operating costs.
12. **Federal Surplus Property for the Homeless**
Rent-free, suitable Federal properties that are leased to homeless organizations. These organizations must pay operating and any rehabilitation and/or renovation costs.
13. **Farmers Home Administration Program.**
These include rehabilitation and home ownership in rural areas of King County.
Section 502 Single family mortgages
Section 515 Multifamily mortgages
Section 523 Self help housing technical assistance grants
Section 504 Low interest rehabilitation loans for owner occupied housing
Section HPG Direct funds to King County for single family rehab loans
14. **HUD Public Housing Comprehensive Grant**
Funds can be used for rehabilitation and planning for improvements to public housing.
15. **Federal Home Loan Bank: Affordable Housing Program/Community Investment Fund**
These programs provide member banks subsidized financing and below market interstate financing for projects that benefit households at or below 80% of median income.
16. **Washington State Housing Finance Commission**
Provides technical assistance to nonprofits; tax credits for multifamily rehabilitation projects; mortgage credits and below market interest rates for single family home purchases. The Commission is authorized to issue both tax exempt and taxable bonds to finance new, existing, or improved residential dwellings.
17. **Weatherization/Energy Matchmaker Program**
The King County Housing Authority uses a combination of public and private funds to provide weatherization for single and multifamily dwellings for low-income owners and renters.
18. **United Way of Seattle/King County**
United Way of Seattle/King County provides operating funds for emergency shelter, transitional housing, and support services to special needs groups, and other social and health services.
19. **Local Initiatives Support Corporation (LISC)**
LISC uses a private sector board to raise corporate funds to help stimulate low-income housing. Activities include technical assistance, organizational training, and administration of a pre-development revolving loan fund.

20. Local Foundations/Corporations

The local corporate community has traditionally provided some level of support for emergency shelter operating costs and other community development activities.

21. Suburban Cities Local General Funds

Several local jurisdictions have established housing trust funds using local funds such as Bellevue and Redmond. Other cities such as Kent and Renton have sold bonds to finance senior housing; while others such as Issaquah and Kirkland have donated land for housing projects.

22. Private Lenders

Private financial institutions, in compliance with Community Reinvestment requirements, provide loans to households in low-income communities.

23. King County General Funds Revenues Allocated to Housing and Related Services

King County provides general funds revenue for a variety of special housing related projects. These range from capital funds for the acquisition of emergency shelters to operating funds for several emergency and transitional housing programs. King County also funds two housing counseling programs and a housing advocacy and education program.

6. Summary of Capital Sources

Two tables appear on the pages that follow. The first, titled “Summary of Capital Fund Sources and Associated Conditions,” summarizes the major elements of the key fund sources discussed in this section. The second table depicts how local, state and federal fund sources address the needs of both renters and owners across the housing continuum.

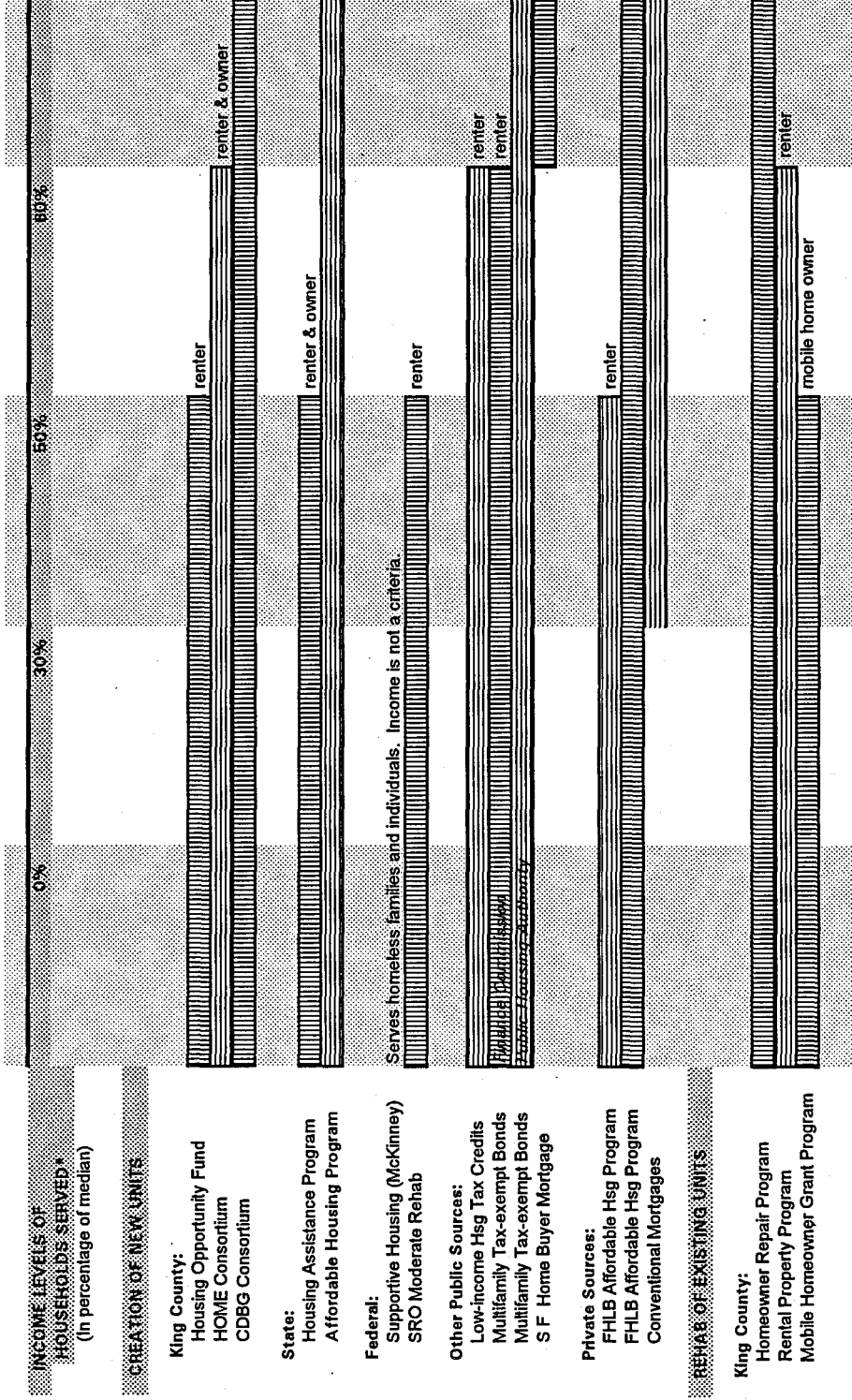
Summary of Capital Fund Sources and Associated Conditions

Note: This summary is for review purposes only--refer to fund source documents for details.

Fund Source	Type of Housing	Eligible Beneficiaries	Eligible Income Level	Match Requirements	Award Amount	Terms of Award	C
King County HOF	Transitional & Permanent: Rental units	Focus on special needs, also low-income & homeless	Up to 50% of median income	At least 1:1; need some funds from local jurisdiction if located in city	Open	County maintains property interest via lease for 35 years	Project located in County
Community Development Block Grant (CDBG)	Emergency, Transitional & Permanent: Rental units & Homeownership	Very low & low-income households	Up to 80% of median income	No specific requirements; typically small part of total project cost; used to fill gaps	Open	Deferred payment loan: restrictions on change of use for 20 years	Triggered by Davis wage for c if 8 v more
HOME	Transitional & Permanent: Rental units & Homeownership	Focus on very low- & low-income households	Up to 60% of median for rental with 20% of units at 50% of median; up to 80% for homeowner	25% match required for all activities	Open	Deferred payment loan: restrictions on change of use for 20 years	Triggered by Davis wage for c if 12 more
WA State Housing Assistance Program (HAP)	Emergency, Transitional & Permanent: Rental units & Homeownership	Low-income & special needs population	Up to 50% of median income	Leverage encouraged; rating criteria provides points for up to 3:1 match	Up to \$500,000 & up to \$1M with repayment	Mostly loans; terms vary with project capacity to repay; some 0%, deferred	Community fund cons
WA State Housing Affordable Housing Program (AHP)	Transitional & Permanent: Rental units & Homeownership	Focus on low-income	Up to 80% of median income	Leverage encouraged; rating criteria provides points for up to 3:1 match	Up to \$500,000 & up to \$1M with repayment	Mostly loans; terms vary with project capacity to repay; some 0%, deferred	Community fund cons
McKinney Programs: · Supportive Housing Shelter + Care · SRO Mod Rehab · Emergency Shelter Grants	HUD has indicated that all of the McKinney programs will likely be consolidated into a single block grant that would come to the King County. Enacting legislation is expected to pass in 1996, with specific rules and regulations to follow. The King County Consortium block grant out its "Continuum of Care" discussed in Chapter 3.						
Federal Home Loan Bank (AHP)	Permanent: Rental units & Homeownership	Low- & moderate-income households	Up to 80% of median income	No specific requirements	Open; \$3500 per unit is typical	Direct subsidy or interest rate reduction	Community fund
Low Income Housing Tax Credits (LIHTC)	Permanent: Rental units	Low-income households	Up to 60% of median income	Program designed to fill financing gap	Open	Use restrictions apply for 15 yrs and extended use for an additional 15 yrs	Community program "taxes" cons acco attorney

Prepared by King County Housing and Community Development Program

THE HOUSING CONTINUUM: Examples of Capital Fund Sources and The Income Levels of Household



*HUD defines extremely low income as 0 to 30% of median, very low income as 31 to 50% of median, low as 51 to 80% of median and moderate income as 81 to 95%. This is a

C. Non-Housing Community Development Resources

1. King County Community Development Block Grant Consortium Program

King County, on behalf of the Consortium, receives an annual entitlement for the Community Development Block Grant (CDBG) Program. CDBG funds are used for housing and community development activities which primarily benefit low- and moderate-income persons (at or below 80% of the area median). Funds are awarded through a competitive process each year. (See Appendix C for specific CDBG policies and requirements). Eligible activities include:

- Acquisition of real property;
- Acquisition and rehabilitation of housing for low-income and special needs populations;
- Acquisition and rehabilitation of community facilities, including fire protection facilities;
- Housing repair for homeowners and renters;
- Public infrastructure improvements such as street, storm drainage, water, sewer and construction/rehabilitation of parks;
- Removal of architectural barriers to improve mobility and access for the elderly and persons with disabilities;
- Historic preservation of residential and non-residential facilities;
- Critical human services such as operating support for emergency shelters;
- Relocation payments and assistance for persons or businesses displaced by a funded project; and
- Economic development assistance to private, for-profit businesses which creates permanent jobs for low- and moderate-income persons or involve commercial businesses which will serve a low- and moderate-income community. (Please see description of the Economic Development Office below).

2. King County Economic Development Office

King County, on behalf of the CDBG Consortium, administers an economic development program. The Economic Development Office is dedicated to increasing the wealth and standard of living of our residents through a long-term commitment to sustainable economic development. To do so, the Office focuses on the goals outlined in the King County Comprehensive Plan. These goals are to:

- Support home-grown businesses with special emphasis on basic industries;
- Help create and retain family-wage jobs;
- Encourage training, employment, and business ownership opportunities for minorities, women, and economically disadvantaged individuals.

The Office is funded with both CDBG and general funds. It offers a variety of technical assistance and financing programs to King County businesses. These include:

Community Development Interim Loan Program

The Community Development Interim Loan Program (CDIL) program loans CDBG funds to businesses and nonprofit agencies on a short-term (one to three years) basis. This short-term basis is necessary because the money being loaned is the same money that has already been allocated to CDBG projects by King County and the Cities. The money is temporarily available since not all CDBG projects are ready to proceed at the time they are funded. To ensure that money will be available for CDBG-funded projects when they are ready to proceed, HUD requires CDIL borrowers to obtain an unconditional, irrevocable

letter of credit. This letter of credit can be drawn upon at any time to replace the temporarily loaned CDBG funds. CDBG requirements apply to all interim loans.

Business interim loans provide jobs for low- and moderate-income residents and earn interest income for the CDBG program. Nonprofit agencies receiving capital facility loans must provide services to lower income persons. Eligible activities include economic development and other capital projects including acquisition of community facilities. These loans cannot be used for public (human) services or planning projects.

CDIL loans must create jobs or meet other CDBG requirements for benefiting low-income people. At least 51% of the beneficiaries must be low- and moderate-income persons. In addition, projects must: (1) meet strict documentation requirements; (2) demonstrate that the use of CDBG funds is necessary and appropriate by documenting financial need through financial statements and/or pro formas; (3) be secured by an unconditional, irrevocable Letter of Credit from an acceptable financial institution; and (4) comply with Davis-Bacon and Related Acts if the project is for construction. (For more information on specific policies, see Appendix C, King County Consortium Policies for CDIL Loans).

Minority Entrepreneurship Program

This program provides comprehensive financial management training for minority-owned businesses in order to strengthen their financial health. The program also seeks to provide opportunities for qualified minorities to purchase existing businesses.

Minority/Women Business Loan Program

This program loans up to \$50,000 of CDBG funds for State certified minority and women-owned businesses. These non-traditional loans provide capital to credit worthy firms which have difficulty accessing conventional financing. Projects must demonstrate the ability to create permanent jobs.

Section 108 Loan Guarantee Program

This program provides long-term financing at below market interest rate for CDBG eligible projects. The County can borrow and re-lend up to 5 times its annual CDBG grant amount for economic development or other CDBG eligible capital projects. The County must pledge its future CDBG funds as security for the borrowed funds. Economic development projects must demonstrate the ability to create permanent jobs.

Technical Assistance for Public Infrastructure Improvements

Technical assistance is available to help industrial areas obtain low interest grants and loans to construct sewer, water and road improvements. Projects must demonstrate the ability to create permanent jobs.

For information on the Consortium's economic development activities, please call the King County Economic Development Office at 296-7220.

3. Other King County Resources

Department of Human Services

The King County Department of Human Services has service responsibility for the mentally ill, women, seniors, veterans, work training participants, youth and families, public defense clients, and those with developmental disabilities. Funds are used for a variety of programs and services including senior centers, mental health agencies, youth shelters, and domestic abuse facilities and services.

King County Children and Family Services Fund

The Children and Families Commission allocates funds for community-based family support initiatives to address teen pregnancy prevention, youth violence, child abuse, cultural barriers, and other needs of families.

Seattle-King County Department of Public Health

The health department has service responsibility for public health services and education, including AIDS and for alcohol and substance abuse treatment and education, including operating the detoxification center and a case management program for chronic public inebriates.

Department of Public Works

The King County Department of Public Works has service responsibility for street improvements, solid waste and surface water management facilities and services in unincorporated King County. The Department has developed a Capital Improvement Plan which identifies priority projects to be implemented for a six year period with a financing plan.

Parks Division

The King County Parks Division is responsible for planning and operating the King County parks system and managing countywide recreation and aquatics program. The Division has developed a ten year Capital Improvements Plan which identifies priority projects and a finance plan.

Cultural Resources Division

The King County Division of Cultural Resources provides programs and services for the arts and historical preservation. The Division maintains a list of properties of historic or architectural significance which are potentially eligible for County Landmark designation.

Office of Civil Rights and Compliance

The King County Office of Civil Rights and Compliance is responsible for ensuring fair employment, fair housing and compliance with Section 504 of the Civil Rights Act of 1964 and the Americans with Disabilities Act of 1990.

Department of Public Safety

The King County Department of Public Safety is primarily responsible for public safety of unincorporated King County. The Department also provides community policing, crime prevention services, and community education around issues such as substance abuse and gang prevention. The Department is involved with other social service systems such as domestic violence and mental health.

Department of Metropolitan Services

The King County Department of Metropolitan Services is responsible for countywide wastewater treatment and for operating the countywide public transportation system. The Department also provides van services for frail elderly and persons with disabilities who are unable to use the mainline transit services. The Department has developed a Transit Capital Budget and Six-Year Plan for Transit Service.

4. Funds For Which Other Agencies May Apply

Seattle-King County Division on Aging

This agency receives federal, state and local funds for a number of services for income eligible seniors designed to help them stay in their homes including chore services, home health care, and home delivered meals.

Public Works Trust Fund

The Washington State Public Works Trust Fund offers loans and some grants to incorporated communities only. PWTF financing is further limited to repairs of existing facilities, not new construction.

Centennial Clean Water Fund

The Washington State Centennial Clean Water Fund is a grant program limited almost exclusively to water resource protection, not the provision of drinking water. Therefore, this fund can only be used for wastewater projects. But even for wastewater, approximately half of the costs must be paid for locally. A companion program, the State Revolving Fund, offers low interest loans under guidelines similar to, but less restrictive than, the Centennial Clean Water Fund.

United Way of Seattle/King County

United Way of Seattle/King County provides operating funds for day care, youth services, and other health and human services.

Local Foundations/Corporations

The local corporate community has provided some level of support for operating costs, construction, and equipment purchases for nonprofit agencies.

Suburban Cities Local General Funds

Suburban cities also use general funds to support a variety of human services—aging, emergency/transitional shelter, domestic violence, mental health, substance abuse, child care, youth services, etc.

Farmers Home Administration Program

Financing is available for water and sewer projects in rural areas of King County.

Chapter 6

Four Year Strategic Plan

This chapter details the strategies of the King County Consortium for meeting its housing and community development needs. Housing strategies are presented first, followed by community development strategies. The chapter concludes with additional strategies related to poverty, public housing, and lead-based paint.

Highlights:

- *Housing strategies focus on production, rehabilitation, and preservation of affordable housing.*
- *Housing strategies apply to renters and owners, people with special needs, and people who are homeless.*
- *Community development strategies for unincorporated King County and the smaller cities focus on concentrating community facilities in Urban Growth Areas to provide services efficiently. One strategy will prioritize new regional and subregional human service facilities located within the UGA, to the designated Urban Centers, where possible.*
- *Each of the "pass-through" cities presents its community development strategies based on local needs.*

A. Goals and Objectives

The King County Consortium has developed a four year strategic plan to address its housing and community development needs based on the goal of the federal HUD programs and the Vision for King County (see Chapter 2). The Consortium has taken its guiding principles from adopted Countywide Planning Policies. g The strategies that will be implemented over the next four years are divided into housing and community development areas. The housing strategies will be implemented consortium-wide. The community development strategies will be implemented by the fourteen jurisdictions which receive a direct allocation of CDBG funds.

Goal:

The primary objective of the federal housing and community development programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low- and moderate-income (at or below 80% of area median income) persons.

Objectives:

- To address the housing repair needs of low- and moderate-income renters and homeowners
- To increase the availability of affordable housing throughout the County
- To reduce homelessness by providing emergency shelter and other essential services to homeless persons and by providing homeless prevention activities
- To ensure that the basic human service needs of low- and moderate-income persons are addressed
- To ensure that CDBG allocations will primarily benefit low- and moderate-income persons
- To ensure capital projects are executed in the most timely manner possible
- To fund projects which address local needs and strategies
- To increase economic development opportunities for low- and moderate-income persons

B. Guiding Principles

Through the Growth Management Planning Council, the jurisdictions in King County have adopted Countywide Planning Policies which will guide the growth of the area for the next 20 years. The following guiding principles taken from the Countywide Planning Policies were used to develop the housing and community development strategies and activities described below:

1. The County has established an Urban/Rural growth line which establishes Urban Growth Areas (UGA) and Rural Areas. The UGA includes the rural cities located in the Rural Area boundary. Most future growth and development will occur in the UGA to reduce urban sprawl, enhance open space, protect rural areas and more efficiently use human services, transportation and utilities.
2. All jurisdictions shall provide for a diversity of housing types to meet a variety of needs and provide for housing opportunities for all economic segments of the population. All jurisdictions shall cooperatively establish a process to ensure equitable and rational distribution of low-income and affordable housing throughout the county in accordance with land use policies, transportation and employment locations.
3. All jurisdictions shall share the responsibility for achieving a rational and equitable distribution of affordable housing to meet the housing needs of low- and moderate-income (up to 80% of area median) residents in King County. The distribution shall take into consideration the need for proximity to lower wage employment, access to transportation and human services, and the adequacy of infrastructure to support housing development; recognize each jurisdiction's past and current efforts to provide housing affordable to low- and moderate-income households; avoid over-concentration of assisted housing; and increase housing opportunities and choices for low- and moderate-income households in communities throughout King County. Each jurisdiction shall give consideration to local and countywide housing needs.
4. Cities are the appropriate provider of local services to urban areas either directly or by contract and Counties are the appropriate provider of most countywide services and local services to unincorporated areas.
5. Each city in collaboration with neighboring counties, cities and King County, and in consultation with residential groups in affected areas, shall designate a potential annexation area. The city shall adopt criteria for annexation and a schedule for providing urban services and facilities within the potential annexation areas.

6. All jurisdictions shall identify essential community and human services and include them in land use, capital improvement and transportation plans.
7. The land use pattern shall be supported by a balanced transportation system which provides for a variety of mobility options. This system shall be cooperatively planned, financed and constructed.
8. All jurisdictions shall work cooperatively to identify, evaluate, and protect historic resources including continued and consistent protection for historic resources and public art works.
9. Local jurisdictions plans shall include policies that actively support the retention and expansion of the economic base of the multi-county region. Local jurisdictions and the County shall work cooperatively on a regional basis and invite private sector participation to evaluate the trends, opportunities and weaknesses of the existing economy and to analyze the economic needs of key industries.
10. Jurisdiction's comprehensive plans shall address the historic disparity in income and employment opportunities for minorities, women and economically disadvantaged individuals. Jurisdictions shall develop strategies and support community-based actions to involve minorities, women and economically disadvantaged individuals in improving their economic future. The plans shall recognize their special needs and each jurisdiction should commit, based on their plans, resources in human services, community development, housing, economic development and the public infrastructure, to address the inequalities referred to above.

C. Housing Strategies

For Increasing Decent, Affordable Housing

The Consortium's affordable housing activities over the next four years will focus on production, rehabilitation, and preservation of affordable housing for renters and owners, including special populations, on services and facilities for the homeless, and on programs to prevent homelessness. The activities include a range of land use and regulatory actions as well as funding to address the needs of low- and moderate-income households in the King County Consortium.

1996-1999 King County Consortium Housing Priorities
1. Increase the supply of housing affordable to renter households at or below 80% of median income.
2. Assist homeowners at or below 80% of median income to remain in their homes and first time homebuyers to become owners.
3. Prevent families and individuals from becoming homeless.
4. Provide services and facilities to serve the needs of homeless families and individuals.
5. Secure a stable source of housing development funds at the state and local level.

Priorities for Allocating Investment

The priorities King County has established for allocating investment in housing have been developed with input from the community, service providers, private and nonprofit housing developers, and elected officials and staff through a series of public meetings and working group gatherings. These priorities are based on an analysis of the size, distribution, condition, and cost of housing compared with the needs and types of problems of various income, racial, family, and tenure groups.

The Consortium's strategies are designed to provide for the housing needs of the County's residents at or below 80% of median income in a way that promotes diversity in neighborhoods, encourages integration of assisted housing throughout the Consortium, and provides increased housing opportunities for these households. The Consortium is concerned with housing production, preservation, and rehabilitation as well as ensuring linkages among housing, support services, and other community development efforts. This work is influenced to a large degree by the state Growth Management Act. King County's commitment to affirmatively furthering Fair Housing objectives is carried out through each housing program and activity undertaken.

In light of the number of persons in need, it is necessary to target housing funds to those whose needs are most pronounced given: low or no income; the inability to pay market rent with limited public assistance income; and the needs for appropriate types of housing, often with support services. At the same time, some balance must be maintained and affordable housing opportunities and repair programs for a wide range of owner and renter households must be expanded. Housing programs for those with special needs and the homeless are targeted to households below 50% of the median income. Strategies to increase new construction and preserve housing through repair and rehabilitation programs will serve a mix of up to 80% of median income.

Strategy #1

Increase the supply of housing affordable to renter households at or below 80% of median income.

Analysis:

There are over 41,400 renter households at or below 80% of the median income who are paying more than 30% of their incomes for rent or living in substandard housing or overcrowded conditions. The needs of these households with incomes up to 30% of median income are the most severe; over 11,000 or 67% of the households in this category are paying more than 50% of their income for housing. In 1990 there was a gap of 7,551 units affordable to households earning 30% of median income. This category also includes rental housing for special populations requiring supportive services.

Obstacles:

Producing rental housing affordable to the very lowest income requires deep public subsidies. Operating budgets cannot support debt service and maintain affordable rents, yet State capital funds must be repaid. Deeper public subsidies will result in fewer units produced unless other financing sources can be developed. Support service funds are generally difficult to access; applicants will be asked to document how these costs will be funded.

Activity 1:

Acquisition, rehabilitation and new construction are identified as primary activities to increase the supply of affordable rental units. Acquisition/rehab is most appropriate in areas with older, dilapidated housing stock where preservation and redevelopment are important. New construction is indicated to increase the supply of housing and is particularly appropriate to produce units for special household types such as large families, single individuals (SRO's) and frail elderly.

The King County Consortium will target CDBG, HOME, and local Housing Opportunity Fund (HOF) dollars for acquisition, rehabilitation and new construction activities to increase the supply of affordable rental housing. HOME funds will also be allocated directly to the Consortium-wide rental rehabilitation program. Local capital funds for rental housing are limited in who they can assist: HOF can serve those with incomes up to 50%, HOME up to 60%, and CDBG up to 80% of median income. The Consortium recognizes that households earning up to 30% of median income have the greatest need. In reviewing project applications, the Consortium will prioritize capital funding for projects serving people earning up to 30% of median income, all things being equal. The Consortium will also support applications from other organizations for Section 811 and 202 funds to provide permanent housing for disabled and elderly persons, and applications for HOPE I and III projects, and Low-Income Housing Tax Credits. Mixed income projects which are able to support some debt financing will be encouraged.

Activity 2:

Rental assistance has been identified as an activity to address the needs of renters at or below 80% of median income. Although sufficient income is critical to affordability issues, fund sources to pay for ongoing rental assistance are extremely limited. In some cases, however, the use of rental assistance is the best approach for a particular population. The King County Consortium will use Shelter Plus Care funds to provide rental assistance to homeless disabled individuals and families. Local agencies will provide support services needed to help these households live as independently as possible in the community.

The King County Consortium will support other organizations' applications for SRO Moderate Rehab and encourage local housing authorities to apply for additional Section 8 certificates.

Activity 3:

In addition to direct funding for rental housing affordable to households at or below 80% of median income, King County will continue to employ incentives (including school and roads fee exemptions and density bonuses) for development of rental housing serving households with incomes 50% or less of the median income. King County will also require Urban (Master) Planned Developments to provide a percentage of housing ownership or rental housing affordable to households having up to 80% of median income.

King County and its Consortium members will continue to attempt to lower or slow the increase in development costs for multifamily housing by removing regulatory barriers and reviewing codes for redundancies and inconsistencies. All jurisdictions have or will adopt regulations to allow for accessory housing units which are typically affordable for households at or below 80% of the median income.

Strategy #2

Assist homeowners at or below 80% of median income to remain in their homes and first time homebuyers to become owners.

Analysis:

Well over 23,000 owner-occupied households at or below 80% of the median income are in need of assistance in the King County Consortium and over one quarter of these are elderly homeowners. Almost 9,700 of these owner households are severely cost-burdened, i.e., paying more than 50% of their income for housing costs. In addition, it is estimated that over 12,000 houses in the Consortium occupied by households at or below 80% of median income are in need of repair. Many of elderly homeowners are "over housed" meaning that they have houses larger than they need. The average-priced home is well beyond the means of most first time homebuyers. As a result, they pay less than 30% of their income for rent and raise the demand for rental housing, placing pressures on rents and housing affordability for low-income renter households.

Obstacles:

Home repair funds are sufficient to make only the most critical health and safety repairs. Other actions unrelated to funding must be undertaken by local jurisdictions and the private sector. Some of these are identified in the Public Policies section.

Activity 1:

Repair and rehabilitation of homes is the primary activity selected to address the needs of existing owners at or below 80% of median income. Acquisition of mobile home parks may be used to protect the equity of mobile home owners who may be displaced due to redevelopment.

The King County Consortium will continue to target CDBG and HOME funds for home repair programs serving homeowners at or below 80% of the median income. HOF, CDBG, and HOME funds may also be used to assist nonprofits or tenant associations to acquire mobile home parks at risk of being redeveloped. Other activities to assist existing homeowners include providing mortgage default counseling, a revolving loan and grant fund for emergency mortgage assistance, encouraging programs to provide reverse equity loans for elderly homeowners, and matching programs to develop homesharing arrangements. In addition, consistent with a 1993 State statute, each jurisdiction must permit accessory units in single family homes.

Activity 2:

The King County Consortium will provide CDBG, HOME, or HOF capital funds for appropriate model programs organized as Community Land Trusts, Limited Equity Coops, and sweat equity programs or reduce development costs which will reduce the costs of homeownership. Other activities include facilitating the development of homebuyer education programs, encouraging more extensive use of programs which provide reduced mortgages for households at or below 80% of median income, and exploring regulatory measures which affect housing affordability.

Strategy #3

Prevent families and individuals from becoming homeless.

Analysis:

The 26,540 households who are paying more than 50% of their income on housing costs are at risk of becoming homeless. The loss of a job or an unexpected medical cost could force the choice between paying the mortgage/rent and buying food. The vast majority of evictions in King County are for nonpayment of rent and many of these households are then forced to seek help from emergency shelters. It is more cost effective to keep families in housing than to serve them through the emergency shelter system and attempt to transition them back to permanent housing. The trauma of becoming homeless can create additional service needs, especially for children.

Obstacles:

The homelessness prevention system in King County is decentralized and fragmented. Wholesale improvements to the system are costly and difficult to make. Most households wait too long before seeking assistance and the need for prevention services far outweighs available funds.

Activity 1:

Homelessness prevention activities include fair housing assistance, short term emergency rent and mortgage assistance, landlord/tenant and mortgage default counseling, information and referral, and relocation assistance for displaced households. King County will continue to provide ESG, CDBG and general funds for housing counseling programs, information and referral, and short term rental assistance. The Consortium allocates \$300,000 to support the Housing Stability Project which provides emergency financial assistance and increases access to the information and referral system.

While projects causing displacement are discouraged, relocation assistance will be provided to persons at or below 80% of the median income displaced due to federally-funded housing development projects. In addition, jurisdictions within the Consortium may enact local ordinances providing relocation assistance for households at or below 80% of the median income displaced due to actions by the private sector.

Activity 2:

King County will continue to offer incentives (including school and roads fee exemptions and density bonuses) for development of low cost housing for homebuyers at or below 80% of the median income and Urban (Master) Planned Developments will be required to provide a percentage of housing affordable to homebuyers at or below 80% of the median income.

Strategy #4

Provide services and facilities to serve the needs of homeless families and individuals.

Analysis:

Although the exact number of homeless people is difficult to pinpoint, shelters are reporting increasing demand for their limited beds. Having an adequate supply of transitional housing available is critical to moving people along the continuum and into permanent housing situations. Coordinating services such as

transportation, counseling, child care, treatment programs and job training is also critical to helping these households become more self-sufficient.

Obstacles:

Funds for supportive services designed to increase self-sufficiency are extremely limited and coordination is difficult because of conflicting eligibility requirements associated with many funding sources. Economic downturns and a lack of jobs with wages which can support a family severely impact low-income households. Unfortunately, those factors are beyond the realm of this document.

Activity 1:

Acquisition, rehab, new construction and support facilities and services are primary activities to address the needs of homeless families and individuals. At a minimum, the Consortium will maintain the existing supply of emergency shelter beds for homeless families, expand the supply of transitional housing for all homeless populations, and expand the supply of emergency shelter for underserved populations. Since families are underserved by shelters on the Eastside, those jurisdictions may elect to expand the supply of family shelters in that area based upon viable proposals.

The King County Consortium will use CDBG and ESG funds to maintain operating support for the existing family shelter system. CDBG and HOF capital funds will be used to develop additional capacity in emergency and transitional housing for underserved populations. General fund dollars will continue to support some emergency shelters for homeless youth and victims of domestic violence, and a short-term emergency shelter for homeless, single men during the winter months. If McKinney Homeless Assistance funds are available to the Consortium these funds will be allocated based on priorities established through the Continuum of Care planning process. A shelter count being organized across the state will help establish better data on the number of sheltered homeless people in the Consortium.

Activity 2:

Activities designed to help homeless people transition to permanent housing include rental assistance, roommate matching, revolving loan funds, outreach to Section 8 landlords, and the Family Self-Sufficiency program.

King County will provide capital funds for appropriate model programs designed to provide opportunities for sharing housing among people leaving transitional housing programs. CDBG Housing Stability Project resources will be used to strengthen the Information and Referral system in King County.

Strategy #5

Secure a stable source of housing development funds at the state and local level.

Analysis:

Housing production can be increased and be more efficient with a stable and consistent source of funds at the state and local level. These local sources are critical to the region's ability to leverage federal housing dollars.

Obstacles:

State and local jurisdictions are experiencing financial distress. Meanwhile, the competing demands for publicly-funded infrastructure improvements increase.

Activities:

Securing a permanent source of funds will require the efforts of many jurisdictions and organizations in many different arenas including: legislative changes at the state; subregional approaches to constituency building; and intensive public education campaigns.

Staff from King County and other jurisdictions will staff the Growth Management Planning Council's Affordable Housing Task Force II to analyze finance options and recommend funding sources, provide general funds to support subregional housing coalitions and organizations, and pursue legislative changes to statutes governing the use of Real Estate Excise Tax revenues.

D. Community Development Strategies

For Improving Suitable Living Environments and Expanding Economic Opportunities

King County and the Consortium cities endorsed the following non-housing community development needs as priorities for the King County CDBG Consortium to address:

1. Needs

- **Public Facilities** - Senior centers, youth centers, neighborhood centers, child care centers, parks and/or recreational facilities, health facilities, parking facilities and other facilities
- **Public (Infrastructure) Improvements** - solid waste disposal, flood drain, water, street, sidewalk, sewer and other infrastructure improvements
- **Public Services** - Senior, handicapped, youth, transportation, substance abuse, employment training, crime awareness, fair housing counseling, tenant/landlord counseling, child care, health, and other public service needs
- **Accessibility Needs** - Removal of architectural barriers which restrict mobility or rehabilitation of existing facilities to provide access for the elderly or persons with disabilities
- **Historic Preservation** - Only residential and non-residential historic preservation needs which meet the benefit criteria and are identified as a local priority
- **Economic Development** - Commercial-Industrial rehabilitation, commercial-industrial infrastructure, other commercial-industrial improvements, micro-business, technical assistance and other economic development needs
- **Other Community Development Needs** - Lead based paint/hazards
- **Planning** - Administration of CDBG, HOME and ESG programs, and other planning

King County and the thirteen Pass-through Cities have developed four year strategies and activities which will address the goal of providing a suitable living environment and expanding economic opportunities for their low- and moderate-income residents. Some cities have included specific goals, objectives and priority needs their cities will address.

2. (King) County and Small Cities Fund

The following strategies apply to the County and Small Cities Fund administered by King County which allocates CDBG funds to projects which predominantly serve unincorporated and small cities residents. The strategies are consistent with the *King County Comprehensive Plan*. The activities will be carried out over the next four years unless otherwise stated.

Strategy #1

Concentrate facilities within the Urban Growth Areas (UGA) to provide services efficiently to the greatest number of low- and moderate-income persons.

Activity 1:

The County will prioritize its investments in new regional and subregional human service facilities located within the UGA to the designated Urban Centers where possible, and in some cases, to Activity Areas. Actual facility location decisions will be based on accessibility and need in the geographic region or subregion. Beyond four years from now, the County will further focus its investments into Urban Centers, provided that planned transportation improvements have been made to the Centers, allowing efficient access for clients of these facilities.

Activity 2:

King County will work with the Consortium cities and service providers over the next year to determine: 1) what are regional and subregional human service facilities that should be sited in central locations such as Urban Centers and/or Activity Areas, as opposed to local human service facilities which could be made available in a wide variety of communities or neighborhoods; and 2) based on existing and proposed future transportation and other access and need information, what are the most appropriate Urban Centers and/or Activity Areas for locating any proposed new regional and subregional facilities.

Activity 3:

King County will coordinate funding for regional and subregional facilities located in the UGA with the cities.

Activity 4:

King County will encourage co-location of human service agencies when this arrangement will better serve the needs of clients; community facilities which house a number of social service agencies will be a priority.

Strategy #2

Prioritize funding of capital facilities, services and infrastructure within the UGA.

Activity 1:

King County will work with the cities to develop interlocal cooperation agreements to address facilities, services and infrastructure needs in the cities' potential annexation areas. King County, the cities, special purpose districts, local service providers and residents will be involved in planning to address those needs.

(King) County and Small Cities Fund, continued

Activity 2:

King County Housing and Community Development Program will work with other County departments to identify health/human service needs. The Community Development Section will coordinate use of federal funds to best support those unmet needs. The County and Small Cities Fund will support human service agencies that serve predominantly low- and moderate-income residents of unincorporated County and the small cities primarily with capital funds for acquisition and rehabilitation of community facilities.

Activity 3:

The priorities for County and Small Cities public (human) service funds are: family emergency/transitional shelters and emergency food distribution network; housing support services; and basic needs services provided through community centers located in low-income small cities. One-time only equipment purchases will be considered if funds allow. Capital equipment such as computers, vehicles, etc. which are not permanently affixed are considered a public service activity.

Activity 4:

The priority for County and Small Cities funds for public infrastructure improvements is to address health and safety problems. Other eligible activities may be funded dependent on the need and location of the project. In the UGA, which includes rural cities and their potential annexations areas (PAA), investments addressing health and safety and other eligible activities will be targeted to neighborhoods which are predominantly low- and moderate-income. Outside the UGA, funds will be used only to address severe health and safety deficiencies arising from deteriorating infrastructure of existing low- and moderate-income communities.

Activity 5:

The County and Small Cities Fund will assist acquisition and rehabilitation of community facilities that predominantly serve unincorporated county and small cities' low- and moderate-income residents. Priority will be given to facilities which: can demonstrate need; can establish a legally-binding public interest in the facility; have adequate operating funds; are located and operated in the UGA, which includes the rural cities and their PAAs; and have other funds committed. Community facilities which serve low- and moderate-income residents of other entitlement cities (Seattle, Auburn or Bellevue) or in the Pass-through Cities will be considered if funds from those cities are also being requested.

Activity 6:

The County and Small Cities Fund will assist in the removal of architectural barriers **to existing** community facilities and public infrastructure to be in compliance with Section 504 of the Rehabilitation Act of 1973 (as amended) and the American Disabilities Act of 1990. Priority will be given to projects located in the UGA. Funds will be available to only pay for the portion of the rehabilitation needed for accessibility. For agencies requesting rehabilitation funds for this purpose, preference will be given to agencies (including county agencies) that serve predominantly low- and moderate-income unincorporated county and small city residents. Funds will not be provided solely for construction of accessibility requirements for persons with disabilities in new facilities, since funding for accessibility should be included as part of the total cost of new facility construction, regardless of source of funds.

Strategy #3

Collaborate with other funders on addressing barriers which hinder efficient delivery of services.

Activity 1:

King County will explore with the Consortium cities, the development of regional and subregional pots of CDBG funds for priority community facilities and human services that serve residents of multiple jurisdictions.

Activity 2:

King County will work with other funders to develop one reporting form for all service delivery systems to standardize information being collected by funders.

Activity 3:

King County will work with the Consortium cities to develop benchmarks or outcome measures for community development services. King County will explore with other funders the development and use of standardized outcome measures.

Action Taken:

King County began work on the benchmarking process in 1995. The following program-level indicators which measure compliance with federally imposed program standards were developed in the spring of 1995. King County will work with the Consortium cities, service providers and consumers on the development of project-level benchmarks to measure the effectiveness of activities funded with federal dollars by October, 1995.

HUD Program Standard:

At least 70% of CDBG funds must be used for activities that benefit low- and moderate-income persons and 100% of HOME funds must be used for activities that benefit low- and moderate-income persons.

King County Indicator:

At least 90% of annual CDBG expenditures and 100% of HOME expenditures will benefit low- and moderate-income persons.

HUD Program Standard:

King County's CDBG letter of credit shall contain no more than one and a half years' worth of the annual CDBG entitlement.

King County Indicator:

At least 75% of all CDBG projects will be completed within two years.

(King) County and Small Cities Fund, continued

HUD Program Standard:

HOME funds shall be committed to specific projects within two years.

King County Indicator:

100% of the annual HOME entitlement will be committed by being entered into the federal Cash Management Information System within 24 months.

HUD Program Standard:

All proposed projects must be developed from adopted strategies.

King County Indicator:

100% of funded projects will be tied to adopted local strategies, which in turn, will be tied to countywide planning policies.

Strategy #4

Provide technical assistance to address community development needs that benefits low- and moderate-income neighborhoods in unincorporated King County and the small cities.

Activity 1:

King County will provide technical assistance to the small rural cities and organizations serving unincorporated areas of the county in identifying needs, convening and coordinating with stakeholders, assisting with grant applications and managing complex projects.

Activity 2:

King County will support projects that meet the strategies of the White Center Community Action Plan and other adopted plans that affect low- and moderate-income unincorporated county and small cities' residents.

Activity 3:

King County will provide technical assistance to the Snoqualmie Valley area and other low-income communities to develop and implement plans to address their communities' needs.

Activity 4:

King County will assist private nonprofit agencies, public agencies and other organizations in seeking other sources of funds to support community development activities that benefit low- and moderate-income communities.

Strategy #5

Provide technical assistance, employment related services and loans to businesses to increase employment opportunities for low- and moderate-income persons.

Activity 1:

King County will provide technical assistance, employment related services and loans to businesses which employ low- and moderate-income workers and to minority and women-owned businesses.

Activity 2:

King County will provide Community Development Interim Loan (CDIL) funds to businesses and nonprofit agencies on a short-term (one to three years) basis. CDIL loans must create jobs or meet other CDBG requirements for benefiting low- and moderate-income persons. Preference will be given to economic development projects which create jobs for low- and moderate-income persons.

3. Pass-Through Cities

City of Bothell

Goal:

To use Community Development Block Grant (CDBG) funds to assist in developing a viable community and quality of life that is enhanced through the provision of decent housing and a suitable living environment and expanding economic opportunities for low- and moderate-income persons.

Specific City Priorities:

The City of Bothell has identified housing and non-housing community development needs through community input during the City's comprehensive plan process and other public involvement activities including City Council meetings.

- **Housing** - Affordable housing for low- and moderate-income people, seniors, special needs populations, transitional housing and emergency shelters, and preservation of existing housing stock.
- **Accessibility** - Modifications to community facilities, infrastructure and existing structures to remove barriers and improve safety conditions, especially for elderly and disabled persons.
- **Public Services** - Projects which provide essential human services in the following areas: Senior Services, Emergency and Basic Survival Needs, Child Care, Self-Support Development, Victims Assistance, and Children and Youth Services.
- **Planning and Administration** - CDBG Program staffing, administration, and planning.
- **Housing and Rehabilitation** - provide funds to repair and/or reconstruct low- and moderate-income housing.

The 1996-1999 strategies are consistent with the City of Bothell's adopted Comprehensive Plan which was developed under the Growth Management Act.

Strategy #1

Over the next four years, the City of Bothell will be looking towards a regional approach, where appropriate, to provide public services.

Activity 1:

Work with service providers to determine priorities for human services.

Activity 2:

Work with neighboring communities and consortium members to obtain the best service with available dollars.

Strategy #2

Develop housing opportunities that will assist in increasing the supply of affordable housing for low- and moderate-income households, particularly seniors, special needs groups, transitional housing and emergency shelters.

Activity 1:

Participate in the funding of housing projects on a local or regional basis.

Activity 2:

In coordination with King County, provide funding assistance for housing improvement to low- and moderate-income residents.

Strategy #3

Prioritize and fund projects that strengthen the City's infrastructure.

Activity 1:

Over the next four years, determine which areas in the community qualify for public funding of capital facilities, services and infrastructure, including input from the Management Team and the Human Services Committee.

Activity 2:

During the next four years, the City will consider funding public and community facilities improvements projects which address safety and accessibility issues, particularly for youth, elderly and disabled persons.

City of Burien

This Housing and Community Development Plan is derived from the City's 1993 and 1994 Community Development Block Grant (CDBG) Local Program Policies and King County Consortium Policies. These strategies provide guidelines for the allocation of CDBG funds consistent with the City's Vision Statement and the City's Comprehensive Plan being developed under the Growth Management Act.

Goal Statement:

The City of Burien is a newly incorporated City and is currently in the process of preparing its first Comprehensive Plan. As a new City, it is critically important that the City clearly identify and prioritize its needs and allocate resources accordingly.

The City will use CDBG funds to develop a viable community in which quality of life is enhanced by providing decent housing and a suitable living environment and expanding economic opportunities for low- and moderate-income persons.

Objectives:

- Prepare and implement a Comprehensive Plan that clearly identifies needs, establishes priorities and commits resources accordingly.
- To fund projects which address local needs and strategies consistent with the City Vision Statement and Comprehensive Plan.
- To ensure that the basic human services needs of low- and moderate-income persons are addressed.
- To fund priority capital facility projects and infrastructure improvements.
- To stimulate economic development and strengthen the City's infrastructure.

Specific City Priorities:

The City of Burien, Washington is in the process of identifying housing and non-housing community development needs through public involvement activities, studies, needs assessments and planning processes. Interim needs of the community include:

- **Public and Community Facilities Improvements** - Senior and Community Centers, Child Care Centers, Parks and Recreation Facilities, and Health and Social Service Facilities which predominantly serve low- and moderate-income persons and addresses severe health and safety problems.
- **Housing** - Affordable housing for low- and moderate-income people, seniors, special needs populations, transitional housing and emergency shelters, and preservation of existing housing stock.
- **Accessibility** - Modifications to community facilities and existing structures to remove barriers and improve safety conditions, especially for elderly and disabled persons.
- **Infrastructure Improvement** - Neighborhood revitalization projects such as Flood Drain Improvements, Street and Sidewalk Improvements, and Transportation Improvements.
- **Public Services** - Projects which provide essential human services, including but not limited to: Emergency and Basic Survival Needs and afterschool programs.
- **Planning and Administration** - CDBG Program staffing and administration, development of the human services element of the Comprehensive Plan.

Strategy #1

Prepare and implement the City of Burien's first Comprehensive Plan, including land use, housing, transportation, surface water, parks and recreation, economic development and capital facilities elements.

Activity 1:

Adopt the City's first Comprehensive Plan by February 28, 1997.

Activity 2:

Utilize CDBG funds to implement the Comprehensive Plan.

Activity 3:

Work with King County to target CDBG funds to the unincorporated areas bordering the City (White Center and North Hill).

Strategy #2

Make efficient use of limited city resources.

Activity 1:

Allocate and expend 1995 and 1996 capital facility funds through a combined multi-year funding strategy.

Strategy #3

During the preparation of the Comprehensive Plan, allocate CDBG funds to address high priority public facility, economic development, housing and public service needs of low- and moderate-income persons.

Activity 1:

Evaluate the human service programs currently funded with CDBG funds.

Activity 2:

On an annual basis, identify priority City needs, emphasizing CDBG eligible activities.

Activity 3:

On an annual basis, consider regional or consortium-wide needs, and assess opportunities for coordination of funding with their jurisdictions.

City of Des Moines

This plan has evolved from the 1993 Local Program Policies. The strategies contained within the plan were updated in 1994 and 1995. These strategies provide guidelines for the allocation of CDBG funds and are consistent with the city's draft Comprehensive Plan.

Objectives:

- To fund projects which address local needs and strategies.
- To assist in meeting the basic human service needs of low- and moderate-income persons, especially seniors and youth are addressed.
- To assist in addressing present and future housing needs of low- and moderate-income households, including senior and special needs populations in the south King County area.
- To encourage the preservation of existing housing stock, especially housing which meets the needs of low- and moderate-income citizens
- To support projects which encourage economic development activities, such as job creation, stabilization of commercial areas, community pride and neighborhood assistance, and are consistent with the city's comprehensive plan.
- To support programs which assist City residents with incomes at or below 80% of median to repair, maintain and weatherize their homes.
- To support park acquisition and development in low- and moderate-income (at or below 80% of median income) neighborhoods.
- To assist in the acquisition of facilities which support social services for city residents at or below 80% of median income. Such services and facilities include but are not limited to day care, health care, family support, senior and youth services.

Specific City Priorities:

The City of Des Moines has identified housing and non-housing community development needs through public involvement activities, studies and planning processes. These needs are outlined below:

- **Public and Community Facilities Improvements** - Senior and community centers, parks and recreation facilities, health and social service facilities which predominantly serve low- and moderate-income persons.
- **Housing** - Affordable housing for low- and moderate-income people, senior, special needs populations, transitional housing and emergency shelters and preservation of existing housing stock
- **Accessibility** - Modification to community facilities and existing structures to remove barriers and improve safety conditions especially for elderly and disabled persons
- **Infrastructure Improvements** - Neighborhood revitalization projects such as street and sidewalk improvements, transportation improvements, etc.
- **Public Services** - Projects which provide essential human services in the following areas: senior services, children and youth services, and family stabilization services.
- **Planning and Administration** - CDBG program staffing and administration, planning for community development resource development and potential annexation areas.
- **Acquisition and Rehabilitation** - Acquisition and/or rehabilitation of facilities which support historic preservation, social services for low- and moderate- income residents such as senior services, children and youth services, and family support services such as food and clothing banks, crisis services, etc.

City of Des Moines, continued

- **Economic Development** - Community development activities which encourage creation of job opportunities for low- and moderate-income citizens, stabilization of commercial areas, community pride and neighborhood assistance.

Strategy #1

Assist on a regional level in the development of housing policies and programs aimed at increasing the supply of affordable housing to accommodate the potential growth in the number of low- and moderate-income households in our community. Work with King County housing providers in creating housing opportunities for seniors and special needs groups.

Activity 1:

Work with south King County housing providers in developing affordable housing opportunities for area citizens. Preserve existing housing stock through funding of the housing repair loan program administered by King County. The purpose of this program is to maintain health and safety standards in the homes of low- and moderate-income households and persons with disabilities.

Activity 2:

Over the next four years continue to support regional shelter and transitional housing service providers in meeting the issue of increasing suburban homelessness.

Activity 3:

Within the next two years explore a variety of methods to increase the supply of affordable housing for low- and moderate-income citizens. These methods include assisting in the establishment of a south King County regional entity to address housing needs and continuing to assist other jurisdictions in the joint funding of housing programs.

Strategy #2

Prioritize and fund projects which strengthen the City of Des Moines' infrastructure and stimulates economic development.

Activity 1:

Within the next two years, with direction from the City Council via the Capital Improvement Plan, establish priority areas for funding of capital facilities and infrastructure improvements.

Activity 2:

Within the next four years, investigate the feasibility of funding public and community facilities which address the needs of the elderly and youth.

Activity 3:

Based on Council review of the pilot program, consider expansion the downtown facade renovation program.

City of Des Moines, continued

Activity 4:

Within the next two years investigate possible funding of programs or projects which create job opportunities for low- and moderate-income citizens.

Strategy #3

Address human service needs which focus on self-sufficiency in order to empower families to make contributions to their own well being and quality of life.

Activity 1:

Over the next four years, work with local human service providers in developing innovative methods of leveraging funds to provide maximum effectiveness in these programs.

Activity 2:

Within one year, consider funding projects which provide youth more recreational and educational alternatives.

Activity 3:

During the next four years, participate in regional and local planning activities which coordinate funding approaches, policies and service delivery for all citizens.

City of Enumclaw

Goal:

The City of Enumclaw will dedicate CDBG funds to improve the quality of life for low- and moderate-income citizens in our community through the application of these additional resources in a cost effective and priority-based program which addresses community needs, is consistent with our Comprehensive Plan and is cooperative with other agencies and jurisdictions where necessary.

Specific City Priorities:

- **Public Services** - Projects which provide essential human services to assist in the area needs for Senior Services such as the Senior Center and Care Giver services; Youth Services such as the Youth Center and Kid's BASE child care; Family Stabilization such as the crisis center, food ban, and substance abuse counseling.
- **Public Facilities Improvements** - Projects which improve public spaces and buildings in the areas of : Senior and Community Center - to improve and/or expand needed facilities; Youth Center - to improve facilities and equipment; Parks Facilities - to improve play structures and areas at Garrett and McFarland Parks; and Fire Station design and improvements.
- **Infrastructure Improvements** - Projects which improve utilities and other essential services such as water main replacement between Battersby and Washington; sidewalk and street reconstruction to benefit neighborhood transportation.
- **Housing** - Projects which preserve existing housing stock through maintenance improvements; and affordable housing assistance for low- and moderate-income individuals.

City of Enumclaw, continued

- **Historic Preservation** - Projects which restore and maintain historically significant structures such as the old Masonic Lodge, historic homes, and other buildings and projects identified by our Historic Society.
- **Economic Development** - Projects which support enhancements to our business community for program support, training and facility improvements.

Strategy #1

Support public (human) services which offer the opportunity for families and individuals to enhance their quality of life through assistance, counseling, support, and other activities which not only address the immediate need, but also the contributing cause of their distress.

Activity:

We recognize that certain segments of our community are less able to respond to the increasing changes in our society, especially the disadvantaged, poor, frail, and dependent individuals in our community. We will provide assistance to those projects which service this comprehensive need and relieve some of this burden upon individuals with a goal toward building self-help and networking with other support agencies to eventually improve the ability of individuals to become self-supporting and contributing members of the community.

Strategy #2

Support public facilities and infrastructure improvements which ensure the provision of basic municipal services to all segments of our community and relieve the deficiencies identified in our low- and moderate-income neighborhoods.

Activity:

Utility improvement, transportation network and construction improvement, parks and recreation equipment and play areas, and vital public facilities are all areas of need to strengthen our commitment to provide municipal services in a responsive and responsible manner to all neighborhoods in our community. Those projects which are leveraged with other funds and address the priorities of basic public health, safety, and welfare concerns will be addressed first with available CDBG funding.

Strategy #3

Support housing and historic preservation to maintain the community's ability to preserve its rural character and diversity in its housing stock and its affordability to accommodate all segments of our community's population.

Activity 1:

Maintenance support projects for low- and moderate-income individuals will receive top priority in order to relieve the community of health and safety deficiencies while preserving the family's ability to retain their lifestyle, housing affordability, and neighborhood network.

Activity 2:

Preservation of historic structures will receive the next highest priority in order to maintain the community's sense of culture, heritage, and character.

Strategy #4

Support economic development projects which contribute to the enhancements of the community's tax base and market vitality through promotion, sales, business retention and expansion, and other related support functions which strengthen our business resources.

City of Federal Way

The Housing and Community Development Plan evolved from the 1993 Community Development Block Grant (CDBG) Local Program Policies. The four-year strategies within the Plan were developed in 1994 and updated in 1995. These strategies provide guidelines for the allocation of CDBG funds and are consistent with the City's draft Comprehensive Plan being developed under the Growth Management Act.

Goal Statement:

Service needs for City residents far outweigh the availability of resources. As a relatively newly incorporated jurisdiction with a large and diverse population, the City is faced with the challenge of providing services that address needs in the areas of affordable and special needs housing, human services and community development.

The City will use CDBG funds to develop a viable community in which quality of life is enhanced by providing decent housing and a suitable living environment and expanding economic opportunities for low- and moderate-income persons.

Objectives:

- To fund projects which address local needs and strategies
- To ensure that the basic human services needs of low- and moderate-income persons are addressed
- To adequately address the City's housing needs to accommodate projected growth in low and moderate-income households, as well as senior and special needs populations

City of Federal Way, continued

- To preserve the existing housing stock
- To stimulate economic development and strengthen the City's infrastructure

Specific City Priorities:

The City of Federal Way has identified housing and non-housing community development needs through public involvement activities, studies, needs assessments, and planning processes.

- **Public and Community Facilities Improvements** - Senior and Community Centers, Child Care Centers, Parks and Recreation Facilities, and Health and Social Services Facilities which predominantly serve low- and moderate-income persons and address severe health and safety problems
- **Infrastructure Improvement** - Neighborhood revitalization projects such as Flood Drain Improvements, Street and Sidewalk Improvements, Transportation Improvements, Street Lighting
- **Housing** - Affordable housing for low- and moderate-income people, seniors, special needs populations, transitional housing and emergency shelters, and preservation of existing housing stock
- **Accessibility** - Modifications to community facilities and existing structures to remove barriers and improve safety conditions especially for elderly and disabled persons
- **Public Services** - Projects which provide essential human services in the following areas: Emergency and Basic Survival Needs, Child Care, Self-Support Development, Victims Assistance, Children and Youth Services, Senior Services, Outreach to Ethnically and Culturally Diverse Populations, and Family Stabilization Services
- **Planning and Administration** - CDBG Program staffing and administration, planning for affordable housing resource development and potential annexation areas.

Strategy #1

Develop a range of housing opportunities aimed at increasing the supply of affordable housing to accommodate the projected growth in low- and moderate-income households. Create housing opportunities for seniors, youth, special needs groups and impact the availability of transitional housing and emergency shelters.

Activity 1:

Preservation of housing stock in existing neighborhoods has been cited as an important community value in Federal Way, one which played a large role in the community's decision to incorporate. Over the next four years, the City will maintain a Housing Rehabilitation Loan and Grant Program to maintain health and safety standards in the homes of low- and moderate-income households and persons with disabilities.

Activity 2:

According to established service providers, suburban homelessness is increasing. There is a limited supply of transitional and emergency shelter facilities in South King County to meet this overwhelming need. Over the next four years, the City will continue to support local and regional shelter and transitional housing service providers. Within the next four years the City will encourage and support more homelessness prevention services, including youth shelter services.

City of Federal Way, continued

Activity 3:

Within the next year, the City will explore a variety of methods to increase the supply of affordable housing for low- and moderate-income families:

- The City will consider assuming a leadership role in establishing a South King County regional entity to address housing needs.
- The City will assess the value of pooling technical resources between jurisdictions to assist in the development and implementation of housing policies and programs.
- The City will look at the benefits of collaborative efforts to coordinate local government money and resources in a way that will attract greater private and not-for-profit investment into affordable housing.

Strategy #2

Prioritize and fund projects that strengthen the City of Federal Way's infrastructure and stimulate economic development.

Activity 1:

Over the next four years, and with direction from the City Council, establish priority areas for public funding of capital facilities, services and infrastructure by working with the Human Services Commission, and soliciting input from the Management Team.

Activity 2:

Over the next two years, the City will fund public and community facilities improvement projects which address safety and accessibility issues particularly for the well-being of youth, elderly, and disabled persons.

Activity 3:

Within the next four years, the City will consider funding low-income neighborhood revitalization projects.

Activity 4:

Within the next four years, the City will consider funding capital transportation improvement projects which connect low- and moderate-income housing areas with vital services in the City.

Strategy #3

Address human services needs which focus upon self-support systems that empower families and communities to make contributions to their own well-being and enhance the quality of their lives. Provide technical assistance, planning and administrative services to increase performance levels of CDBG program participants.

Activity 1:

The City recognizes that problems faced by children and their families are complex in nature and can result in dysfunction and tragedy if not addressed holistically. Solutions to complex problems often require a variety of interactive approaches designed to create environments which provide people with the tools to help themselves.

Over the next four years, the City will fund projects and agencies with a holistic approach to service delivery and demonstrate the ability to leverage funds and network with other service providers.

Activity 2:

The social environment for youth is often volatile and filled with life-threatening circumstances. Collective efforts between local community organizations, the School District, and the City, may provide effective solutions that positively impact the young people in Federal Way.

Within the next three years, the City will consider funding projects which provide "at-risk" youth with more recreational and educational alternatives.

Over the next three years, the City will fund projects and public service agencies which assist families with children in the areas of employment and youth services.

Activity 3:

Over the next two years, the City will participate in regional and local planning activities with King County, the South King County Community Network Board, and other funders and jurisdictions to coordinate funding approaches, policies and service delivery which facilitate a continuum of care for people.

City of Issaquah

The City of Issaquah, primarily a semi-rural area, is rapidly acquiring the urban character of many Puget Sound communities. Nonresidential development of the 1-90 corridor within the City continues at a steady pace. Of the City's 5.62 square miles, approximately 1.31 square miles is available for development. There was a 41 % increase in population between 1980 and 1990. This influx of people has altered several historical trends in the City.

Apartment construction has been on the rise since 1984 with apartments comprising approximately 50% of today's housing units in the City, compared with 27% in 1980. The City's comprehensive Land Use Plans set forth several community development policies and goals. These reinforce the City's objectives to maintain the residential character of the City, preserve the City's natural amenities, encourage

City of Issaquah, continued

commercial development that is compatible with nature and the needs of the community, and to ensure an ongoing, high quality level of public services for the overall population. In order to effectively achieve these objectives, the City must implement strategies geared to attaining protection of the landscape, environmental quality, neighborhood stability, strong community identity, orderly development and economic health.

The Block Grant target area will continue to be the older downtown area and surrounding neighborhoods, where low- and moderate-income households are concentrated. Based on Section 8 housing limits, 60% of the residents of the former King County Island are in the low- to moderate-income range. According to 1990 census data, over 50% of the population within all other census block groups in the target area are of low- to moderate-income. Senior residents of Issaquah, age 65 and older, comprise approximately 12.6% of the City's total population; while youth under 18 make up 22.8% of the City's population.

Of the total housing units within the City, most of the older dwellings are located within the older downtown target area. A majority of these homes are well-kept and in good physical condition. Less than 5%, most of which are renter-occupied, are deteriorated and in need of repair. There are currently 191 assisted housing units for the elderly, twenty eight assisted units for the handicapped, and 29 assisted family units in the City.

The City will encourage both planning and construction projects that serve the following strategies:

Strategy #1

Facilitate human service programs by providing and enhancing facilities and operational costs for services benefiting youth, seniors, persons with disabilities and persons at or below 80% of median income.

Strategy #2

Encourage a diversity of housing unit types, to include those targeted at the low-income rental market as defined by current King County standards. Preserve and rehabilitate existing low-income (at or below 80% of median) residential units through King County housing repair and ARCH programs.

Strategy #3

Improve opportunities for recreational enjoyment of open space by providing a continuous network of trails, neighborhood parks and recreational facilities.

Strategy #4

Preserve and rehabilitate resources of historic, cultural or aesthetic significance.

Strategy #5

Contribute a fair share of City CDBG dollars to fund those regional or sub-regional projects which can demonstrate a benefit to the citizens of Issaquah.

City of Issaquah, continued

Strategy #6

Identify and address regional or Consortium-wide needs through a coordinated funding approach with other jurisdictions and the County.

Strategy #7

Develop policies that will be consistent with local comprehensive plans being developed under the Growth Management Act.

Strategy #8

Allocate a portion of the City of Issaquah's entitlement to cover the costs of administering the Community Development Block Grant Program.

Strategy #9

Support access for person with disabilities by funding removal of architectural barriers in existing public facilities and infrastructure.

Strategy #10

Identify and address economic development needs of the community.

City of Kent

Strategy #1

Work in coalition with service providers, housing specialists, developers, other cities, and governmental entities to address community facilities, public improvements, infrastructure, and housing needs both locally and regionally.

Analysis:

The Growth Management Act has brought to the forefront the issue of the provision of community facilities, services and housing both locally and regionally. As our population grows, the need for affordable housing options, improved circulation, and other services is much greater than the resources available to meet the need.

Kent has recognized the need to address a number of housing, facility and infrastructure issues: expand and preserve its housing stock, including senior housing; provide youth and health facilities; improve pedestrian circulation; remove architectural barriers; and other needs outlined in city documents.

The City also recognizes that the provision of services, parks, facilities, and housing should be done concurrently. Unfortunately, the City's available CDBG dollars alone cannot make a tremendous impact on the supply of housing and other needed infrastructure. However, CDBG funds do play an important role in matching and leveraging many other funding sources.

City of Kent, continued

Activity 1:

The City of Kent will work with other King County cities, service providers, residents, and others over the next four years to identify housing needs and to develop strategies to best meet the city's housing need.

Activity: 2

The City of Kent will continue to participate during the next four years in the provision of local and regional emergency, transitional, and permanent housing, housing services, and home repair services in an effort to provide shelter to the homeless and to create and retain a wide range of housing opportunities for seniors, special needs populations, and low- and moderate-income residents.

Activity: 3

In the next four years, the City will fund community facilities and public improvement projects for the well-being of youth, elderly, disabled and low- and moderate-income residents.

Strategy #2

To meet the human services needs in the City of Kent we will address both subsistent and preventative services. This also includes addressing economic development needs of the community.

Analysis:

As the Human Service Element of Kent's Draft Comprehensive Plan describes, human services are essential for a healthy and prosperous community. Human services includes a broad spectrum of services that allow individuals to live full and vital lives. One crucial aspect of that life is economics: the ability of the individual and the community to be prosperous. Unfortunately, with very limited resources targeted for human services and economic development this need is far from met. Currently, CDBG only allows a 15 percent ceiling to be spent on human services and is very prescriptive regarding how CDBG funds can be spent on economic development.

Activity 1:

The City of Kent's Office of Housing and Human Service Staff will participate over the next four years in regional planning activities with King County, other cities, funders, and providers to address economic development and human service needs, develop strategies, coordinate funding approaches and address system barriers which hinder efficient delivery of services.

Activity 2:

In the next year, City staff will work with the Human Services Commission to prioritize and fund projects and public service agencies which provide needed preventative and subsistence programs and activities.

Activity 3:

Over the next four years, the City will provide technical assistance for a wide range of activities to those organizations identified as needing assistance and which supply needed services, or economic development opportunities for low- and moderate-income persons.

City of Kirkland

The City of Kirkland has identified the following strategies for use of Housing and Community Development Block Grant funds for the next 4 years and the activities to work toward meeting these needs. These strategies are consistent with the Kirkland Draft Comprehensive Plan and objectives of the King County CDBG Consortium.

Objectives:

- To fund projects which address local needs and priorities.
- To ensure that the basic human service needs of low- and moderate-income persons as well as seniors and special needs populations are addressed.
- To reduce homelessness by providing emergency shelter, providing prevention activities, or other essential services to homeless persons, and by increasing the availability of and maintaining existing affordable housing throughout the City.
- To increase economic development opportunities for low- and moderate-income persons.

Specific City Priorities:

The City of Kirkland has identified the following housing and non-housing community development needs:

- **Housing** - Affordable housing for low- and moderate-income persons at or below 80% of median income.
- **Public Services** - Critical human services for low- and moderate-income persons such as homelessness prevention, emergency food and shelter, youth, seniors, vocational training, health care, transportation.
- **Accessibility** - Removal of architectural barriers to sidewalks and public facilities that bar persons with disabilities and elderly and limit their mobility within the public right of way and other public facilities.
- **Public Infrastructure Improvements** - Water, street, sidewalk, sewer improvements.
- **Public Facilities** - Senior centers, youth centers, parks and recreational facilities.
- **Historic Preservation** - Eligible rehabilitation and preservation activities.
- **Planning** - Related needs assessments and CDBG administration activities.

Housing Strategies

Critical housing needs facing Kirkland over the next 20 years include, preservation of neighborhood quality, creation and retention of housing that is affordable to Kirkland residents, increasing the supply of rental units affordable to low-income households, increasing first-time homeowner opportunities for moderate-income households and housing for residents with special needs. One third of the City's residents fall within the low- and moderate-income categories, indicating a significant need for housing at the defined affordable levels.

Strategy #1

Provide for a range of housing types and opportunities to increase the supply of affordable housing for households at or below 80% of median income.

Obstacles:

High land values prevail in the City, and developers face difficulty in producing new housing that meets the needs of low- and moderate-income residents. Assistance to enable rehabilitation of existing housing may be one of the most effective strategies to maintain and produce affordable housing in Kirkland.

Activity 1:

Each year, strive to meet the targets established and defined in the Countywide policies for low- and moderate-income housing as a percentage of projected net household growth. Seventeen percent of household growth is to be affordable to moderate income households, while 24 percent is to be affordable to low-income.

Activity 2:

Continue working cooperatively with the King County Consortium and "A Regional Coalition for Housing" (ARCH) to assess the need for and to create affordable housing. Allocate Block Grant funds and the Kirkland Housing Trust fund dollars to ARCH for Housing Development projects through the Housing Trust Fund. Support efforts to achieve a geographic balance in siting special needs housing throughout the City and region including support of housing in other jurisdictions that serves Kirkland residents.

Activity 3:

Over the next year (1996) implement accessory unit regulations and enhance density bonus incentives to developers to provide for low-income and special needs housing. Over the next two years create flexible site and development standards and allow innovative housing types, balancing the goals of reduced housing costs and other community goals.

Activity 4:

Each year allocate CDBG funds for home repair or rehabilitation projects, housing development projects through ARCH, and assist residents in seeking additional ways to preserve existing housing.

Activity 5:

Over the next two years streamline the City's development approval process to reduce time needed for approval, thereby resulting in savings to housing providers.

Activity 6:

Beginning in 1996, monitor on an ongoing basis, how well the city's housing needs are being met. Continually track the production and demolition of housing. In conjunction with countywide efforts and ARCH, develop a housing data base to monitor items such as housing construction and demolition, prices and rent levels of both new construction and demolished units, and the total number of accessory housing units created.

Strategy #2

Encourage and support the development of emergency, transitional, and permanent housing with appropriate on-site services for persons with special needs.

Obstacles:

Economic conditions and the lack of funding sources for homelessness prevention services are factors in increasing the numbers of homeless. Kirkland's housing market is most lacking in providing housing units priced appropriately for very low-income households (those earning zero to 30% of median income) and median income households (earning 81-120% of median income). More homeless people request shelter on the Eastside than can be served.

Activity 1:

Where feasible, participate in relocation assistance to low-income households whose housing may be displaced by rehabilitation, condemnation or City initiated code enforcement.

Activity 2:

Over the next two years continue supporting public service funding of emergency, transitional housing support services for homeless and homelessness prevention services.

Activity 3:

Over the next four years, support the acquisition or rehabilitation of housing by private or nonprofit organizations, housing authorities or other social and health service agencies for low- and moderate-income tenants.

Strategy #3

Explore all available means to cooperate at a regional level to address local housing needs and secure stable housing development funds at the state and local level.

Activity 1:

Support housing legislation at the county, state and federal levels which will promote local housing policies.

Activity 2:

Each year develop an inventory of public lands and identify those that are currently or may become surplus. Donated surplus land, below market sale of surplus land or the proceeds from surplus land shall be considered for affordable housing projects.

Activity 3:

Consider credit enhancements and City bonding to support development of affordable housing.

Strategy #4

Develop and preserves variety of housing options for Kirkland citizens with special needs due to age, disability or personal circumstance.

Approximately 15% of the City's seniors had mobility or self-care limitations which is somewhat higher than County averages (1990 Census). In Kirkland and Redmond, there are an estimated 31 persons living with AIDS, while a total of 65 residents in these area have been diagnosed with AIDS. Ensure that flexibility in land use regulations to allow group homes and home based care represents a significant opportunity available to the city to meet the demand for special needs housing. Barriers to creating these housing options, including extensive special review processes, should be avoided.

Activity 1:

Over the next two years, review and revise policies and regulations to assure the Zoning Code meets requirements of the Federal Fair Housing Act to provide equal access for people with special needs and recognized protected classes (race, color, national origin, religion, sex, family status, and disability). Assure that zoning does not unduly restrict group homes or other housing options for persons with special needs.

Public Service Needs

In July 1994, King County staff held two meetings with human service providers. The following were determined to be priority needs for human services and public facilities within the Consortium: emergency/transitional housing shelters, senior services, youth services, transportation services and health care needs, employment/job training, childcare/early childhood education, domestic violence, child abuse, disability services.

Obstacles:

CDBG funds for human services are limited to 15% of the entitlement plus program income. The needs are increasing while at the same time funds for human services have been decreasing. For lack of a City-wide human service needs assessment, it is difficult to get an accurate understanding of the priority needs of the low- and-moderate income residents.

Strategy #5

Support those human services that provide a broad range of basic physical survival support services in the areas of food, shelter, health care, protection from abuse/neglect, youth and family services, and homelessness. Encourage services for individuals that are preventative and encourage self-sufficiency.

Activity 1:

Each year the City will fund projects and organizations that provide services for individuals in need of basic survival and programs that encourage self-sufficiency.

City of Kirkland, continued

Activity 2:

Over the next two years the City will conduct a human service needs assessment to better gauge where the gaps are in human service programs and where the City should be allocating resources.

Strategy #6

Coordinate with other jurisdictions and service providers to ensure that the delivery of services function in the most efficient manner and avoid duplication.

Activity 1:

Over the next four years the City will work with the service providers as well as the King County Consortium to support programs that address regional and Consortium needs through a coordinated funding approach.

Activity 2:

Over the next two years Kirkland will work with the Eastside King County Consortium cities to develop more standardized performance measures and explore ways to further standardize the application process.

Accessibility Needs

It is estimated that 3,000 to 7,000 individuals in Kirkland are disabled. Many of Kirkland's public facilities are gradually being renovated to comply with current Americans with Disability Act requirements. Adaptations Inc. conducted a Special Recreational needs assessment for the Department of Parks and Recreation, to determine the recreational needs of Kirkland's disabled population. CDBG funds when eligible, should be used to meet the needs of these individuals to freely to move throughout the City and participate as active members in the community.

Strategy #7

Renovate public facilities such as parks and recreation facilities, sidewalks, to remove architectural barriers in compliance with ADA standards and increase mobility throughout the City.

Activity 1:

Each year the City will fund public facility improvements to continue to remove physical barriers for disabled members of the community.

Infrastructure Improvements

Strategy #8

Provide for opportunities to rebuild the City of Kirkland's flood drain improvements, street improvements, sidewalk improvements and sanitary sewer improvements where areas or residents meet block grant eligibility requirements.

Obstacles:

Many low- and moderate-income households in the Juanita, Rosehill and Totem Lake neighborhoods, are not hooked up to sewer or contain sidewalks. But because of the federal block grant eligibility requirements of the area benefit criteria, the high expense of extending sewer lines, it is not financially feasible to make these improvements.

Activity:

Within the next four years the City will fund CDBG eligible public infrastructure improvements.

Public Facility Needs

Besides the Special Recreation Needs Assessment, the City participated in the Youth Task Force to look at the services that the City lacks to serve the needs of the youth. Other needs assessments that may be conducted over the next four years may recommend implementation strategies.

Strategy #9

Funds may be needed to rehabilitate community facilities that will serve low- and moderate-income persons such as the Kirkland Senior Center, food banks, emergency shelters, parks and recreational facilities or other community facilities.

Activity:

Implement recommendations identified in the Department of Parks and Recreation Special Recreation Needs Assessment report and the recommendations of the Youth Task Force where projects are CDBG eligible.

City of Kirkland, continued

Historic Preservation

Kirkland has many structures that have historic value to preserve or rehabilitate.

Strategy #10

To preserve and rehabilitate historic properties or historic significance in order to retain Kirkland's heritage.

Activity:

Within the next 4 years consider funding block grant eligible historic preservation activities.

Planning Needs

Strategy #11

Continue administering the Block Grant Program.

Activity:

Conduct a Citywide Human Service Needs Assessment in order to better guide public service funding decisions as well as determine gaps in service, or other planning assessment studies that may be needed.

City of Mercer Island

These strategies are based on Mercer Island's Program Policies for the use of CDBG funds for the next four years. The CDBG policies emphasize community development needs and are consistent with the City of Mercer Island's Comprehensive Plan.

Specific City Priorities:

- Housing development and housing repair
- Public Services - senior services
- Public Facilities
- Accessibility
- Economic Development

Strategy #1

Provide a variety of housing types to address the current and future needs of all Mercer Island residents.

The City Council's vision includes maintaining diversity on the Island. The Growth Management Act states that communities will provide housing for all economic segments of the population. The City's Comprehensive Plan also addresses diversity.

Obstacles:

- The major obstacle to maintaining or increasing diversity on Mercer Island is the high cost of land and housing. Between 1980 and 1990 median income increased just less than 75% while average home values increased over 150%.
- Many owner occupied units are currently affordable to owners at or below 80% of median income because mortgage payments are low, or homes are owned outright. There are about 2,000 homeowners, out of 8,300, who would not be able to afford to buy their homes today with their current incomes.

Activity 1:

The City will contribute CDBG funds to King County's housing repair programs so that homeowners at or below 80% of median income can maintain their housing and continue living on the Island. Timeline: 1996-1999.

Activity 2:

The City will encourage multi-family housing in the Central Business District, as multifamily unit rents have been less susceptible to rapid increases in property values than single family homes. Timeline: 1996-1999.

Activity 3:

The City passed an ordinance in January of 1995 allowing accessory dwelling units in single family residences.

Activity 4:

The City is using 1995 CDBG planning dollars to do a planning project to study the feasibility of developing a city run pilot home share program. The program would assist in matching those who need housing with those who would like to share extra space in their homes. This offers opportunities for affordable housing for people renting a room and for homeowners to remain in their homes with the additional financial and/or chore help. Timeline: 1996 for pilot program.

Strategy #2

The City will work cooperatively with King County and other Eastside jurisdictions to assess the need for and to create affordable housing.

Analysis:

The Growth Management Act requires the City to create a 20 year planning document that includes housing. The State's goal for housing is to "encourage the availability of affordable housing to all economic segments of the population."

Obstacles:

Mercer Island has a very limited supply of undeveloped, buildable, residential land. That, coupled with the high land values on the Island, is a primary constraint on the amount of housing that can be provided in the future.

Activity 1:

The City will contribute capital CDBG funds to "A Regional Coalition for Housing" (ARCH), an intergovernmental agency that funds low- and moderate-income (at or below 80% of median) housing projects on the Eastside. Timeline: 1996-1999.

Activity 2:

Mercer Island will support regional CDBG efforts such as the Housing Stability project. Timeline: 1996-1999.

Strategy #3

The City will provide needed services to our senior adult population which data from the 1990 Census indicated that 14% of the City's population was 65 years of age and older. Services which the City of Mercer Island provides include transportation, primary health care, recreation, education, social and food services. Timeline: 1996-1999.

Analysis:

Mercer Island has had a 68% increase in the number of seniors on the Island between 1980 and 1990. The senior programs are well attended with seniors requesting expanded services.

Obstacles:

Mercer Island's ability to use CDBG funds on this human service project has decreased as Mercer Island's share of the public services ceiling has declined over the past few years. The City has used general fund dollars to continue to support senior services previously funded with CDBG funds. Even if additional public service ceiling does become available, the City would be unable to replace current general fund dollars for the senior program due to supplanting problems.

City of Mercer Island, continued

Activity:

The City has increased general fund support for the senior program and will continue to do so if feasible. Timeline: 1996-1999.

Strategy #4

In 1994 the City of Mercer Island implemented a three year central business district revitalization plan that includes encouraging multi-family affordable housing, improved pedestrian access, ADA compliance, and supported public facilities.

Analysis:

The central business district and the surrounding neighborhoods is where the multi-family housing is currently located. The citizens approve of more multi-family housing in this area and for buildings with commercial (retail) on the ground floors and apartments on the upper floors.

Obstacles:

A project of this scale, where blocks of sidewalks and streets are improved, costs more than the CDBG funds available to the City. Also, federal regulations and monitoring of contractors would deter use of CDBG funds for this project.

Activity 1:

The City of Mercer Island will continue to use CDBG funds for smaller projects, particularly in the area of ADA compliance, i.e., park signage and play equipment. Timeline: 1996-1999.

Activity 2:

Dedicate funds to ARCH Trust Fund for potential use in multi-family projects in the City's central business district or elsewhere in Eastside communities. Timeline: 1996-1999.

City of Redmond

Specific City Priorities:

The King County Consortium in which Redmond participates to receive its Community Development Block Grant dollars has a wide variety of priorities, which are listed below. Following the strategies, is a narrower list of areas, called "Activities" in this document, on which the City of Redmond will focus. In both jurisdictions, needs for services and improvements outweigh the availability of resources.

- **Public Facilities** - Senior centers, youth centers, neighborhood centers, child care centers, parks and/or recreational facilities, health facilities, parking facilities, and other facilities.
- **Public (Infrastructure) Improvements** - Solid waste disposal, flood drain, water, street, sidewalk, sewer and other infrastructure improvements.
- **Public Service** - Family, adult, senior, handicapped, youth, transportation, substance abuse, employment training, counseling, shelter, information and referral, domestic violence, sexual assault, dental, legal, literacy, crime awareness, fair housing counseling, tenant/landlord counseling, child care, health, and other public service needs.

City of Redmond, continued

- **Accessibility Needs** - Removal of architectural barriers: curb cuts, ramps, wider doorways, elevators, physical modifications to buildings.
- **Historic Preservation** - For buildings eligible to be listed in either the "National Register of Historic Places" or a state or local inventory of historic places, or designated as a state or local landmark or historic district.
- **Economic Development** - Commercial-Industrial rehabilitation, commercial-industrial infrastructure, other commercial-industrial improvements, micro-business, other businesses, technical assistance and other economic development needs.
- **Other Community Development Needs** - Lead based paint/hazards.
- **Planning** - Planning for and, administration of CDBG, HOME and ESG programs, and other planning.
- **Capital** - Needed projects which will serve predominantly low- and moderate-income persons; these could be related to facilities, removal or architectural barriers, or public improvements.

Strategy #1

The City of Redmond shall help to improve the welfare of its citizens by supporting the provision of human services.

Strategy #2

Services may be either preventive or remedial. They are not meant to be used for long term maintenance but rather to assist recipients to achieve the greatest possible level of independence and to prevent further or more serious problems in the future.

Strategy #3

The City of Redmond shall ensure that human service programs reflect and are sensitive to the cultural, economic, and social diversity of the City.

Strategy #4

The City of Redmond shall encourage the agencies serving its residents to make their services accessible to all in the community. Barriers to accessibility should be eliminated to the extent possible.

Strategy #5

The City of Redmond shall involve its citizens to the greatest possible degree in assessing needs, planning, and making decisions to improve human services.

City of Redmond, continued

Strategy #6

The City of Redmond shall work with appropriate entities and jurisdictions throughout the County to determine potential areas for cooperative planning, funding and administrative oversight of human services programs and shall engage in such cooperative work, where possible.

Strategy #7

The City of Redmond shall promote increased awareness of local need for human services through community education and shall support a stronger and more coordinated local response from the church, business, school and service communities.

Strategy #8

The City of Redmond shall monitor changes in local human services need and priorities on an ongoing basis and alter its response as appropriate.

Strategy #9

The City of Redmond shall work to increase the base of both public and private dollars for allocation to nonprofit human service agencies.

Strategy #10

The City of Redmond shall explore the use of mechanisms such as regulation, deregulation and zoning reform as a means of bringing about desired change.

Strategy #11

The City of Redmond shall provide assistance with housing rehabilitation for low- and moderate-income property owners in order to protect health and safety and prevent neighborhood deterioration.

Strategy #12

The City of Redmond shall help identify opportunities to develop affordable housing and shall oversee allocation of public funds to subsidize costs where appropriate.

Strategy #13

The City of Redmond shall support temporary emergency shelter and transitional housing programs to address and strive to prevent homelessness in The City of Redmond.

Redmond's Activities

Redmond will consider funding projects which fall into the following categories. Its aim is to support a balance of these services.

- **Survival Services** - Those which help to meet basic emergency needs for food, shelter, and protection from abuse and neglect. They include, but are not limited to, services providing emergency food, crisis intervention in life-threatening situations, and emergency shelter
- **Support Services** - Programs which allow individuals to maintain or enhance their present level of independence. Such services may include transportation, day care for elderly and children, rehabilitation programs for drug and alcohol dependencies, legal assistance, and employment related services.
- **Prevention** - Programs which act to prevent problems and the need for further dependence on public resources. Examples of services include drug and alcohol prevention programs, and programs to promote literacy.
- **Property Acquisition/Rehabilitation** - This includes the lease, purchase, construction or rehabilitation of facilities or property from which a needed human service will be provided. It also includes rehabilitation of the homes of persons with low- and moderate-income to ensure safe and sanitary living conditions. The City will continue to consider the use of CDBG funds for housing-related projects.
- **Planning** - The City of Redmond will use Community Development Block Grant planning and administration dollars help to support the staff time that makes steady municipal attention to all of these strategies possible.

Note: Community Development Block Grant dollars comprise only a fraction of the money spent by the City of Redmond on Human Services. This statement applies particularly to support for public service programs, where CDBG dollars are only about 15% of our resources. The absence of CDBG support for programs meeting the actions listed above cannot be construed to mean that Redmond has deviated from this set of planned actions. In the past and anticipated future, CDBG dollars have supported provision of basic survival services, support services, prevention, and property acquisition/rehabilitation of facilities from which a needed human service or in which shelter or housing was provided. Over time, and generally during a given year, it aims to fund a balance of programs across these fields.

City of Renton

The City of Renton Housing and Community Development Plan Four Year Strategies are consistent with the Renton Comprehensive Plan adopted in November 1994.

Housing

Strategy #1

Improve housing opportunities for low- and very low-income Renton residents and provide a regional fair share of low income housing in the future.

Activity 1:

Support and implement the City of Renton Housing Repair Assistance Program which assists homeowners at or below 80% median income to remain in their homes. Timeline: 1996-1999.

Activity 2:

Support regional efforts to increase low- and moderate-income housing options. Timeline: 1996-1999.

Human Services

Strategy #2

Provide a full range of effective and efficient human services which meet the identified needs of low- and moderate- income Renton residents.

Activity 1:

Support programs and services that meet identified basic needs such as health care and youth and senior concerns. Timeline: 1996-1999.

Activity 2:

Meet emergency needs of families and individuals for food, shelter, clothing and enable them to get back on their feet. Timeline: 1996-1999.

Activity 3:

Review and refine strategies and activities based on the needs assessment. Timeline: 1998.

Activity 4:

Monitor existing program results and promote efficient and effective service delivery. Timeline: 1996-1999.

City of Renton, continued

Activity 5:

Participate as a regional partner in South King County, King County and Washington State in the provision of human services. Timeline: 1997-1999.

Strategy #3

Promote prevention and education to help families and individuals to help themselves.

Activity 1:

Support programs directed at the needs of children, youth and families. Timeline: 1996-1999.

Public Facilities, Public Improvements and Economic Development

Strategy #4

Support public facilities and public improvements which benefit a high number and proportion of low- and moderate-income citizens including those with special needs.

Activity 1:

Meet American Disabilities Act objectives, implement accessibility improvements to public parks and other public facilities. Timeline: 1996 - 1999.

Activity 2:

Construct, rehabilitate and/or expand public facilities which service low- and moderate-income families. Timeline: 1996 - 1999.

Activity 3:

Cooperate in programs which meet regional needs and which promote efficient use of facilities between and among jurisdictions. Timeline: 1996 - 1999.

Strategy #5

Promote activities which support economic development and economic opportunities for low- and moderate-income persons.

Activity 1:

Explore economic development projects. Timeline: 1996 - 1997.

Activity 2:

Implement projects if funds permit. Timeline: 1996-1999.

City of SeaTac

Specific City Priorities:

The City of SeaTac has identified the following needs it will address in the next four years. These needs were identified through the human services needs assessment¹, the draft element of the Comprehensive Plan², funding allocation discussions with the Human Services Commission, and several public hearings. Each year the human services funding allocations are reviewed by the public, City staff, the Human Services Commission, and the City Council. Over the next four years, the City will try to address the following needs for the City of SeaTac:

- **Public and Community Facilities** - Parks & Recreation Facilities and Senior Centers which predominantly serve low- and moderate-income persons and address health and safety problems.
- **Housing** - Affordable housing for low- and moderate-income people, seniors, special needs populations, transitional housing and emergency shelters, and preservation of existing housing stock,
- **Public Infrastructure Improvements** - Street Improvements, Sidewalk Improvements, and Flood Drain Improvements.
- **Accessibility Needs** - Removal of architectural barriers to existing infrastructure or community facilities to improve safety conditions especially for elderly and disabled persons.
- **Planning** - Planning and Administration of CDBG and the City of SeaTac human services contracts.

Strategy #1

Work with citizens, various government agencies, and other service providers to establish priority areas for public funding of capital facilities, services, and infrastructure.

Activity 1:

With limited funding available, coordination between agencies, cities, the County, and citizens is of increasing importance. The City will continue to participate in regional funding approaches to address needs in the City.

Activity 2:

The City will continue to prepare, update, and implement an extensive 6 year street improvement plan in conjunction with planned developments in surrounding areas. This plan is created out of many public hearings and is reviewed annually before the City Council. The City will also continue to include sidewalks in street improvement programs, targeting neighborhoods with low- to moderate-incomes.

Activity 3:

The City will continue to attempt to improve coordination and communication between the human service agencies and the citizens we serve.

1 Human Services in SeaTac: An Assessment of Needs and Opportunities (dated January, 1991), as prepared by the City of SeaTac Planning & Community Development Department and Clegg & Associates.

2 City of SeaTac Comprehensive Plan, adopted December 20, 1994, as prepared by the City of SeaTac.

Strategy #2

The City of SeaTac will continue to provide services that improve the availability and quality of affordable housing.

Activity 1:

The City will continue to work with other agencies toward providing and preserving affordable housing through regional approaches and funding of agencies. Programs such as the Housing Stability Project will continue to see the support of the City of SeaTac.

Activity 2:

The City recognizes the benefits of preserving existing housing through housing repair programs. Therefore, we will continue to support agencies who will provide housing repairs for low- or moderate-income families through grants and low interest loans.

Activity 3:

Affordable housing will need to be accessible to the special needs population of SeaTac. The cost of renovating a structure to make it accessible can often be cost prohibitive for special needs-individuals, and the City will continue to support agencies that provide this service at little or no cost to the individuals.

Activity 4:

Those agencies which provide affordable housing for the disabled are very unique and the City will continue to try to support those agencies.

Strategy #3

The City of SeaTac will continue to apply its public service allocation to fund various human services to the City's low- and moderate-income residents.

Activity 1:

The City will continue to support programs which prevent families or individuals from hunger and homelessness by allocating a portion of the public service dollars available to agencies to provide this service.

Activity 2:

The City will continue to evaluate and assist some agencies that try to assist low- and moderate-income families prior to them needing crisis services, in an effort to prevent further need for services.

Activity 3:

The City will try to fund agencies which provide crisis and survival services.

Activity 4:

The low- and moderate-income senior population in SeaTac is extremely vulnerable to hunger, therefore the City will continue to operate a programs to address this need.

City of SeaTac, continued

Strategy #4

Work with citizens, various government agencies, local businesses, and other service providers to continue to make the City of SeaTac accessible to people with disabilities and to continue to strive to meet their unique needs for services.

Activity 1:

The City of SeaTac has created and continues to support the efforts of the "Americans With Disabilities Act - Citizens Access Committee" which continues to study and suggest improvements within the City's infrastructure to make facilities more accessible.

Activity 2:

The City will consider supporting agencies that provide affordable housing and housing modifications for disabled individuals or families.

Activity 3:

The City will consider to work with agencies who provide services to make sure their facilities and services are accessible to individuals with disabilities.

City of Tukwila

The proposed strategies and activity direction are consistent with the City's draft Comprehensive Plan being developed under the Growth Management Act.

Affordable Housing and Housing Rehabilitation

Needs:

Approximately, 1400 Tukwila low- and moderate-income households pay more than 30% of their incomes for housing. About 1580 low-income households make less than 50% of the County renter median income. Older housing with needs for improvement can be found in many areas throughout the City.

Strategy #1

Preserve, maintain and improve existing housing stock for citizens at or below 80% of median income.

Strategy #2

Consider funding regional housing projects, administered by the County.

Activity:

Over the next four years the City will continue to consider support of the King County Housing Repair program.

City of Tukwila, continued

Obstacles:

Because of Tukwila's small population, CDBG capital funds are limited. Demands far exceed resources available to meet needs. Staffing capacity within the City also limits the ability to meet needs.

Public Infrastructure and Improvements

Needs:

The city's 6 year capital improvement plan addresses important deficiencies. Four areas of water supply and distribution deficiencies are identified along with other utility improvement needs. Modification in public facilities are needed to better support neighborhood quality.

Strategy #1

Work in conjunction with City of Tukwila departments and the community to define and prioritize public infrastructure needs.

Strategy #2

With direction from Tukwila City Council, prioritize and fund City infrastructure improvements that contribute to improved neighborhood quality.

Obstacles:

CDBG funds for capital projects are limited. Demands exceed resources available to meet needs.

Public Facility Improvements

Strategy #1

Work in conjunction with City of Tukwila Departments and the community to define and prioritize public facility needs.

Strategy #2

With direction from Tukwila City Council, prioritize and fund City Public Facility Improvements that contribute to improved neighborhood quality.

Public Service Improvements

Needs:

Forty-eight percent of Tukwila's population are low- to moderate-income. About 10% of the population have low- or very low-incomes. Fifty percent of the families within the school district qualify for free and reduced lunches. Tukwila's population experiences many risk factors such as drug use, low neighborhood attachment, transition and mobility, isolation and poverty. Crime is disproportionate to the size of the population.

Strategy #1

Address human service needs that support healthy development and independence.

Strategy #2

Direct public service dollars to targeted populations to enhance their well-being.

Activity 1:

Within the next four years continue to consider funding projects that address needs of “at-risk” youth.

Activity 2:

Within the next 4 years continue to consider funding projects that support senior citizens.

Obstacles:

Because of the cap on public service dollars Tukwila receives a very limited amount of CDBG funds to use for this purpose. Staffing capacity is also a barrier.

Planning and Administration

Strategy #1

Consider supporting Planning and Administration activities that support analysis and identification of needs and evaluation of possible solutions.

E. Anti-Poverty Strategy

The Anti-Poverty Strategy is a relatively new requirement added by the Housing and Community Development Act of 1992. It should be noted that poverty is essentially an income issue related to jobs and the economic health of the community and the nation. Economic strategies and job creation programs are the responsibility of the state and Federal government. The housing policies and programs undertaken by the Consortium can only indirectly affect the number of people in poverty. Without new jobs which pay a livable wage, even working families will require subsidized housing and other services. Many households living in poverty are either already homeless or at risk.

Most housing programs and services have as a primary goal to increase the self-sufficiency of the clients. As people move along the continuum from homelessness to independent living, the services change to meet their evolving needs. In addition to stable, secure housing, homeless people need basic items such as food, clothing and health care. The next phase includes services which build structure including transportation, treatment, advocacy, and childcare. Eventually, as they are stabilized, these families and individuals need services which enable them to build skills to move along the continuum toward permanent housing and independent living. These usually include education, job training, housing search assistance, and case management. Unfortunately, these efforts may not be enough. Training people for minimum wage jobs will not break the cycle of poverty and homelessness because minimum wage is not a livable wage.

The housing policies and programs undertaken by the Consortium support the goal of increasing self-sufficiency for individuals and families served. There are a number of informal efforts and specific programs underway. Some examples follow:

1. King County coordinates and administers the Shelter Plus Care program which provides rental assistance combined with intensive support services designed to increase self-sufficiency and help homeless disabled people assimilate into the community. The Coordinating Committee includes social service agency representatives, clients, and city and county staff.
2. The King County Housing Authority administers the Family Self Sufficiency program which combines Section 8 certificates with support services coordinated from community agencies. The goal of the program is to increase the household's skills and abilities so that they can become self-sufficient and reduce their need for public subsidies. The Program Committee includes representatives from social service and training agencies, state and local government, and the housing authority.
3. Most housing programs combine case management and other services needed to help people stabilize and adjust. These services typically address other barriers facing the household such as childcare, chemical addiction, transportation, or health care. These needs must be addressed in order to build the foundation necessary to ready people for training, education, and jobs.
4. The King County Consortium's Housing Stability Project provides emergency grants and loans to help families avoid evictions and mortgage defaults and provides counseling and case management to help families address underlying causes of financial difficulties.

F. Public Housing

The King County Housing Authority serves the entire County outside of Renton and Seattle. This discussion of public housing improvements and resident initiatives addresses the cities of Bellevue and Auburn as well as the King County Consortium.

Management and Operation

The King County Housing Authority continues to be among the highest rated Housing Authorities in the nation, achieving a score over 96.99% under the Public Housing Management Assessment Program (PHMAP). As a "High Performer", KCHA does not have any serious operational problems to address, however, KCHA does identify the need for continued progress in improving security and decreasing drug related problems within the developments. As a result, KCHA will continue current police patrol programs as well as expand the operations to other developments as appropriate. In most instances, these programs are funded through federal Drug Elimination Grants. Additionally, under its Five-Year plan, KCHA is working to enhance security with improved outdoor lighting.

Living Environments

KCHA has developed a Five-Year Action Plan to complete specific projects to improve the living environment of public housing residents. The highest priority for physical improvements is roofing, siding, windows, elevators, plumbing and exterior doors. These improvements are correcting most of the life, safety, and emergency conditions that exist, protect the structural integrity and ensure long term viability, improve the energy conservation standards of the buildings, and enhance resident security.

Resident Initiatives

KCHA encourages the formation and involvement of resident councils in public housing developments for the purpose of providing liaison between the tenants and management and to create on-site supportive service opportunities. Several social services agencies are located in KCHA housing developments around the County and provide a wide array of services to tenant households, including families, the elderly, and children. The agencies and programs include Headstart, youth services, food banks, health care, and various education and training programs.

With technical assistance and financial support from KCHA, two resident councils were awarded federal grants under the Public Housing Resident Management Technical Assistance Program. The grants totaling \$140,000 will be used to provide technical skills to the tenant population in the areas of Residential Management and Conflict Resolution.

Through the use of the Comprehensive Grant funding, KCHA has hired a Family Self-Sufficiency (FSS) Coordinator who is currently working on the development of a FSS program for the Public Housing program. The program, now up and running, works with representatives of 15 training and support service agencies.

Additionally KCHA has developed a Resident Incentive Transfer program. The program will allow current tenants who have shown a commitment to improving the quality of life for themselves and their environment opportunity to move to one of 30 single family homes now under construction.

Public Housing Improvements

KCHA will complete rehabilitation/modernization work in 1995 with Comprehensive Grant funds on 15 developments affecting 638 units for the elderly and families. Improvements will be made to roofs, siding, water pipes, elevators, exterior lighting, windows, insulation, and play areas.

KCHA has undertaken several management improvements including adding police patrols to increase security. The Authority will also hire consultants to provide program coordination for health and human services, family self-sufficiency, and tenant initiative programs and help organize employment and training initiatives for residents of public housing.

G. Lead-based Paint

Over the next four years the King County Consortium will develop a strategic plan designed to significantly reduce or eliminate lead-based paint hazards. After further research specific actions identified in the plan may include:

- Coordinate with public and private efforts to reduce lead-based paint hazards and protect young children.
- Integrate lead hazard evaluation and reduction activities into existing housing programs.
- Develop the technical capacity within a core group of specialists to appropriately assess and reduce lead hazards.
- Support and promote comprehensive public health programs aimed at education and testing.
- Apply for federal, state and county funding to test and abate lead hazards.

In 1996-1997, the King County Consortium will:

- Participate in an interjurisdictional/inter-agency working group to complete a needs assessment and coordinate strategies with the state, other King County departments, and the King County Housing Authority.
- Develop an educational strategy for target groups. Make sure educational information is available to those involved with publicly-assisted rehabilitation programs.
- Require inspection and testing for lead hazards of all units assisted with rehabilitation.
- Allow inspection and abatement in all publicly-assisted housing programs.
- Continue to offer testing for elevated blood leads to target populations living in units assisted with rehabilitation programs.

Chapter 7

Institutional Structure and Intergovernmental Cooperation

King County's housing strategy will be carried out by a variety of agencies and organizations involved with housing and human services. Figure 24 identifies the public, private, and nonprofit organizations expected to be involved.

A. Coordination Within County Government Structure

The Department of Development and Environmental Services (DDES) develops land use and works with the Department of Human Services' Housing and Community Development (HCD) Program to implement housing policies.

Role of Department of Human Services

The Housing and Community Development Program in King County's Department of Human Services is composed of two sections: 1) Housing Policy and Programs; and 2) Community Development. The Housing Policy and Programs Section is responsible for developing overall housing policy for unincorporated King County and administering the HOF, HOME and ESG Programs. The housing policy documents affecting the King County CDBG and HOME Consortia are the housing strategies identified in this plan. The Consortium Cities' community development functions are also integrated with the land use planning functions in those cities. The Community Development Section administers the CDBG entitlement.

Cooperation with Other County Departments

King County encourages strong links between housing and services, particularly for populations needing supportive services. For example, the King County HOF gives priority to proposals which link support services to housing units, especially for those populations for which King County has a service responsibility. These include victims of domestic violence, and persons with mental illness and developmental disabilities. The Joint Recommendations Committee which awards HOF funds is composed of County staff and includes representatives from DDES (land use), the Department of Public Health, the Department of Human Services, and the Office of Financial Management. This linkage with County programs allows housing developers to gain commitments for support services funding from County agencies with service responsibility. As a result, the people in the housing units have the support services they need to be successful in the housing.

Overall, the institutional structure in King County is relatively strong. There is a good working relationship between the agencies and organizations involved with housing and related services. There is a free exchange of information and technical assistance which results in a more effective housing delivery system.

B. Additional Development Capacity Needed

Despite this climate of cooperation, the overall development capacity in King County needs to be expanded. Although the King County Housing Authority develops housing and owns and manages units, there are only a small number of agencies with limited capacity to develop, own, and manage additional housing units. These organizations need technical and financial assistance to increase capacity and develop more units.

While the City of Seattle has over 16 nonprofit housing developers, many of which have been producing housing for over a decade, there are relatively few operating in King County. In addition, those that do serve the County are not based in specific communities but generally serve the entire county. Housing needs in suburban cities and rural areas are very different; community based housing developers will be able to tailor housing projects to those needs.

Over the next four years, King County will provide project related support to build the capacity for community based nonprofits, public development and public housing authorities. This will include start-up, technical assistance, and training activities. In addition, federal funding is available to develop capacity when a nonprofit housing development agency meets the HOME program definition of a Community Housing Development Organization (CHDO).

County staff will continue to provide technical assistance to agencies in designing and implementing housing projects. One housing development staff member has been hired to identify project sponsors, develop viable projects, and package development proposals for federal, state, and local funding.

Figure 24

Institution	Purpose and Role	Strengths	Weaknesses
Public			
1. King County HCD	Provides land use planning and implementation, administers Master Planned Developments which include affordable housing, housing planning, policy development, technical assistance. Operates housing repair and rehabilitation programs, administers local housing development funds, and the CDBG and HOME programs.	Policy Planning, housing repair, program development, linkage of land use policy and housing programs, housing administration, technical assistance.	Limited ability to fund capacity building for nonprofits. Demand for funds far outstrips supply.
2. Consortium City Partners	Provides housing and community development policy and planning. Coordinate CDBG program at local level. Some cities operate housing repair and rehabilitation programs and have developed senior housing. Projects use local funds.	Needs assessment, policy and planning sensitive to local needs and concerns.	Competing fiscal needs and priorities of jurisdiction for limited funding.
3. King County Housing Authority	Owens and manages 3, 245 public housing units, develops other low/moderate income housing projects including home ownership programs; administers Section 8 rental assistance program; administers CDBG-funded housing repair program.	Management of public housing units, finance and development with non-federal funds, especially manufactured housing parks/subdivisions.	Limited ability to prevent unintentional racial concentrations of Section 8 holders caused by landlord unwillingness to participate in program.
4. Renton Housing Authority	Owens and manages 525 public housing units and administers the Section 8 rental assistance program.	Management of public housing units.	Improving coordination on housing issues with other entities.
5. King County Dept. of Human Services	Policy and planning activities and service responsibility for mental health, developmental disabilities, domestic violence, veterans, youth, aging.	Programs and services for special populations.	Improving coordination on housing issues countywide related to the needs of special populations.
6. WA State Dept. of Comm. Dev.	Administers Housing Trust Fund, provides technical assistance, especially to non-metropolitan areas, administer Section 8 and CDBG program in non-entitlement areas, administrator of state HOME program. Policy and planning related to housing and community development on statewide basis.	Housing trust fund, administration and technical assistance.	Housing and land use policy is a new, as yet untested endeavor for the state.
7. WA State Housing Finance Comm.	Serves as a conduit for financing; operates the single and multifamily mortgage revenue bond program, low-income housing, tax credit program, and special nonprofit assistance program.	Below market rate financing and tax credit program.	No ability to provide subsidy to projects other than tax subsidies authorized by MRB & LIHTC programs pursuant to IRS rules.
Private			
8. Federal Home Loan Bank	Provides member banks with wholesale financing and provide housing subsidies from the Affordable Housing Program and Community Investment Fund for projects which benefit low and moderate income households.	Market member services, long term advances, affordable housing program is noteworthy for the program's efficiency.	Project monitoring is a new, as yet unproved activity of the FHLB of Seattle.

Institution	Purpose and Role	Strengths	Weaknesses
9. Private Lenders	Provide market rate debt financing for low and moderate income housing projects.	Largest single source of market and financing available.	Market interest rates do not allow projects to serve extremely low-income people without deep subsidies obtained elsewhere.
10. Private Developers	Build market rate single family and multifamily housing.	Greater expertise in development process; often can operate at lower costs.	Profit margin not always sufficient to encourage involvement, difficulty in getting conventional financing, not always eligible for public funds.
Nonprofits			
11. Local Initiatives Support Corporation	Private sector board raises corporate funds to help stimulate low and moderate income housing in region.	Technical assistance organizational training, predevelopment and revolving fund.	Predevelopment funding available is always short of need.
12. Housing Partnership	Advocates countywide for moderate income housing, prepares position papers, public presentations to raise public awareness of need for below market rate rental and homeownership including employer assisted housing.	Private sector orientation provides environment conducive to private and developer participation.	May have difficulty finding eligible purchases for new homeownership project.
13. Housing Developers-Consultants-Common Ground, Environmental Works, etc.	Housing development consultants assist sponsors to develop and package housing projects, secure funding, and manage implementation.	Working with churches, special service providers, and other nonprofit sponsors.	Lack seed money needed for predevelopment costs; operating funds for developers are dependent upon fees and grants; need for additional capacity building funds.
14. Housing Counseling Agencies	Provide tenant/landlord information, fair housing assistance, and mortgage default counseling.	Responding to calls for information, and assistance can prevent evictions and subsequent homelessness.	Lack a coordinated system for providing range of services regionwide.
15. Social Service Providers, Multi-service Centers, Catholic Community Services, YMCA, Salvation Army, Habitat for Humanity, American Red Cross, etc.	Provide direct services including emergency/transitional shelter, case management, transportation, advocacy, referral, childcare, etc. Own and manage units in some cases.	Direct service delivery, advocacy and coordination between shelters.	Limited capacity to develop and own/manage additional units. Many prefer public housing authority ownership and management.
16. Nonprofit Housing Developers - St. Andrews, DASH, Habitat for Humanity	Develop, own and manage affordable housing.	Often focus on a particular market or geographic area; gain expertise quickly because they specialize in different types of housing.	Lack seed money needed to support staff; have limited capacity to expand.

C. Reduction of Barriers

In conformance with the Washington State Growth Management Act (GMA), King County and its Consortium partners are all adopting Comprehensive Plans which include a housing element. GMA requires each county to adopt countywide policies to serve as the framework for each jurisdiction's comprehensive plan and promote consistency among jurisdictions.

The King County Growth Management Planning Council (GMPC) adopted preliminary housing policies in July, 1992 and adopted refined, final policies in May, 1994. Key features of the countywide housing policies are provisions to promote a rational and equitable distribution of affordable and low-income (up to 80% of median) housing and establish a program to evaluate achievement of countywide and local goals for housing.

The policies call for every jurisdiction to establish numerical targets and develop specific plans for housing units affordable to households earning 50% or less of the median income and for households earning 51-80%, based upon anticipated growth in the jurisdiction. In addition, all jurisdictions are to participate in a cooperative, countywide effort to address current housing need. Preliminarily, it is expected this effort will include identifying a countywide funding source and countywide programs to address housing needs that surpass jurisdictional boundaries and would benefit from countywide application.

Progress in achieving housing targets will be reported annually. Every five years the GMPC (or its successor) will evaluate achievement of countywide and local goals for housing for all economic segments of the population. If the GMPC determines that housing planned for any economic segment falls short of the need for such housing, the GMPC may recommend additional actions.

Most of the jurisdictions worked together through the Affordable Housing Technical Forum and the Affordable Housing Task Force to develop the countywide housing policies and identify strategies to create and preserve affordable housing. Many of the policies and strategies proposed for adoption by individual jurisdictions are aimed at reducing barriers to building and siting affordable housing.

Common strategies proposed by many jurisdictions include:

- **Accessory Housing** - Following a statewide mandate, all jurisdictions must allow for accessory housing in conjunction with single family housing. It is up to each jurisdiction to adopt regulations for the housing.
- **Special Needs Housing** - Many jurisdictions have recognized that their zoning codes and/or siting policies for special needs housing may impose barriers to providing this housing in their communities. The Technical Forum plans to assist jurisdictions to evaluate and change their policies and codes as needed.
- **Encouraging Small-lot and Townhouse Development** - Many jurisdictions are trying to accommodate more affordable housing by increasing the amount of land zoned for moderate to high density housing including opportunities for small-lot single family and townhouse development.
- **Flexible Subdivision Standards** - Off-site improvements (for roads and utilities) and site development for new residential projects are primarily paid for directly by the developer and add to the cost of housing. Jurisdictions have recognized there are opportunities for flexibility if not innovation in development standards (such as road widths, landscaping requirements, etc.) which can still produce quality housing and neighborhoods but reduce costs. Many cities and the County are amending their zoning codes to allow for flexibility within certain "performance" criteria.

- **Impact Fee Exemptions/Reductions** - King County has already adopted roads and school fee exemptions for low cost housing serving renters or homeowners at or below 80% of median income. Many cities are considering implementing a similar program.

D. Coordination Efforts

There are a number of efforts underway within King County to increase the coordination between service systems, funders, local governments, and providers. A partial listing includes:

1. **Family Self Sufficiency** - representatives from social service and training agencies, local and state government and the housing authority form the Family Self Sufficiency Program Committee.
2. **Local Public Funders** - representatives from local governments allocating capital funds meet to discuss coordination of applications, technical review, capacity, and contracting.
3. **Seattle-King County Coalition for the Homeless** - organization of emergency shelter and transitional housing providers, local governments, and social service agencies serving the homeless. A subcommittee of providers from King County outside Seattle also meets regularly.
4. **Seattle-King County Housing Development Consortium** - a cooperative undertaking of 24 nonprofit housing developers who meet regularly to exchange information and deal with issues of mutual concern.
5. **Family Service Restructuring** - consistent with the State Family Policy Act, communities are establishing local network boards to develop policies and establish funding priorities for many services affecting families and children.
6. **Low-Income Housing Congress** - a coalition of community-based organizations, local government, and housing advocates who develop a common legislative agenda to address housing issues at the state level.
7. **Affordable Housing Technical Forum** - an informal group of housing and/or planning staff from King County and its cities which meets to discuss housing policy, strategies and programs to implement the State's Growth Management Act.
8. **Growth Management Planning Council-appointed Housing Task Force II** - one-year mission driven committee comprised of elected officials, community and business representatives and charged with developing recommendations for new countywide funding source(s) for housing.
9. **King County Human Services Roundtable** - a coalition of elected officials from King County, Seattle, suburban cities and United Way who are working to improve the quality of life for King County residents. The Roundtable is working towards improving the following five services systems: child care, family support (especially family violence and child abuse prevention), affordable housing, health care and employment.
10. **A Regional Coalition for Housing (ARCH)** - a collection of six Eastside cities and King County who coordinate on housing issues, including planning and policy, capital fund allocation, and technical assistance. Cities in south King County are considering a similar collaboration in the near future.

King County staff participate in all of the efforts identified above to help coordinate efforts and exchange information.

Appendices

Appendix A

Citizen Participation Plan

The following text is taken from a brochure that was sent to interested citizens, community organizations, for-profit agencies, cities and others.

Citizens are Invited to Participate

The King County Consortium invites its citizens to participate in the planning, implementation and monitoring of its federal housing and community development programs. The activities funded through these programs have made real differences in the lives of citizens throughout King County. By working together with the suburban cities, the County is using these federal funds to improve the quality of life for low- and moderate income people in a variety of ways: restoring rental housing, making repairs for homeowners, improving a health clinic in Springwood, providing safe drinking water in small communities such as Cumberland, developing self-help housing in Black Diamond, providing emergency housing for homeless families, and providing emergency loans and grants to individuals and families in crisis who are at risk of becoming homeless.

The goals of these programs are to:

- Provide decent, affordable housing
- Establish and maintain livable communities
- Expand economic opportunities for low- and moderate-income (at or below 80% of the area median) residents of the Consortium.

What are the Federal Grant Programs?

King County, on behalf of the Consortium, receives an annual allocation of over \$10 million of federal funds for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grant (ESG) Programs from the U.S. Department of Housing and Urban Development (HUD). These funds are awarded annually on a competitive basis. King County is responsible for the overall administration, planning, monitoring and reporting requirements for these HUD programs. King County also administers a housing repair program, a homelessness prevention program and an economic development program on behalf of the CDBG Consortium.

King County also receives approximately \$3 million of Shelter Plus Care (SPC) funds annually from HUD. These funds will be available for the next four years and are not allocated competitively. King County administers the SPC Program on behalf of the County, City of Seattle and 11 nonprofit agencies.

What activities do these programs fund?

CDBG funds can be used for the following activities: acquisition and rehabilitation of housing for low-income and special needs populations; housing repair for homeowners and renters; acquisition and rehabilitation of community facilities; public infrastructure improvements; delivery of human services; historic preservation; and economic development. The activities must primarily benefit low- and moderate-income persons.

HOME funds can be used for the following activities: acquisition, rehabilitation or new construction of housing units for low-income families and individuals; and housing repair for owner-occupied and investor-owned rental housing.

ESG funds can be used to fill funding gaps in operating support for emergency shelters and minor rehabilitation of emergency shelter facilities.

SPC funds are used to provide rent subsidies for homeless persons with disabilities. Supportive services designed to help persons live as independently in the community, as possible, are provided by the nonprofit agencies who do not receive any SPC funds. The public is invited to attend meetings to:

- 1) provide information on local and regional needs,
- 2) comment on proposed objectives and strategies;
- 3) comment on proposed use of federal funds; and
- 4) comment on the implementation of those funded activities.

What is the Consolidated Housing and Community Development Plan?

King County is the official grantee which receives CDBG, HOME, and ESG funds on behalf of the King County Consortium. King County is responsible for the overall administration, planning, monitoring and reporting requirements for these HUD programs. King County will be developing the *1996-1999 King County Consortium Consolidated Housing and Community Development (H&CD) Plan* in the spring of 1995. The plan will provide a community profile and vision for the Consortium, identify housing and community development needs, and provide strategies to address the needs which will guide the annual allocation of CDBG, HOME and ESG funds.

How are funds allocated?

A partnership has been formed between King County and most of suburban cities and towns to address housing, economic and social service needs of area residents. King County has developed two "consortia", CDBG and HOME, which have slightly different participating cities, different program activities, and different allocation processes.

Community Development Block Grant Consortium

The CDBG Consortium is comprised of King County and twenty-nine cities and towns. The Cities of Auburn, Bellevue, and Seattle are not part of the King County CDBG Consortium since they receive separate CDBG funds.

The CDBG funds are divided between the 13 larger suburban cities which elect to take a direct "pass-through" of CDBG funds, and the County, which administers the County and Small Cities Fund for unincorporated King County and the smaller suburban cities. The Pass-through Cities are Bothell, Burien, Des Moines, Enumclaw, Federal Way, Issaquah, Kent, Kirkland, Mercer Island, Redmond, Renton, SeaTac, and Tukwila. The cities and the County distribute CDBG funds to nonprofit and other public agencies based on locally adopted policies and federal requirements.

HOME Investment Partnerships Consortium

King County administers the HOME and ESG funds on behalf of the HOME Consortium, which includes thirty-one cities and towns including the cities of Auburn and Bellevue. The City of Seattle is not part of either the CDBG or HOME Consortium since they receive a separate entitlements and will be developing a separate Consolidated H&CD Plan.

HOME funds are allocated in the spring as part of the Housing Finance Program which includes the competitive portion of the HOME funds, a setaside of the County and Small Cities CDBG funds for housing development and the King County Housing Opportunity Funds.

Joint Recommendations Committee

The Joint Recommendations Committee (JRC) serves as the policy-making body of the CDBG and HOME Consortia. The JRC is an advisory body to the King County Executive and is involved in policy recommendations for the CDBG, HOME and ESG programs. The JRC consists of four County department directors or their designees and five representatives (planning directors or elected officials) from the suburban cities.

Public Review of Citizen Involvement Plan

In March and April of 1995, King County distributed copies of its Housing and Community Development *Citizen Involvement Plan* which described the federal housing and community development programs and how citizens could be involved. Staff also distributed brochures at service provider meetings held in east, south and rural King County. Citizens were asked to fill out the comment sheet attached to the brochure and to send the comments back to the County.

Review of Program Planning and Four Year Goal Setting

In March, King County publishes a notice of availability for CDBG, HOME, and ESG funds, and information on next year's King County Consortium Program in the legal section of the Seattle Times newspaper and in selected local newspapers. King County and the Pass-through Cities hold public meetings to allow comment on housing and community development needs and proposed strategies to meet those needs. The general public and housing authority residents are invited to attend.

Meetings are held with housing and social service providers to discuss needs and strategies. Meetings are also held with King County Housing Authority (KCHA) to discuss the needs and potential initiatives the Housing Authority will be implementing to meet the needs of their residents. King County and KCHA will encourage participation of residents of public and assisted housing developments in the development and implementation of the Consolidated Plan. Whenever feasible, King County collaborates with other planning processes/groups to sponsor public meetings in unincorporated areas of the county.

Technical Assistance to Potential Applicants

In April and May, the County and the Pass-through Cities organize application workshops in the south, east and central part of the county to provide technical assistance to potential applicants interested in applying for CDBG funds. The workshops provide information on the federal requirements and each jurisdiction's strategies and priorities as well as instructions for applying for funds. Technical assistance is also provided to individual applicants as requested.

Public Review of H&CD Plan

Copies of the proposed H&CD Plan will be available in June through the County office at no charge. Copies of the plan will be made available in formats accessible to persons with disabilities, if requested. Copies of the plan are also available for public review at the following King County libraries: Algona, Bellevue Regional, Black Diamond, Carnation, Federal Way Regional, Kent Regional, Maple Valley, North Bend, Shoreline, Skykomish, Snoqualmie, and White Center; and the downtown Seattle Library - Government Documents Section.

The public is invited to comment on the H&CD Plan for a period of 30 days. All comments, either in writing or provided orally will be considered in preparing the final plan or any amendments to the plan. A summary of comments will be attached to the final H&CD Plan.

Public Hearings and Comments on Proposed Use of Funds

A summary of the proposed use of federal funds is published in the legal section of the Seattle Times newspaper and selected local newspapers in mid-October. Each Pass-through City holds public hearings in the fall on their proposed one year use of their CDBG funds. The County holds a public hearing in November on the proposed use of CDBG, HOME, and ESG funds.

The King County Consortium also publishes applicable environmental notices for all adopted projects prior to their implementation in the non-legal section of the Seattle Times newspaper. The affected public is invited to comment on the specific projects as they are published.

Separate Application for Housing and Emergency Shelter Funds

In late fall, the County conducts a separate application process called Housing Finance Program (HFP) to distribute federal and local funds for housing development projects. These funds include the County and Small Cities CDBG setaside for housing development, the Consortium's HOME, and the King County's Housing Opportunity Funds. The distribution of HFP funds are guided by the policies and strategies identified in the H&CD Plan.

Early next year, a separate application process will be conducted for ESG funds. The distribution of ESG funds will also be guided by the policies and strategies identified in the H&CD Plan.

Public Comment on Any Substantial Changes to Proposed Use of Funds

After the H&CD Plan is submitted to HUD in mid-November, each Pass-through City and the County is responsible for providing citizens with reasonable notice in their local newspaper and an opportunity to comment whenever a substantial change is being proposed for each jurisdiction's adopted CDBG program or the Consortium's HOME and ESG programs.

A substantial change is defined as: 1) changing the amount budgeted for a project by 25%, plus or minus (unless the minus is merely the result of an underrun); 2) changing the purpose, scope, location or intended beneficiaries; or 3) canceling or adding a new project. A minor change in location is NOT a substantial change, if the purpose, scope and intended beneficiaries remain essentially the same. Also, if capital dollars are simply used for a different portion of the project (e.g. rehabilitation rather than acquisition) this does NOT constitute a substantial change. All substantial changes are approved by King County before amendments will be submitted to HUD. The public will be invited to comment for 30 days on proposed amendments before they are implemented.

Public Comment on Program Performance

A summary of the Consortia programs' performance is published in the legal section of the Seattle Times newspaper in mid-March. Copies of the prior year's CDBG Grantee Performance Report, HOME and ESG Annual Performance Reports will be available at the County office and the following King County public libraries: Bothell, Black Diamond, Duvall, Federal Way, Issaquah, North Bend, Shoreline, and White Center. These reports provide information on the performance of projects which spent funds in the previous year in relationship to the objectives of the various programs. The public will be invited to comment for 15 days on the reports before they are submitted to HUD.

Minimize Displacement of Persons affected

King County is responsible to ensure that requirements are met for notification and provision of relocation assistance under the Uniform Relocation Assistance and Real Properties Acquisition Act of 1970, as amended, and the Housing and Community Act of 1974, as amended. Grantees must provide the

following relocation benefits to any person (individual, family, business, nonprofit organization, or farm) displaced by an assisted project: 1) relocation advisory services; 2) referrals to replacement housing; 3) payment for actual moving expenses or a fixed payment for moving expenses; 4) replacement housing payment for 42 months or 60 months.

King County will identify replacement units for all occupied and vacant occupiable low- and moderate-income dwelling units demolished or converted to a use other than as low- and moderate-income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended.

All replacement housing will be provided within 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 result in demolition or conversion, King County will publish a public notice in the Sunday edition of the Seattle Times newspaper.

Meetings are Accessible

All public meetings are held in facilities that are accessible to persons with disabilities. Public notices include a TDD phone number and sign language interpretation is available if requested. Meetings that are held in areas with large concentrations of limited or non-English speaking residents are advertised in multi-language newspapers and interpretation services are available if requested.

Procedures for Complaints or Grievances

Written complaints or grievances are answered within 15 working days whenever possible. Applications, contracts and other records related to the past use of King County Consortium funds are available for public review at the County office. Each Pass-through City also has records related to their jurisdiction's past use of funds which are available for public review.

Separate Public Participation Process for Continuum of Care

Beginning in 1994, King County began a separate public participation process to be planning a Continuum of Care system to meet the needs of homeless persons. Public participation in the planning was achieved through the following avenues:

Advisory Committee

At the outset of the project, the County provided information about how and why to get involved in the Continuum of Care planning to over 250 organizations and governments in the region who deal with housing or service issues relevant to homeless people in King County. The County is holding a series of eight to ten meetings of the committee. Membership remains continuously open to interested parties; approximately 40 to 50 individuals have been active on the committee.

The committee includes representatives of nonprofit agencies, churches, homeless advocacy groups, housing developers and funders, and county and city governments. Groups and issues represented include formerly homeless people, veteran's issues, domestic violence, mental health, substance abuse issues, developmental disabilities, ex-offenders, health care, children and youth issues, employment services, and more.

Task Forces

In addition to the main advisory committee, the County has established three task forces to provide an opportunity for the committee to explore in greater detail the issues specific to youth, single adults, and families and children. The task forces will meet from two to four times each. Task force members are volunteers from the full advisory group; roughly 10 to 15 individuals serve on each task force.

Focus Groups

A series of focus groups was the project's primary vehicle for acquiring input directly from homeless and formerly homeless people. The County organized the following focus groups:

- Homeless single men at an emergency shelter located in an east King County church.
- Formerly homeless women now in transitional housing for victims of domestic violence, located in south King County. All of the women had children.
- Homeless youth at an emergency shelter in south King County.

Each of the two-hour sessions yielded important perspectives about homelessness that were shared with the full advisory committee.

Questionnaire

The County distributed a questionnaire regarding the strengths and gaps in existing homeless services to over 270 individuals and organizations. Fifty-two (52) surveys were returned, a 19% percent return rate. Respondents represented all areas of the county and a broad array of organizations concerned about homelessness issues.

Program Calendar: Important Dates for Community Participation

(For specific dates and times, please contact the persons listed at the end)

Current Year

mid-March	King County and the Pass-through Cities hold public meetings to allow comment on housing and community development needs and proposed strategies to meet those needs. Meetings are also held with housing and social service providers to discuss needs and strategies.
early April	King County publishes federally required notice of fund availability for CDBG, HOME, and ESG funds, and information on next year's King County Consortium Program in the legal section of the <u>Seattle Times</u> newspaper and selected local newspapers.
April-May	Pass-through Cities and the County hold application workshops in south, east and central King County to provide information on local policies and to assist applicants with the CDBG application forms. Meetings are held in areas accessible to the County's low- and moderate-income population - the number and locations vary each year.
April-July	Application period begins for next year's Pass-through Cities CDBG funds. Applications are distributed to interested citizens and organizations.
late April	Joint Recommendations Committee endorses H&CD Plan. The King County Executive transmits the Plan to the Metropolitan King County Council for their adoption. Plan is distributed for public review.
mid-May	Application period begins for next year's County and Small Cities CDBG funds. King County distributes application kits to small cities and interested citizens and organizations.
May-August	Applications to individual Pass-through Cities due.

mid-June	County/Small Cities CDBG applications due.
September	Pass-through Cities hold public hearings on proposed CDBG activities for following year.
early October	Pass-through Cities' one year use of CDBG funds for next year due at King County.
mid-October	King County publishes summary of proposed one year use of federal funds for following year which in the legal section of the <u>Seattle Times</u> newspaper and selected local newspapers- public is invited to comment on proposed use of funds and to attend public hearing on proposed activities.
October	Application period begins for Housing Finance Program (HFP) which allocates next year's County and Small Cities CDBG funds for housing development, Consortium HOME and King County Housing Opportunity Funds.
early November	Metropolitan King County Council holds public hearing on proposed use of CDBG, HOME, and ESG funds as part of the King County budget process. Notice of hearing is published in the legal section of <u>Seattle Times</u> newspaper.
November	Application workshop held to assist applicants with the HFP application forms.
mid-November	King County Executive submits proposed use of CDBG, HOME and ESG funds as part of the H&CD Plan, and application to HUD for the Consortium's CDBG, HOME and ESG entitlements.
late November	Metropolitan King County Council adopts the total King County Consortium's CDBG, HOME and ESG activities which includes the Pass-through Cities' and the County and Small Cities CDBG projects for the following year.
early December	Applicants notified if they are awarded County and Small Cities CDBG funds or not.
December	Applicable environmental notices published for specific projects in next year's adopted programs.
Ongoing	Citizens informed and given opportunities to comment whenever a substantial change is proposed to any project. Any amendments to the proposed use of funds are submitted to HUD.
Next Year	
January 1	Program year begins for CDBG, HOME and ESG.
January	Final applications for HFP due.
January	Application period begins for ESG program.
February	Applications for ESG funds due.
March	Citizens are given an opportunity to review the prior year's program performance reports and are notified of a public hearing on the Carryover Ordinance (which identifies all unfinished projects; extends some prior year projects and cancels others). Notice published in legal section of <u>Seattle Times</u> newspaper.
April	Joint Recommendations Committee selects projects to be funded with HFP and ESG funds. Applicants notified if they are awarded funds or not.

Contact Persons

King County

Address Housing and Community Development
506 Second Avenue, Suite 812
Seattle, WA 98104

Hours 8:30 a.m. - 4:30 p.m., Monday to Friday

Phone (206) 296-7540
(206) 296-8646/TDD
(206) 296-0229/FAX

H&CD Plan	Jacqueline Toma, CDBG Planner	296-8670
CDBG	Joyce Stahn, CDBG Coordinator	296-8648
HOME & ESG	Eileen Bleeker, HOME/ESG Coordinator.....	296-8642
Continuum of Care	Janna Wilson, Housing Planner.....	296-8647

Pass-through Cities CDBG Coordinators

Bothell	Pat Parkhurst, Office Support Manager	486-8152
Burien	Gregg Dohrn, Community Development Director	241-4647
Des Moines	Judith Kilgore, Planning Director.....	870-6554
Enumclaw	Mike Quinn, City Administrator	825-3591
Federal Way	Kate Johnston, CDBG Coordinator.....	661-4153
Issaquah	Steve Gierke, Community Services Officer	557-2576
Kent	Betsy Czark, Planner.....	850-4784
Kirkland	Janice Soloff, Associate Planner	828-1274
Mercer Island	Janet Gocken, Project Coordinator/Manager.....	236-7235
Redmond	Carolyn Maxim, Human Services Planner	635-1008
Renton	Carolyn Sundvall, Human Services Manager	235-2553
SeaTac	Malia Johnson, Special Projects Coordinator	241-9100
Tukwila	Evelyn Boykan, Human Services Coordinator	241-7144

HOME-only Cities Coordinators

Auburn	Al Hicks, Senior Planner.....	931-3090
Bellevue	Michael Look, Human Services Manager.....	455-6884

Appendix B

Needs of King County Programs

1. Aging Needs

King County Consortium elderly population (60+):					
Race/Ethnicity	North	East	South	Total	%
White	14,686	41,995	61,652	118,333	95.2
Black	64	280	662	1,006	.8
Native American	57	99	404	560	.5
Asian	567	1,381	2,175	4,123	3.3
Other	20	50	145	215	.2
Total	15,394	43,805	65,038	124,237	100
Hispanic	114	354	677	1,145	.9

Northwest

Population description:

- 15.4 % of total population is elderly compared to county average (14.7%)
- Between 1980 and 1990 elderly population grew by 30.6% compared to area's general population growth of 11.2%
- 24% of persons 65 and over live alone
- Major minority group is Asian (Korean, Filipino, Chinese and Japanese)

Issues:

- Older persons, especially Asian elderly, may not be aware of services for which they are eligible
- Outreach to isolated elderly
- Limited availability of affordable housing (54% of renters and 9% of homeowners 65+ experienced excessive costs in 1990)
- Limited residential care options
- Lack of local home-sharing options
- Fragmented provision of and limited housing support services
- Increasing need to respond to growing number of minority elderly (nutrition services, health/mental health, socialization opportunities)
- Fragmented service provision
- Limited cross-county service coordination
- Infrequent east-west Metro bus service

- Limited pool of volunteer drivers
- Lack of cross-county nutrition transportation
- Lack of support for older abused/abusive adults or those suffering from depression, particularly homebound elderly
- Limited flexibility in proposed METRO services for ADA eligible clients
- Limited hours of adult day care services

East

Population description:

- 12.3% of population is elderly
- Asians are the fastest growing minority group on eastside (3% of elderly pop); minority elderly make up 4.1% of elderly population

Issues:

- difficult to use public transportation in rural areas and between towns
- need for safe, affordable housing; 3 year waits for subsidized housing
- need for assisted living housing in rural areas
- need for minor home repair program which provides volunteer or paid service people to do free or reduced cost home repairs
- need for chore workers on eastside
- need for in-home mental health services
- need for home health nurses/workers
- older adults often unaware of what services are available and how to access them, especially ethnic minority elderly

South

Population description:

- 12.2% of total population is elderly; largest number of elderly live in south (52% of Consortium)
- Asian elderly make up 3.4% of elderly population; elderly minority total 5.2% of elderly population in south
- 17% of elderly were identified as having mobility or self-care limitations

Issues:

- need for alcohol/substance abuse and mental health services
- need for dental services
- lack of access to primary physicians, especially those who accept Medicare assignment
- lack of transportation for medical appointments and other services
- lack of transportation between communities, and lack of special transportation across counties
- need for homesharing

- need for affordable housing (59% of renters and 8% of homeowners 65+ experienced excessive costs)
- approximately 300 persons 62+ on waiting list for 1 bedroom subsidized housing with 6-18 month waiting period; approximately 240 persons 62+ on waiting list for Section 8 program with a 6-24 month waiting period
- need for volunteers for in-home assistance, minor home repairs, etc.
- need for utility discount programs
- need for chore workers
- lack of housing for mentally ill older adult
- need for in-home health care

2. Children, Youth and Families Needs

Use Data

- King County Child Care Program provided day care subsidies for 513 children in 1993
- King County Youth and Family Network provided support to serve 1,034 youth in shelters in 1993, a 142% increase since 1990
- King County Youth and Family Network provided support for counseling and life skills, parenting support and school-based services for 20,106 families in 1993
- King County Work Training Program provided support to serve 950 youth in employment services in 1993
- King County Women's Program provided support to serve 2,335 women and children with domestic violence services in 1993, a 52% increase from 1989
- King County Women's Program provided support to provide counseling, sexual assault services, parenting education and other services for 4,157 persons in 1993
- King County Veteran's Program provided financial, employment, and support services to 7,522 veterans in 1993
- King County Aging Program provided support to senior centers to provide services for 21,593 seniors in 1993
- King County Aging Program provided support to serve 210 adult day care participants

Gaps in Services

- Need for 19,000 slots of childcare; as of March 1994, 488 children were on the waiting list to get King County Childcare subsidies
- Need for 3,913 Headstart slots for preschool children in 1991
- 60,000 residents seeking licensed child care
- 13,864 children were referred to Child Protective Services in King County in 1992
- 19,316 children and youth (under age 18) live in poverty in the balance of King County; the percent of minority children living below poverty is up to 5 times greater than white children living below poverty
- 763 youth were turned away from youth shelters; of that number 98 were turned away due to lack of space, the other 665 were turned away because they were not eligible for shelter services but services they needed were not available
- 20,000 -25,000 youth and families needing services were not served due to limited resources

- 500 eligible youth turned away from work training program due to limited resources; estimated 1,500 additional youth are eligible for services
- 2,405 individuals were reported to King County police as involved in gang activity since 1992
- Total domestic violence cases in King County were estimated at 26,000 in 1987; 10,681 women and their children were turned away from shelters in 1993 due to lack of space
- Estimated 16,000 women are sexually assaulted in King County each year
- 4,819 elderly (65 and older) live below poverty in balance of King County
- Current waiting list of 21 seniors for the King County Aging Program adult day care program

Youth Violence

Risk Factors

Following risk factors associated with victims of violence:

- age 15 to 24
- males for homicide, robbery, and aggravated assault
- females for rape and domestic violence
- African American and Native American races
- residence in high poverty areas
- use of firearms, especially handguns
- arguments among acquaintances which escalate into serious violence
- domestic disputes
- alcohol and illegal drugs

Crime Statistics

- From 1985-1992, overall rate of serious violent crime increased in King County by 12%; aggravated assault increased by 28%
- The homicide rate doubled among King County youth since 1987
- In 1989, the homicide rate among 15-24 year olds became the highest rate among all age groups
- The number of youth who were homicide victims increased from 22 in 1991 to 31 in 1992, an increase of 41%
- Youth age 15-24 were also victims of violent crimes at higher rates than those of any age group, these crimes include rape, robbery and aggravated assault
- African-American youth had a homicide rate 20 times higher than the rate among white youth; the number of homicides among African Americans increased from 6 in 1990 to 16 in 1992, a 167% increase; and African American youth were more frequently victims of other violent crimes as well
- In 1992, the leading causes of death among King County youth ages 15-24 were firearms, motor vehicle accidents, suicide, and homicide
- Handguns accounted for 87% of firearm deaths among youth; African-American youth had the highest rate of firearm homicide in 1992 which was 37 times the white rate; this rate has increased 100% from 1988

- A five year average between 1988-1992 of homicide circumstance among victims age 15-24 were: 29% - argument; 17% - gang related; 15% - concurrent crime occurred; 9% - under the influence of drugs/alcohol; 7% - drug dealing; 6% - lover's triangle; and 17% - other
- One-third of juvenile arrests statewide occurred in King County (18,133 out of 53,314)
- King County has the highest juvenile arrest rate for violent crimes in the state at 11.4 per thousand persons compared to 5.3 for the state; arrests for violent crimes makes up 9.2% of all juvenile arrests in King County
- Males make up 75% of all juvenile arrests; highest number of arrests are for property crimes
- Youth served by the King County Department of Youth Services (DYS) increased by 7.1% in 1992 compared to 5.1% statewide
- Males make up 85% of the youth detention population
- In 1993, 52% of DYS population were there as repeat admissions
- Minorities are disproportionately represented in the juvenile justice system

Issues

- Current state and local system of criminal justice information is duplicative and not shared across record systems
- Between 1988 and 1992 the highest firearm homicide rate was among teens age 18-19 (10 to 100,000) followed by 15-17 years (8 to 100,000) and those 20-24 years (4.6 per 100,000)
- Families dealing with multiple legal issues, i.e. dependency, domestic violence, dissolution and/or juvenile offender actions, are sent to three different courts at three different times with three different judges for issues that often are interrelated
- Criminal activity and violent crime victimization occurs most in the middle of the afternoon and evening hours for youth age 16 and younger
- Top property offenses are for theft, taking a motor vehicle and residential burglary
- Need for alternatives for defendants arrested solely for drug possession
- Small number of repeat youth offenders who use tremendous amount of criminal justice resources
- Alcohol was associated with 43% of homicides
- 50% of Washington State violent juvenile offenders self-report substance abuse as contributing factor
- 67% of youth detained in Washington State Division of Juvenile Rehabilitation institutions are chemically dependent; additional 20% assessed as substance abusers

3. Developmental Disabilities Needs

Region 4 Service Needs Assessment

	Receive Some Service	Receive No Service
Residential services	276	458
Day Program	120	608
Other services	1,126	N/A

Gaps

- Insufficient resources to serve all eligible persons or pay reasonable staff wages
- Inequitable distribution of limited resources among consumers
- Poor service and resource coordination due in part to excessive workload for case managers
- Unclear assignment of responsibility to state, county and providers
- Inaccessible and exceptionally difficult system for members of communities of color and for those who speak no or limited English
- Lack of affordable, accessible housing
- Lack of accurate evaluation and monitoring of services provided

4. Mental Health Needs

Needs

- Approximately 7,500 chronically mentally ill and 67,000 seriously disturbed persons living in King County including Seattle
- Approximately 12,000 school aged children and 3,700 infant/preschool children in King County are severely emotionally disturbed
- Approximately 33,385 - 55,641 older adults (15-25% of elderly) are mentally ill
- Older person at-risk for needing mental health services have cognitive impairments; inability to maintain independent living; lack of a support network; social isolation; untreated medical problems
- Needed services for elderly includes: in-home assistance with activities of daily living, specialized crisis intervention services, transportation to medical services, in-home medical services
- Lack of appropriate housing with in-home support
- Need for trained, bilingual case managers

Barriers

- Personal feelings of guilt and shame about mental health services cause potential clients to refuse services
- Culture and language barriers
- Medicare/Medicaid limitations on diagnosis, type of service provided and service provider
- Lack of information about services available
- Lack of funds to provide services
- Children have inadequate access to mental health services
- Services are unevenly available across the county, the most intensive services located in Seattle
- Lack of qualified clinicians

5. Alcohol and Substance Abuse Needs

King County Division of Alcohol and Substance Abuse Services: 1993-1995 Biennial County Plan (March 1992)

Needs/Issues

- Detoxification number one priority in 1993-95 biennial plan - need for non-medical models
- Intensive outpatient program needed for youth
- Need for pre-treatment services such as educational groups and self-help groups for persons waiting to get into treatment (only 38% of clients referred for assessment begin treatment)
- Increase treatment services to women, especially women with children
- Address services to persons with multiple needs, i.e. mentally ill or HIV/AIDS
- Address services for Fetal Alcohol Syndrome/Fetal Alcohol Effect/ Substance Abuse Effect (FAS/FAE/SAE) children
- Need for community education and treatment information provided to minority communities in culturally relevant manner

Chronic Public Inebriates (January 1993)

Population Description

- Chronic public inebriate population in balance of county is approximately 100; total in King County is approximately 1,000
- 30% are women; 66% are in their 30s and 40s; 66% are white, 18% African-American, 10% Hispanic origin, and 7% Native American; 6% were married; 51% have chronic medical problems; 92% reported alcohol use as their biggest problem; and 13% were currently on probation or parole
- Only 5-10% of chronic inebriates use Detox services but they represent 50% of the total persons at the Detox Center on any given day

Needs

- Lack of geographic access to detox services
- Estimated cost for approximately 1,400 chronic public inebriates (includes Seattle) is \$19 million
- Regular treatment does not work with chronic inebriates - need for wet shelter for persons who after medical triage, do not want detoxification and rehabilitation and do not need acute medical management
- Outpatient detox center

Substance Abuse Services for Adults and Youth (May 1994)

Population Description

(Data from clients served through the King County publicly-funded system in 1991 - total of 9,843)

- 15% of clients are under age 20; 65% of clients are between 20-40 years; 20% over 40 years
- Males make up 68% of clients; 5% of the women clients were pregnant when entering the system
- 68% of the clients are non-white; 23% are African-American, 8% Native American, 5% Hispanic and 1% are Asian/Pacific Islander

- 42% of clients have less than high school education
- Alcohol is primary choice of drugs for 63%; cocaine is primary choice for 15% and heroin for 10%
- 87% of the clients were served in north and central King County; 10% in south King County and 3% in east King County

Need

- Estimated 175,000 adults and youth have a drug or alcohol problem
- 1993 national study states that "less than one-fourth of those needing treatment get it - either due to lack of available space or funding; or because users don't admit they have a problem"
- State created Alcohol and Drug Addiction Treatment and Support Act (ADATSA) to provide treatment for indigent, unemployable addicts
- Only a small portion of those needing treatment who do not have the resources meet the state eligibility requirements for assistance; those that are eligible may face lack of services, long waits or other barriers to access

Issues

- Inadequate identification and assessment of youth
- Long waits for outpatient treatment for youth
- Lack of follow-up and aftercare for youth having completed residential treatment
- No detox services for youth
- No involuntary treatment services for youth who need treatment in a semi-secure or secure environment
- Need stronger link between transition from jail treatment programs to community treatment
- Insufficient assessment of offenders at intake
- ADATSA eligibility complex and time consuming
- Long waiting time to receive an ADATSA assessment and placement
- Lack of recovery house beds for persons completing residential treatment
- No residential treatment for women with children (unless up to one years old)
- Lack of sufficient case management services
- Lack of services for "working poor" who do not qualify for ADATSA
- Lack of services for elderly
- Need for women and ethnic minority chemical dependency counselors
- Lack of alternative treatment approaches to abstinence model of recovery
- Lack of coordination with other services people need to support their treatment (mental health, housing, child care, health care, basic education, job training, etc.)
- Services for ethnic minorities are concentrated in Seattle
- Residents outside Seattle have little access to detoxification, methadone treatment, and residential services

6. Health Risk Indicator Data

The information in this section were taken from two reports published by the Seattle-King County Department of Public Health and data from the Health Department's Epidemiology Planning and Evaluation Unit. The reports are Too Many, Too Young: Violence in Seattle and King County, May 1994 and King County Social and Health Indicator Report, Phase Two: Balance of County February 1994.

Risk indicators are conditions which indicate situations that could develop into potential problem areas. Risk indicators are often used with other information to identify areas of need.

Poverty

Within the Consortium, 5.6% of the total population live below the poverty rate. Twenty-one percent of Native Americans, 16% of African-Americans, 11% of Asian/Pacific Islanders, and 10% of Hispanics live below the poverty rate as compared to 5% of the White population.

Thirty five percent of those persons below poverty are children and youth under the age of 18 years. Thirty-two percent of Native American children, 23% of African-American children, 15% of Asian/Pacific Islander children and 13% of Hispanic children live below the poverty level as compared to 5% of White children.

Poverty and race are now the two biggest risk factors for poor health. Poverty increases the risk of infant mortality, inadequate medical care for young children, teen pregnancy and contracting sexually transmitted diseases among teenagers. Ethnic minority children are more likely than white children to live in poverty and to have many types of health problems.

Infant Mortality

Infant mortality is a widely used indicator of maternal and infant health. The infant mortality rate is the number of deaths among children less than one year old per thousand live births occurring in the same period. The infant mortality rate between 1987-1991 in the Consortium was 7.12. Over this period, the rate among Native Americans in the Consortium was 17.28, almost two and a half times greater than the white rate of 7.21. During the same period the rate among African-Americans was 15.14 and the rate for Asian/Pacific Islanders was 5.13.

Low Birthweight Babies

In King County, a low birthweight infant is nearly 19 times more likely to die than a normal weight infant; over half of all infant deaths are related to low birthweight. This is the largest preventable cause of infant mortality.

In the Consortium, the 5 year average rate between 1988-1992 for low birthweight was 5.01. African-American infants had low birthweight a rate of 10.74, over two times the average, Native American infants had a rate of 7.46, Asian/Pacific Islander infants had a rate of 5.68 and Hispanic infants had a rate of 5.29 compared to the white rate of 4.71.

Birth rate for School Age Girls 10-17

Childbirth among girls under 18 years is associated with increased rates of infant mortality, low birthweight and potential educational, economic and social problems for the mother and child. In the King County Consortium, the 5 year average birth rate for school age girls 10-17 years old was 6.59. Native American girls had a childbirth rate of 22.43, over three times the average, African American girls had a childbirth rate of 18.72, Hispanic girls had a childbirth rate of 13.84 and Asian/Pacific Islander girls had a childbirth rate of 3.41.

Sexually Transmitted Diseases among Teens

Sexually transmitted diseases (STD) can cause infertility and are indicators of unprotected sexual intercourse which could lead to pregnancy or the risk of HIV infection. The prevalence of chlamydia and gonorrhea, over the 5 year period 1988-1992 was highest among 18-19 year olds, followed next by 15-17 year olds.

Domestic Violence

Nearly half (48.9%) of female homicide victims in King County were the result of domestic violence. In King County, women who are 25-35 years old had the highest rate of use (227.3 per 100,000) of domestic violence services. African-American and Native Americans had the highest rate of domestic violence service use.

Firearms were used in 42% of King County domestic homicides occurring between 1988-1992. Handguns were used in 78% of the firearm related homicides, 21% involved bodily force and 16% used a cutting instrument like a knife.

Appendix C

CDBG Policies and Requirements

Goals

The Department of Housing and Urban Development (HUD) makes available Community Development Block Grant (CDBG) funds to assist low- and moderate-income persons (at or below 80% of median income) in King County. These federal funds can provide needed affordable housing, capital improvements such as water and sewer improvements in low- and moderate-income neighborhoods, community facilities such as senior centers, and critical public services such as operating support for homeless emergency shelters.

Three Federal Threshold Requirements

To be considered for CDBG funds, a project must meet three federal threshold requirements.

1. Eligible Activities

Acquisition - acquisition of real property in whole or in part by public or private nonprofit agencies. The acquisition may be a purchase or long-term (15 years) lease and must be for a public purpose.

Community Facilities - acquisition, design, construction, or rehabilitation of community facilities which primarily serve, or will serve, low- and moderate-income persons. CDBG funds can be used to acquire, rehabilitate, or construct senior centers, food banks, emergency shelters, and community clinics.

Economic Development - assistance to private, for-profit businesses if such federal assistance is judged "appropriate" and any assistance must minimize, to the extent practical, displacement of existing businesses and jobs in neighborhoods. The businesses must document that they will: (1) create or retain permanent jobs, primarily for low- and moderate-income persons; or (2) involve commercial businesses which serve a predominantly low- and moderate-income neighborhood or community.

Public Facilities or Improvements -

Environmental Quality Projects - design, construction or reconstruction of water and sewer projects, flood drainage facilities, and solid waste disposal facilities to serve existing low- and moderate-income communities or neighborhoods.

Parks, Recreation, Open Space - acquisition, design, site preparation, drainage, construction or rehabilitation of parks or recreational facilities. Any park *equipment* must be permanently affixed. Communities can use these funds to build picnic shelters, and purchase and install equipment.

Streets, Walkways, and Architectural Barriers - street improvements such as curb and roadside drainage; purchase and installation of traffic signals; construction of walkways, crosswalks,

neighborhood roads, parking lots, and pedestrian malls; and the removal of architectural barriers that bar persons with disabilities and elderly and limit their mobility within the public right of way.

Fire Protection - acquisition, design, construction or rehabilitation of fire protection facilities and purchase of fire protection equipment.

Public (Human) Services - critical human services for low- and moderate-income persons. Eligible services can include emergency food and shelter, primary health care and vocational training. These activities have special requirements. One, there is a cap which allows only 15% of the King County grant (plus program income) to be used for public services. Two, CDBG funds cannot supplant local government funding already in place.

Rehabilitation - residential rehabilitation of publicly or privately owned single and multi-family housing units, commercial buildings and other non-residential structures; energy conservation improvements; removal of architectural barriers; and the cost of connecting residential structures to available water and sewer lines. Historic preservation activities are also eligible. Housing rehabilitation programs are available through King County.

Relocation - relocation payments and assistance to individuals, families or businesses displaced temporarily or permanently by a CDBG project. A CDBG proposal which may entail relocation must include a relocation plan and budget.

Special Needs Housing/Shelter - acquisition, renovation, or construction of housing units or facilities to provide emergency shelter or housing for groups with special needs. These groups include the mentally ill, drug and alcohol abusers, the homeless, and large families.

2. National Objectives

Each project activity assisted with federal CDBG funds must meet one of two national objectives. The primary objective is to principally benefit low- and moderate-income persons. The other is to prevent or eliminate slums and blight. This section will focus on the primary objective. It is rare in King County for a project or community to qualify under the slums and blight criteria. However, there are areas in unincorporated King County, such as parts of Vashon Island, which are considered to have slums and blighted areas.

Principally Benefit Low- and Moderate-Income Persons

Projects can qualify as "area benefit" activities, activities that are directed to a "limited clientele," housing rehabilitation activities or jobs creation/retention activities. This section will explain each of these criteria.

Definition of Low-and Moderate-Income. A low- and moderate-income person is one whose income does not exceed 80% of the median income for households in King County. Table I below shows low- and moderate-incomes by household size.

Table 1
King County CDBG Consortium
1995 Low- and Moderate-Income Limits By Household Size

	Persons Per Household							
	1	2	3	4	5	6	7	8
Moderate Income (below 80% of median)	\$28,150	32,150	36,200	40,200	43,400	46,650	49,850	53,050
Low income (below 50% of median)	18,050	20,600	23,150	25,750	27,800	29,850	31,950	34,000
Very Low Income (below 30% of median)	\$10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400

Area Benefit. An area benefit activity is defined as one which is available to all residents in a particular area where more than 51% of its residents are low- and moderate-income persons. In addition, the area must be primarily residential. (This does not mean that improvements cannot be undertaken in business districts, only that the business district itself must serve a large residential area that is predominantly low-income.)

Examples of such activities are parks, water and sewer projects, sidewalks and streets, and other public improvements which are available to all residents in a particular area. Public services and community facilities, which are located in *and serving* low- and moderate-income neighborhoods, may also qualify.

Benefit to a Limited Clientele. A limited clientele activity is defined as one which benefits at least 51% low- and moderate-income persons. There are five types of limited clientele activities.

- **Presumed Benefit.** Certain groups are presumed by HUD to be principally low- and moderate-income. These are -- abused children, battered spouses, elderly persons, persons with disabilities, homeless persons, illiterate persons and migrant farm workers.
- **Verification of 51% Benefit Using Agency Client Data.** Projects must verify the income of those receiving benefit, and at least 51% of the beneficiaries must be low- and moderate-income.
- **Income Eligibility (Direct Benefit) Requirements.** In this case, each direct beneficiary is screened for income to restrict project benefit to only those persons who are low- and moderate-income.
- **Benefit by Nature/Location of the Project.** This means that the project activity is of such a nature and in such a location that it may be concluded that the clientele will be primarily low- and moderate-income persons; for instance, a food bank at an assisted housing project.
- **Removal of Architectural Barriers.** A project which removes material or architectural barriers restricting mobility and accessibility of the elderly or persons with disabilities to publicly-owned and privately-owned nonresidential buildings, facilities and improvements, and the common areas

of residential structures containing more than one dwelling unit is considered to benefit primarily low- and moderate-income persons.

Housing Rehabilitation Activities (Residential). These activities provide or improve permanent residential structures which are, or will be, occupied by low- and moderate-income households. If a residential structure contains more than one dwelling unit, the general rule is that 51% of the units must be occupied by low- and moderate-income households. It does not include group homes or shelters for the homeless which are considered limited clientele activities.

Job Creation or Retention Activities. These are economic development activities which are designed to create or retain permanent jobs where at least 51% of the jobs, computed on a full-time equivalent basis, can be documented to employ low- and moderate-income persons.

Prevent or Eliminate Slums and Blight

There are two ways to meet this second national objective.

Area Basis. An area defined as a slum or blighted area under state or local law; the conditions which qualified the area as slum or blight must be on record; and the project must specifically address one or more of those conditions. King County and the suburban cities have very few designated slums or blighted areas.

Spot Basis. A project which treats slums and blight outside of a locally designated slum or blighted area. The activity must be limited to what is necessary to eliminate specific conditions posing a threat to public health and safety. The health or safety hazard must be identified, and the scope of the activity must be limited to correcting the hazard.

3. Eligible Recipients

Individual Applicants

Private citizens can apply for a *housing repair* loan or grant directly to King County or cities which administer their own housing repair program.

Project Applicants

Projects must generally be *implemented* by public (or government) agencies or private nonprofit corporations; e.g., those with 501(c)(3) certification. Exceptions may be made for private for-profit businesses implementing economic development projects if other federal CDBG requirements are met. *There are special requirements regarding the eligibility of religious nonprofit organizations.*

Anyone, including private individuals, may *apply* for CDBG funds for a project as long as the governing body of an eligible implementing agency approves the application before submittal and agrees to implement the project if it is funded. For-profit businesses as well as nonprofit organizations can apply for a community development interim loan for economic development activities or acquisition of community facilities.

Consortium-wide Requirements

Requirement C-1: Consistency with Applicable City, County and/State Codes, Plans, Policies and Land use Regulations

All projects must show that they are consistent with health and human services plans, as well as locally adopted codes, zoning requirements, policies, plans, standards and other land use regulations, if applicable. All projects should be in compliance with King County Countywide Planning Policies, King County's Comprehensive Plan or applicable local comprehensive plans, community plans and other functional plans which augment the Comprehensive Plan.

Action: Applicants must identify the appropriate jurisdiction's adopted codes, policies, plans and standards. Public services projects should state how the proposal is consistent with local or county health and human service plans, and is located in a facility that meets local land use regulations. Capital projects, or public improvements must conform to adopted growth management policies, comprehensive plans and requirements for a building permit and occupancy permit, and must show how they can meet those requirements within the proposed schedule and budget. Applicants who propose to improve existing facilities must also check to make sure the improvements are allowed under current zoning or whether they would need to obtain: (a) a conditional use permit, (b) a variance, or (c) other special permits.

Requirement C-2: Implementing Agency Approval

Proposals submitted by applicants, which will be implemented by a separate agency or city, must be reviewed and approved by the implementing agency prior to submittal. All CDBG proposals located on publicly owned property must be implemented by the public agency responsible for the property.

Action: An example is a Chamber of Commerce wishing to repair streets in a certain area must have the project approved by the public agency (Public Works Department) legally responsible for the property and have their authorized employee or official also sign the application before the application is submitted.

Requirement C-3: Authorization To Apply for CDBG Funds

All applications must have authorization to apply for CDBG funds.

Action: Applications by cities must have city council authorization. Applications from nonprofit agencies must have board authorization. A copy of the Council or Board minutes of the meeting at which the motion was passed, or other evidence of authorization, must be submitted as part of the application. If other funds are also to be used in the project, the Council or Board authorization must commit the other funds. If not, the project will be assumed to have no other funds committed to it, regardless of what is written in the application.

Requirement C-4: Minimum Proposal Request

The minimum proposal request is \$5,000.

Action: No proposals below \$5,000 will be accepted. This policy was adopted for four reasons: (1) to better enable the county and cities to accomplish their community development goals, (2) produce greater measurable results, (3) achieve an economy of scale and (4) promote a greater stake in the process by subrecipients.

Requirement C-5: Limitation on Public Service Project Extensions

Ongoing public service projects will not be permitted to carry over funds into the next program year unless there are extenuating circumstances.

Action: Ongoing public service projects which are funded again in the following year will generally not be allowed to extend their current year's funds into the next year. Depending upon the circumstances, extensions can be made on a case-by-case basis by the JRC as part of the review of the Carryover Ordinance and if public service funding is available for the following year. If a public service project is not funded again for the next year and ends the current year's program with unexpended funds, the agency will be allowed to apply for a contract extension in order to spend out the allocated funds if funding is available the following year.

Requirement C-6: Capital Project Deadlines

If awarded funds, capital projects must have obligated CDBG funds in the first program year and have completed the project within the second program year.

Action: The Consortium gives preference to "ready-to-go" projects. An applicant must demonstrate that it has considered all requirements affecting the timeline, budget or success of the project such as building permits. Projects which do not meet the deadlines will risk recapture of funds. In addition, no new applications will be accepted from an agency which has not completed its project by the end of the second year.

Requirement C-7: Minimizing Displacement and Providing Relocation Assistance

It is King County's policy to discourage CDBG proposals which would cause displacement of people or businesses. To minimize displacement, applicants are encouraged to acquire only vacant properties or properties being sold voluntarily by owner-occupants. Also, projects should not cause an increase in neighborhood rents as a result of the cumulative impact of CDBG investment in a neighborhood.

Action: - Any proposal which is likely to cause displacement must include maximum relocation assistance payments in the budget (under federal regulations displaced households are eligible for assistance for 5 years). Applicants should not only budget for "displacees" but also for staff and operating costs associated with helping the displaced persons relocate. For a specific definition of what constitutes a displaced person, and whether or not he/she is eligible for benefits, and to determine the maximum relocation benefits and associated staff and operating costs, call Pam Blanton, Relocation Specialist, at 296-8633.

Requirement C-8: Relocation Policies for Otherwise Non-CDBG Projects

King County Consortium Community Development Block Grant (CDBG) funds may be used, in limited circumstances, to pay relocation benefits to individuals, families, or businesses displaced by otherwise non-CDBG-assisted projects. The Consortium may only provide assistance based upon a written determination that the assistance is appropriate, and written policy that describes the assistance (see below), which provides for equal relocation assistance across each class of displacees.

There are essentially two situations where CDBG funds can be used to pay for the costs of relocating existing tenants in housing projects where no other King County CDBG funds will be used in the project:

1. A project where other federal funds (such as McKinney) trigger the Uniform Act or the Barney Frank Amendment, and King County Consortium CDBG funds are contributed solely to help pay the relocation costs. In that case:
 - The housing project must be located within King County's CDBG *or* HOME Consortium areas.
 - The other federal source must contribute to relocation costs to the maximum extent feasible.
 - The project sponsor must provide to King County written verification from the grantor of the other federal funds that it is assuming responsibility for providing all necessary guidance or technical assistance to the project sponsor in following the federal relocation requirements and calculating benefit amounts.
 - King County will pay relocation benefit(s) *directly to the displaced household(s) rather than to the project or project sponsor*, upon certification by the sponsor and/or the grantor of the other federal funds that the amount due is correct and true.

2. In projects where there are no other federal funds requiring relocation assistance, a jurisdiction could elect to provide optional relocation assistance from its share of CDBG funds. In that case:
 - The housing project must be located within King County's CDBG or HOME Consortium areas.
 - The jurisdiction granting the funds must provide a written determination that relocation assistance is appropriate given the jurisdiction's community development objectives as outlined in local program policies.
 - The award of relocation payments must still meet a national CDBG objective in that either: (1) relocation payments are made directly to low/moderate-income people, or (2) the subsequent use of the property benefits low- and moderate-income people.
 - The project sponsor is responsible for screening tenants and must provide documentation to King County to show income eligibility (if income screening is necessary to meet the national objective).
 - The project sponsor must provide to King County: (1) the names and addresses of the households eligible to receive assistance, and (2) verification that those households occupied units prior to the initiation of a purchase and sale agreement.
 - CDBG relocation assistance is \$3,000 per household. Each household has the option of declining this assistance. If the household receives relocation payments from any government-sponsored entitlement program, the CDBG benefits will be reduced by that amount. Nothing in this policy would preclude a project sponsor or a jurisdiction from providing additional relocation assistance using other sources of funds.
 - King County will pay relocation benefit(s) *directly to the displaced household(s) rather than to the project or project sponsor*.

Requirement C-9: Limitation on Planning and Administration Project Extensions

Ongoing planning and administration projects will not be permitted to carry over funds into the next program year unless there are extenuating circumstances.

Action: Ongoing planning and administration projects which are funded again in the following year will generally not be allowed to extend their current year's funds into the next year. Depending upon the circumstances, extensions may be made on a case-by-case basis by the JRC as part of the review of the Carryover Ordinance, and if planning and administration ceiling is available the following year. If a planning project is not funded again for the next year and ends the current year's program with unexpended funds, the agency will be allowed to apply for a contract extension in order to spend out the allocated funds, if ceiling is available the following year.

Other Federal Requirements

Requirement F-1: Environmental Review

All CDBG funded projects are subject to the National Environmental Policy Act.

Action: Procedures for ensuring compliance with this Act include completing a Statutory Checklist as part of an application for CDBG funds. This checklist constitutes a quick review of environmental issues surrounding a specific project and provides the basis for determining if the project is exempt from further review or if further assessment is necessary. Certain public service, planning and design and engineering projects may be exempt from this statutory requirement. For more information call, Joyce Stahn, CDBG Coordinator, at 296-8648.

Requirement F-2: Supplanting

For all public service programs, CDBG regulations prohibit using CDBG funds to supplant, meaning replace or substitute for, local general funds support. Specifically, if in the prior 12 months a public service program has received local government dollars (County Current Expense or a Pass-through City's General Fund dollars), it is only eligible for CDBG funding if the local funding is continued, and CDBG funds are used to pay for an increase in service. The intent of this regulation is prevent local governments from using CDBG funds to lower local funding commitment to human service activities.

Action: In the application, applicants for human service activities must indicate if the proposal is currently funded with local dollars.

Requirement F-3: Change of Use Restriction

All recipients including cities and other public entities must agree to restrict the use of the property to the intended use for which the funds were awarded. The rationale for this requirement is first, to comply with HUD regulations which restrict the change in use of property acquired or constructed or improved with CDBG assistance, and second, to ensure continued public benefit.

A CDBG assisted property must be used for specifically CDBG eligible activities, as opposed to other private or even other public activities. The property must be used for the intended purpose for which CDBG funds were awarded and for a specified length of time, so that the low- and moderate-income public is guaranteed use of the facility in return for the expenditure of public funds. Please note that any income from the use or rental of a community facility, beyond what is needed for operation and maintenance of the facility itself, is program income and must be returned to the King County CDBG Consortium.

Action: Recipients must notify the King County CDBG Program prior to any proposed changes in use of CDBG-assisted property. King County must approve any changes. The restrictions on the change of use

will be enforced through a combination of a lien on the property (specifically, a deed of trust) and a promissory note (See Requirement F-4 below).

Requirement F-4: Legally Binding Public Interest

HUD requires that facilities acquired, constructed, or improved with CDBG funds be "publicly owned" and that the CDBG public interest be protected. In essence, the CDBG grant for facilities will be a "loan" which will be forgiven at the end of the designated term, provided the facility is used throughout the term for the original purpose.

Action:

1. In order to fulfill these requirements, all CDBG recipients receiving \$10,001 or more must be able and willing to establish a legally binding public (CDBG) interest in the facility for a period of time commensurate with the CDBG commitment. Consortium cities, whose commitment is secured through the CDBG Interlocal Agreement, are exempt from this requirement.
2. The public interest will be secured through a lien on the property recorded as a deed of trust and a promissory note explaining the sale and change of use provision that will accompany the property. Applicants should include funds for the appraisal in their proposed budgets.
3. If the property is sold or the use is changed before the end of the term, the CDBG funds shall be repaid to King County CDBG with a proportionate share of any appreciation in the property.
4. For non-housing projects, the period of time for which a deed of trust will be established depends upon the amount of CDBG funds committed:
 - * \$10,001 - \$75,000 is 7 years to the month from completion;
 - * \$75,001 - \$105,000 is 15 years to the month from completion;
 - * \$105,001 - \$150,000 is 20 years to the month from completion;
 - * \$150,001 or more is 25 years to the month from completion.For housing projects, the period for which a deed of trust will be established is 20 years.
5. For projects using \$10,000 or less, a deed of trust or promissory note is not required. While there will be no lien on the property, the recipient's contract will specify a minimum length of time (approximately two years) during which there will be a restriction on a change of use in order to ensure that the project meets the national objective of benefit to low- and moderate-income persons.
6. Projects receiving predevelopment funds from the Community Development Loan Fund, or a loan from the Community Development Interim Loan (CDIL) program, are exempt. These projects are short term loan programs and will carry a deed of trust restricting any change of use for a period of 5 years from the date the project is completed.

Requirement F-5: Restriction on Assessments

If a public improvement project is fully or partially financed by assessments, CDBG funds may be used to pay for the assessments of all low-and moderate-income property owners.

Action. An income survey must be conducted to identify both the number of low-income as well as the number of moderate-income property owners within the proposed project area to determine if the CDBG proposal is feasible.

Requirement F-6: Equal Opportunity

All CDBG proposals must comply with federal, state and local laws and executive orders which prohibit discrimination on the grounds of race, creed, color, national origin, sex, age, marital status or the presence of a disability. Discrimination is prohibited in the provision of a service, or within a facility funded with CDBG funds and in all other aspects of administering a CDBG proposal including contracting, procurement, and employment.

Action:

1. Agencies must ensure that no qualified person with disabilities is denied the opportunity to participate in, or benefit from, any service because of his or her disability. Program accessibility can be achieved by physical modifications to existing facilities, acquisition of equipment, redesign of space, assignment of aides, and/or the delivery of services at alternate accessible sites.
2. Any CDBG funded agency which employs more than 15 people must have a Telecommunication Device for the Deaf (TDD) or participate in a relay system. To be funded, applicants must provide the phone number of the TDD line, or certify that one will be available, or provide documentation that the agency uses the State TDD or other relay service. For more information on these systems please contact the Hearing, Speech and Deafness Center at 323-5770 or Let's Talk at 340-8255 or Washington State TDD Relay Service at 587-5500 (Seattle) or 1-800-833-6388.

Requirement F-7: Minimizing Loss of Low- and Moderate-Income Dwelling Units

CDBG funded jurisdictions must minimize the loss of low- and moderate-income dwelling units.

Action. If a CDBG proposal directly results in any occupied or vacant occupiable low-and moderate-income dwelling units being: (1) demolished or (2) converted to a use other than housing, a realistic plan to provide replacement housing within three years of the start of demolition or rehabilitation relating to the conversion must be prepared and submitted. The plan must be submitted and approved by HUD under federal regulation (24 CFR 570.606(b)(1)) before any CDBG funds can be committed to the project. The plan must include the following elements:

1. a description of the CDBG proposal;
2. the general location on a map, along with the number of dwelling units by size that are affected;
3. a time schedule for the start and finish of demolition or conversion;
4. a map showing the general location of the replacement dwelling units;
5. source of funding and time schedule for the provision of replacement dwelling units; and
6. how the applicant will assure that the units will remain low-and moderate-income for a least 10 years from the date of occupancy.

Requirement F-8: Federal Wage Rates

The Davis-Bacon Act requires that federal wage rates apply to all CDBG construction projects over \$2,000.

Action: Applications for construction must include in the budget, provision for Davis-Bacon wage rates. When obtaining preliminary construction cost estimates from contractors, engineers, or architects, applicants must inform them that this is a proposal for federal funds, and that federal wage rates apply. There are very few exceptions (e.g., jurisdictions using a force account; rehabilitation of single family housing). Note: Prevailing wage rate information must be attached to all bid specifications, which are to be advertised only after County approval. This applies even if CDBG funds are only paying for construction or a portion of the construction, and are not paying for the preparation of the bid specifications. For more information, call Eric Wilcox, at 296-8638.

Requirement F-9: Mandatory Federal Audit Rule

Private nonprofit agencies expending \$25,000 or more in federal funds annually (whether CDBG alone or CDBG in combination with other federal funds) must have an annual audit. This audit must be conducted by an independent auditor in accordance with OMB Circular A-133.

Action: Agencies **must budget** for and comply with this requirement, if applicable. CDBG funds may be requested to pay a portion of the audit equal to the percent of CDBG funds requested to the total project costs. If CDBG funds are not requested, the overall agency budget must include funds for an A-133 audit, if applicable.

Requirement F-10: Lead-Based Paint Abatement

Any proposed rehabilitation project (including the Pass-through Cities' housing repair programs) must follow King County's Lead-Based Paint Abatement Plan if the project demonstrate the following two characteristics: (1) involves a pre-1979 structure and (2) is likely to house a child or children age 7 or less.

Action: Abating lead-based paint is assumed to have a budgetary impact. These special costs must be included in the proposal budget. King County has developed a plan to address this issue. For more information and/or a copy of the plan, please call Kevin Chan, Loan Officer, at 296-8652.

Requirement F-11: Affordable Rents

Housing Projects

Any project involving acquisition or rehabilitation of rental housing must conform to King County's standard for affordable rents for low- and moderate-income households. The H&CD Plan defines affordable as follows: a renter earning up to 80% of the County median income, adjusted by household size, should pay no more than 30% of his or her income for rent, including utilities.

Community Facilities Projects

Any project involving acquisition or renovation of community facilities must demonstrate that space is to be provided at low or no cost to agencies, organizations or service providers offering services to low- and

moderate-income persons. This means that any fees charged such users must be below market rate for such space and must be based solely on actual operating costs (for example, the cost of utilities, consumable goods, janitorial services) resulting from the usage by individual groups.

Further, if the facility will be used at times for ineligible activities, such as rentals for private parties or for activities having charges or fees for participating which may be excessive for low- and moderate-income persons, these guidelines must be followed:

1. Such uses may not be scheduled so as to displace or conflict with eligible users;
2. such users must be given a lower priority than eligible users when scheduling use of the facility;
3. such users must constitute less than 30 percent of total usage of the facility; and
4. may be charged fair market rent for use of the space.

Action: Applicants must ensure, as far as possible, maintenance of affordable rents for a period commensurate with the amount of public investment.

King County CDBG Consortium Policies for CDIL Loans

Economic development projects will take precedence over other projects.

A. Economic Development Projects

Economic Development Projects will be evaluated, scored and prioritized according to the following criteria each worth a maximum 10 points:

- Projects which create or retain the most jobs on a job/cost ratio base will receive full credit.
- Projects which create or retain jobs which export goods or services outside our region (bring new money into our region) have the greatest economic benefit. A project will receive full credit if all of its jobs are dedicated to exports either domestic or international.
- Projects which maximize the return on CDBG loans will receive full credit. Historically, King County has sought to achieve a net savings of two points from the borrower's customary cost of funds.
- Projects which complement the County and CDBG Consortium Cities' neighborhood or community actions plans addressing goals and strategies for housing, human services, neighborhood and economic development, and land use will receive full credit. To help solicit projects which meet this criterion, King County will advertise in the following newspapers: Seattle Times, Bellevue Journal American, Valley Daily News, Puget Sound Business Journal, West Seattle Herald/White Center News, Snoqualmie Valley Reporter, The Seattle Medium, and Northwest Asian Weekly.
- Projects located in King County and the Consortium cities will receive full credit. Projects in the cities of Seattle, Auburn, and Bellevue will not be considered unless they can demonstrate benefit to King County and/or Consortium cities residents.

B. Other Projects

Other CDBG-eligible projects which benefit low- and moderate-income people will be evaluated, scored, and prioritized according to the following criteria each worth a maximum 10 points:

- Projects which result in significant benefits to low- and moderate-income people will receive full credit. A lower interest rate can be negotiated if the demonstrated benefits offset the public cost of a lower rate of return.
- Projects which complement the County and CDBG Consortium Cities' neighborhood or community actions plans addressing goals and strategies for housing, human services, neighborhood and economic development, and land use will receive full credit.
- Projects located in King County and the Consortium cities will receive full credit. Projects in the cities of Seattle, Auburn, and Bellevue will not be considered unless they can demonstrate benefit to King County and/or Consortium cities residents.

CDIL loan availability will be advertised as funds are available, but at least once a year. Application, however, can be made at any time on a first come, first served basis. A public notice in newspapers will be made on each loan and final decisions are made by the Metropolitan King County Council at a public meeting.

Metropolitan King County Council Requirement for CDIL Projects

CDIL projects must comply with King County affirmative action policies and women and minority business enterprise requirements.

Applicability to Section 108 Program

These policies also apply to the long-term financing of loans available through the Section 108 Loan Guarantee Program.

Appendix D

HOME Policies and Requirements

Introduction

The following information describes the federal HOME Partnership Investment Program (HOME) created under Title II of the National Affordable Housing Act of 1990. The general purposes of HOME include:

- To expand the supply of decent, affordable housing for low- and very low-income (up to 80% of median income) families with emphasis upon rental housing,
- To strengthen the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing,
- To provide both financial and technical assistance to participating jurisdictions, including the development of model programs for affordable low-income housing, and
- To extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

In contrast to the earlier categorical housing programs, HOME provides local governments with the flexibility to decide what kind of housing assistance, or mix of housing assistance, is most appropriate to meet their housing needs.

The federal HOME Program was created to stimulate new kinds of public/private housing partnerships and to maximize the existing resources which are being applied to develop more affordable housing. Combinations of the above resources will be utilized in the affordable housing projects developed under the Consortium's HOME Program.

The following sections summarize the purpose and design of the King County Consortium's program and the regulatory guidelines governing projects which receive HOME funds.

Overall Design Policies and Requirements of the HOME Program

The focus of the HOME Program is to create affordable permanent housing for low and very-low income residents. Of the annual allocation received by King County, up to 10% can be used to cover administrative costs. A portion of the HOME funds are also used for homeowner and investor-owner housing repair. The balance is available through a competitive process for development of permanent affordable (primarily rental) housing across the Consortium. At least 15% of the annual allocation was be set aside for particular types of nonprofit housing providers called "Community Housing Development Organizations" (CHDOs). HOME funds cover basic housing development activities including acquisition, site improvements, rehabilitation, new construction, and limited first-time homebuyer assistance. These funds are also used for soft costs including finance costs, predevelopment costs, and relocation costs.

Recapturing and Reallocating HOME funds

Federal regulations require that each program year's HOME allocation be committed to projects and start spending within 24 months. When necessary to commit unused funds or when funds must be recaptured from a project which is unable to use them within 18 months, the money will be recaptured and recommitted to other HOME-eligible activities. Funds recaptured from a CHDO must be reallocated to another CHDO.

Program Income and HOME

Any program income approved for inclusion with the HOME program or generated by HOME-assisted projects will be committed to eligible HOME activities.

Mixed Income and Mixed Use Projects

Mixed income projects can be eligible for HOME assistance as long as a minimum of 20% of the units are targeted and affordable to very low-income households with incomes at or below 50% of median. While the HOME Consortium encourages mixed income projects, applicants are cautioned that relocation may be an issue. Applicant are advised to consult with King County staff on mixed income projects.

For purposes of meeting the HOME affordable housing requirements for a project, the units counted for purposes of HOME may change over the period of affordability so long as the total number of affordable units remains the same, and the substituted units are comparable in size, features, and number of bedrooms to the originally-designated HOME units.

Mixed use projects are eligible if a minimum of 51% of the project space constitutes residential space. HOME funds will be available for assistance only in proportion to the percent of low-income units in the project.

New Construction

Federal regulations state that in the King County Consortium HOME funds may be used for new construction on or acquisition of land upon which new construction of permanently affordable housing is built.

Assistance for First-Time Homebuyers

HOME funds may be used to provide first-time homebuyer assistance to low-income households which must occupy the housing as their principle residence.

The following types of homeownership projects will be considered provided that HOME funds assist only households at or below 80% of median income, and the project:

- involves limited equity cooperative models of ownership,
- employs a community land trust model,
- assists the tenants of a mobile home park in danger of conversion to another use to collectively acquire the park and maintain long-term affordability, or
- involves nonprofit organizations which can create first-time homebuyer opportunities and assist in monitoring the program's affordability requirements.

Proceeds from repayments of loans to assisted homebuyers can now be used for any HOME-eligible activity (pursuant to the Multifamily Housing Property Disposition Reform Act of 1994).

Under homebuyer assistance, the period of affordability depends upon whether the homes are existing units (minimum of 15 years) or newly constructed units (minimum of 20 years).

The monitoring of subsequent resales and long-term affordability will be addressed by the nature of the limited equity cooperatives, community land trusts, or certain types of nonprofit organizations (such as Habitat for Humanity).

In addition,

- First-time homebuyers should have a household income of at least 50% of median income. A lower income will require the nonprofit sponsor to provide training and/or counseling on the responsibilities and rights of homeowners. This will ensure that assisted buyers will be more likely to maintain their homes and keep up with monthly payments.

Eligible Costs

HOME funds may be used to pay development hard costs for the construction and rehabilitation of houses. HOME funds may be used in rehabilitation projects to meet the applicable rehabilitation standards of the County and other Consortium jurisdictions or to correct substandard conditions, to make essential improvements including energy-related repairs or improvements, improvements necessary to permit the use by handicapped persons, and the abatement of lead-based paint hazards, and to repair or replace major housing systems in danger of failure.

Within both new construction and rehabilitation, HOME funds can pay costs to demolish existing structures for improvements to the project site and costs to make utility connections. Within new construction projects, HOME funds can cover the cost of an initial operating deficit reserve, reserve for replacement payments, and debt service.

HOME funds may cover the cost of acquiring improved or unimproved real property and the following related soft costs: architectural, engineering or related professional services, impact fees, costs to process and settle the financing for a project, costs for a project audit, costs to provide information services such as affirmative marketing and fair housing information and relocation costs.

Community Housing Development Organization (CHDO) Setaside

The federal regulations require that 15% of the HOME allocation be set aside for Community Housing Development Organizations (CHDOs). King County may use a portion of its HOME funds for operating support of CHDOs to support capacity development. This would entail a one-time allocation to a designated CHDO, which must be spent over two years and used specifically to develop operational capacity for the development and successful implementation of a capital housing project. Capacity building includes activities such as training for Board, staff, and volunteers; limited use of consultants; and limited coverage of operating expenses. CHDOs wishing to apply for capacity building support will need to submit a detailed plan of how these funds will enable them to obtain self-sufficiency and implement an affordable housing project.

A CHDO is defined as a private nonprofit organization that:

- Is organized under State or local laws;
- Has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual;
- Is neither controlled by, nor under the direction of, individuals or entities seeking to derive profit or gain from the organization. A community housing development organization may be sponsored or created by a for-profit entity, but:
 - i. The for-profit entity may not be an entity whose primary purpose is the development or management of housing, such as a builder, developer, or real estate management firm.
 - ii. The for-profit entity may not have the right to appoint more than one-third of the membership of the organization's governing body. Board members appointed by the for-profit entity may not appoint the remaining two-thirds of the board members; and
 - iii. The community housing development organization must be free to contract for goods and services from vendors of its own choosing;
- Has a tax exempt ruling from the Internal Revenue Service under section 501(c) of the Internal Revenue Code of 1986;
- Does not include a public body (including the participating jurisdiction) or an instrumentality of a public body. An organization that is State or locally chartered may qualify as a CHDO; however, the State or local government may not have the right to appoint more than one-third of the membership of the organization's governing body and no more than one-third of the board members can be public officials;
- Has standards of financial accountability that conform to Attachment F of OMB Circular A-110 (rev.) "Standards for Financial Management Systems;"
- Has among its purposes the provision of decent housing that is affordable to low-income and moderate-income persons, as evidenced in its charter, articles of incorporation, resolutions, or by-laws;
- Maintain accountability to low-income community residents by:
 - i. Maintaining at least one-third of its governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representatives of low-income neighborhood organizations. For urban areas, "community" may be a neighborhood or neighborhoods, city, county, or metropolitan area; for rural areas, it may be a neighborhood or neighborhoods, town, village, county, or multi-county area (but not the entire State), provided the governing board contains low-income residents from each county of the multi-county area; and
 - ii. Providing a formal process for low-income, program beneficiaries to advise the organization in its decisions regarding the design, siting, development, and management of affordable housing;
- Has a demonstrated capacity for carrying out activities assisted with HOME funds. An organization may satisfy this requirement by hiring experienced accomplished key staff members who have successfully completed similar projects, or a consultant with the same type of experience and a plan to train appropriate key staff members of the organization; and
- Has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community (from the date the participating jurisdiction provides HOME funds to the organization). However, a newly created organization formed by local churches, service organizations, or neighborhood organizations may meet this requirement by demonstrating that its parent organization has at least a year of serving the community.

Maximum and Minimum HOME Subsidies Per Unit

The per unit cost limits have been set at the limits established under 221(d)(3)(ii) of the National Housing Act. The bill also specifies that these limits may be adjusted by up to 140% in high cost areas by an amount, equal to the amount by which the area's construction costs exceed national average construction costs.

Since HOME is intended to attract other contributions to permanently affordable housing, the subsidy per unit shall be no more than 50% of the total per-unit cost, regardless of the maximum noted above. (A unit is defined as anything in which a household can reside, ranging from a single-room occupancy hotel unit, to a single family home, to a three bedroom apartment. If multiple households share a single family house, the house is counted as one unit.)

The maximum HOME subsidy that may be provided for each project is established by HUD, updated annually, and is not reduced by the presence of Low Income Housing Tax Credits. The regulations specify this provision to prevent the layering of federal funds beyond the amount required to make a project financially feasible. The request for proposal will list the current maximum HOME subsidy by bedroom size.

The minimum level of HOME funds for rehabilitation projects is an average of \$1,000 per unit.

Duration of Low-Income Benefit

All HOME recipients must be both able and willing to establish a legally binding public interest. The public interest will be secured through a lien on the property recorded as a mortgage, and a promissory note explaining the sale and change of use provisions. The project will remain affordable secured by deed restrictions for not less than 20 years; and will be ineligible for additional HOME dollars during the specified period. Depending upon project size, monitoring will occur every other year.

Property Standards

At a minimum, housing units rehabilitated with HOME funds must meet the Section 8 Housing Quality Standards. Substantially rehabilitated projects (greater than average of \$25,000 per unit total development costs) must also meet cost effective energy conservation and effectiveness standards. Newly constructed housing must meet the current edition of the Model Energy Code published by the Council of American Building Officials. Projects, whose operating budgets include adequate maintenance reserves, will be given priority to ensure that they can continue to meet property standards at least as long as the required period of affordability.

Federal Matching Requirements

Matching requirements are program-wide and not project specific. Pursuant to the regulations, the match must be: (1) a permanent contribution to the program, and (2) from non-federal sources. The match requirement will be tied to the type of HOME activity. All acquisition, rehabilitation, new construction and first-time homebuyer activities will require a 25% match program-wide.

Projects with funding commitments from non-federal sources such as HOF, local general funds, or private funding, shall have priority. In addition, projects with firm financial commitments will have priority over those with pending, tentative, or speculative commitments.

Examples of eligible forms of match include the following:

- local or state general revenues,
- housing trust fund grants or the grant-equivalent of a below-market rate loan,
- foundation grants or donations,
- state appropriations,
- excess reserves from housing finance bond issues,
- general obligation bonds,
- interest rate subsidy achieved by exemption of state or local taxes,
- up to 50% of the proceeds from bond financing that is repayable with revenues from a multifamily affordable housing project financed, and up to 25% of the proceeds from bond financing that is repayable with revenues from a single family project financed, provided that no more than 25% of the HOME Consortium match liability is funded with proceeds from bond financing, or
- the value of site preparation, construction materials, and donated/voluntary labor in connection with the site preparation and construction or rehabilitation of affordable housing, and
- waived impact fees.

Qualification as Affordable Housing and Income Targeting

All rental rehabilitation projects have to meet the regulatory definitions of "affordable" to receive HOME funds. According to the HOME regulations, a rental housing project (including the non-owner occupied units in housing purchased with HOME funds) qualifies as affordable housing only if:

- HOME rents will not exceed the lesser of 1) the Fair Market Rents (FMR) for an existing area for comparable project as defined by HUD, or (2) 30% of the adjusted income of a family whose gross income equals 65% of the median income for the area as determined by HUD adjusted by number of bedrooms in the unit;
- or in the case of three or more units, 20% of the HOME assisted units are either (1) occupied by very low-income families (below 50% of area median adjusted by family size) which pay as contribution toward rent no more than 30% of their adjusted monthly income, or (2) occupied by very low-income families where rent for the units is not greater than 30% of the gross income of a family whose income equals 50% of the median income for the area, as determined by HUD;
- the balance of units in the HOME-assisted portion of the project are occupied only by households that qualify as low-income families (whose income is not greater than 80% of the area median), (the balance of the entire building units may have rents that are market rate);
- the HOME-assisted units can be leased to a holder of a certificate of family participation under the Rental Certificate Program or a rental voucher or to the holder of a comparable document evidencing participating in a HOME tenant-based assistance program; and
- the HOME-assisted units will remain affordable pursuant to deed restrictions, for not less than 20 years beginning after project completion.

All rental projects are required to meet the minimum requirement of 20% of the units occupied by households whose income does not exceed 50% of the median for the area.

For projects involving rehabilitation only, the after-rehabilitation rents for HOME assisted units should generally not exceed before-rehabilitation rents. During the contract term, rents can be increased only to the extent allowed by HUD as determined by increases to the region's Fair Market Rents and incomes. Rents can theoretically decrease in a HOME assisted project if the regional median household incomes or FMRs decline.

Tenant and Participant Protections Required by HOME Program

Tenants are to be afforded certain protections in any HOME assisted project. The major tenant protections include the following provisions:

- leases must be for a minimum of one year unless mutually agreed to by the owner and tenant,
- restrictive provisions in the lease requiring the tenants to waive any rights is prohibited,
- an owner may not terminate tenancy or refuse to renew the lease except for violations of the terms of the lease or for violation of applicable federal, state or local law, and
- an owner must have written tenant selection policies and criteria that are consistent with the purpose of providing housing for the very low-income and low-income families.

HOME regulations require CHDOs to submit a Tenant Participation Plan describing fair lease and grievance procedures and a program for ensuring tenant participation in management decisions. HCD staff will assist the selected CHDO(s) in developing this plan after the project selection process is complete.

Appendix E

King County Consortium Relocation Policies

1. Anti-Displacement and Relocation Policies

King County will replace all occupied and vacant occupiable low-income dwelling units demolished or converted to a use other than as low- and moderate-income (up to 80% of median income) housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(c)(1).

All replacement housing will be provided within 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 publish a notice in the Sunday edition of the *Seattle Times* newspaper and submit to HUD the following information in writing:

1. A description of the proposed assisted activity;
2. 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;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. 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;
5. The source of funding and a time scheduled for the provision of the replacement dwelling units;
6. 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;
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of lower-income households in King County.

King County housing staff are responsible for tracking the replacement of housing and ensuring that it is provided within the required period.

King County housing staff are responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in Section 570.606(c)(2), to any lower-income person displaced by the demolition of any dwelling unit or the conversion of a low-income dwelling unit to another use in connection with an assisted activity.

Consistent with the goals and objectives of activities assisted under the Act, King County will take the following steps to minimize the displacement of persons from their homes:

- a) acquisition of vacant properties, or of properties which are being voluntarily sold by an owner-occupied so that relocation is not the direct result of the project;
- b) projects which require only temporary relocation if relocation is needed;
- c) retention of buildings currently housing low- and moderate-income tenants;
- d) projects which will not cause increases in neighborhood rents as a result of cumulative impacts of CDBG investments in the neighborhood.

Additional Local Anti-Displacement and Relocation Policies

Policy: It is the King County Consortium's policy to discourage CDBG proposals which would cause displacement of people or businesses. Any proposal which is likely to cause displacement must include relocation assistance payments in its budget (under federal regulations displaced households are eligible for assistance for 5 years).

In order to minimize displacement in acquisition/rehabilitation projects, King County encourages only the acquisition of vacant properties, or properties being voluntarily sold by owner-occupants. In addition, King County does not encourage any projects which are likely to cause an increase in neighborhood rents as a result of the cumulative impact of CDBG investments in a neighborhood.

Policy: In general, project sponsors should follow the guidelines established by other public fund source(s) as to procedures and benefit amounts, and pay relocation costs from the other fund source(s) to the extent possible. If additional funds for relocation are needed (e.g. if other fund source(s) require a certain level of benefits but only pay for a portion of the costs) then CDBG funds may be used to make up the difference.

Specifically, King County Consortium CDBG funds may be used to pay relocation costs to tenants displaced by an otherwise non-CDBG-assisted housing project in only limited circumstances:

1. The housing project must be located within King County Consortium areas; and
2. The housing project must be supported by some other public funds source which is contributing toward the payment of relocation costs to the maximum extent feasible (e.g. at least 50% of McKinney Act dollars); and
3. The grantor of the other public funds (e.g. not the King County CDBG Program) must assume responsibility for providing all necessary guidance or technical assistance to their grantee (the project sponsor) in determining their fund source's relocation requirements and benefit amounts; and
4. The relocation benefit(s) will be paid directly to the displaced person(s) rather than to the project or the project sponsor, upon certification by the sponsor that the amount due is correct and true.

2. For Otherwise Non-CDBG Projects

See Appendix C: CDBG Requirement C-8

3. For Projects Receiving Tax Exempt Bond Financing or Low-Income Housing Tax Credits

The Washington State Housing Finance Commission (WSHFC) tax exempt bond financing program and the low income housing tax credit program require project sponsors to have a relocation plan approved by the local jurisdiction as part of the application process. The King County Consortium has developed a relocation policy for use by all jurisdictions in order to provide some consistency and standardization in this process. The policy is designed to minimize the impact to all tenants currently residing in projects undergoing conversion to low income housing, and to establish consistent policies to be adhered to should relocation of tenants become necessary.

Whenever possible, conversion of an apartment community to a low income housing project should be attempted without relocation of any tenants through naturally occurring unit "turnover" (i.e. when a nonqualified tenant moves out of the project, the vacant unit is held open until a qualified low income tenant is found to reside in the unit), until such time as the project meets the "Terms of Compliance" for the specific program in which it is participating.

Relocation should occur only to the extent necessary to allow the Ownership to meet the requirements of the program "Terms of Compliance":

- **WSHFC Tax Exempt Bond Financing.** Under the terms of a Tax Exempt Bond issued by the WSHFC, 40% of the Units must be occupied by Tenants earning no more than 60% of the Area Median Income within 90 days of bond issuance.
- **Low-income Housing Tax Credit Program.** To participate in the Tax Credit Program, 100% of the designated units of each building must be occupied by Tenants earning no more than 60% of the Area Median Income, by the end of the first year Ownership elects to participate in the program. The Ownership may elect to participate in the Tax Credit Program at a level less than 100% in which case the percentage of units must be occupied by Tenants earning no more than 60% of the Area Median Income is reduced proportionately. For example, if the Ownership elects to participate at the 90% level, 90% of the units in each building must be occupied by Tenants earning no more than 60% of Area Median Income by the end of the first year in which the Ownership elects to participate in the Tax Credit Program.

To the extent relocation is required, a plan consistent with the following guidelines should be implemented to insure a smooth transition for all tenants.

"Relocation Tenant" is specifically defined as:

- A Tenant who has been requested to cease tenancy of the subject property by the Ownership or Management of the property for the specific purpose of compliance with low income housing programs, or the rehabilitation of their unit.

Tenants who voluntarily decide to move from the project because it is being converted to a low income housing project, or for any other personal reason are deemed to be doing so as their own free will and choice, and therefore are not eligible for any relocation assistance. The Ownership may elect to provide assistance as a courtesy to the tenant, however, the Ownership is not obligated to provide such assistance.

Tenant Selection. Tenants whose incomes are less than 60% of the Area Median Income are "Project Qualified" and will not be asked to relocate for purposes of program compliance. Relocation tenants will be selected from a list of non-qualified tenants (those whose income exceeds 60% of median income). Qualified tenants should not be relocated unless necessary to accomplish rehabilitation of their unit. If rehabilitation of a unit requires relocation of a tenant, a separate relocation plan specifically addressing the temporary or long term need for accommodations must be submitted and approved by jurisdiction.

Non-qualified Relocation Tenants will be selected on the following basis:

- **Non-Responding Tenants.** Tenants who do not respond to repeated requests for Income Verifications, or are unwilling to participate in Income Verification procedures should be the first "Relocation Tenants".
- **Volunteers.** Tenants who offer to relocate with assistance should be selected next.
- **Income.** Tenants with the highest incomes should next be asked to relocate.

Households with children, elderly, or handicapped tenants should be avoided when selecting Relocation Tenants.

Notice of Project Conversion. Immediately after closing on the project, an open letter from the Ownership to all residents of the project will be delivered to each household. The letter will explain that a portion of the project is being converted to low income housing units. The letter will further explain what information is needed for income verification and the deadline for that information, the possibility that some residents may be asked to relocate, and that relocation assistance will be available to those asked to relocate. Further, tenants will be informed that they may be asked to relocate if they do not comply with income verification requests. The letter should also specify the time and location of an Ownership/Residents meeting to further explain the process of project conversion and to address individual questions.

Tenants who refuse to comply with requests for income verification information will be deemed to earn 80% or more of the Area Median Income and have the same relocation assistance made available to them as detailed below for "All Relocation Tenants". They will not qualify for "Additional Relocation Assistance".

Notice to Relocate. All tenants selected for relocation will be given formal notification regarding the need to relocate with a minimum of fifty (50) days notice of the date they must relocate along with information about why they were selected and the relocation assistance available to them.. Consideration of a longer notice period may be granted if the tenant demonstrates a special circumstance (for instance, health reasons) and that hardship could be alleviated by extending the notice period.

Relocation Assistance. Relocation assistance will be made available to tenants based upon their income levels.

All Relocation tenants will be provided the following assistance:

- Special consideration of all requests for early return of deposits or special concerns which relate to their household.
- Moving Cost Assistance in the amount of \$1,000 cash.

Additional Relocation Assistance in the amount of \$1,000 will be paid to tenants with incomes between 60% and 80% of the Area Median Income. Eligible tenants will receive this additional amount upon completion of a move out report.

Tenants may receive Moving Cost Assistance in either of the following manners:

- **Prior to Actual Move Out:** Prior to actual move out, the tenants may present actual invoices from moving, truck rental, or utility companies and a check will be issued directly to the vendor providing services. Balance of funds not paid to vendors will be paid directly to tenant upon vacating unit and completion of move out report.
- **At Move Out:** The tenant may elect to have entire amount paid directly to them upon vacating unit and completion of move out report.

Progress Reports. Quarterly Progress Reports will be sent to the local jurisdiction which describe notification procedures, timelines, and relocation activities.

Appendix F

Consolidated Plan Consistency Verification

Sponsors of projects which will be sited in jurisdiction covered by a HUD-approved H&CD Plan must verify that the project is consistent with the Consolidated Plan when applying for any Federal housing dollars. Verifications of consistency with the 1996-1999 King County Consortium H&CD Plan will be issued by King County, as the lead jurisdiction, on behalf of all consortium members.

A request for verification of H&CD Plan consistency should be submitted in writing to Melora Battisti / Janna Wilson, Housing and Community Development Program, 812 Smith Tower Building, 506 Second Avenue, Seattle, WA 98104. The request must contain a brief description of the project, which includes the following:

1. The name of the agency or organization sponsoring the project. Any consultants being used to make applications or undertake development on behalf of the project sponsor should also be identified.
2. The nature of the project (new construction, acquisition, or rehabilitation) and the number of units that will be developed or the number of households that will be served.
3. The affordability level that will be achieved (affordable to households at 50% of median income, for example).
4. Where the project will be sited. If specific site is not yet known, the project sponsor should indicate the general area in which a site will be sought (for example, the name of the city or geographical area in which the site search will focus).

In addition, it will be useful to include the following information:

- A description of any supportive services that will be provided to projected residents, and the identification of any agencies or organization other than the project sponsor that will be involved in the provision of such services.
- All sources of funds expected to be used to develop and/or operate the housing.

When the County receives a request for H&CD Plan for consistency for a project located in a consortium city, the County will send a copy of the response letter to appropriate staff in those jurisdictions.

The County requires a minimum of two weeks to prepare a response to a request for verification of H&CD Plan consistency. Therefore, requests should be submitted to the County at least two weeks prior to the application deadline of any fund source which requires a verification of H&CD Plan consistency. Failure to do so may result in the verification of H&CD Plan consistency being unavailable at the time funding applications are due.

Appendix G

Policies Governing the Location and Siting of Assisted Housing Projects

This section is intended to provide a framework to assist housing developers, local communities, and funding agencies to understand the parameters of funding and siting decisions for assisted housing projects.

The following policies govern all housing development application requesting capital funds administered by King County and the Consortium, including the Housing Opportunity Fund, Community Development Block Grant, Emergency Shelter Grant and HOME dollars.

These policies will be incorporated into all Request for Proposals issued for the funds identified above. Projects which already have site control at the time of application will be required to include a letter from the jurisdiction where the project is located verifying that the proposed site is consistent with the needs and location policies identified in the H&CD Plan. This will be evaluated as part of the technical review process. Funding projects without an identified site will be notified in the funding commitment letter that they are prohibited from securing site control until the sponsor can demonstrate that the site is consistent with the needs and location policies in the H&CD Plan.

Other projects which do not receive capital funds administered by the King County Consortium and are required to show evidence of consistency with the consolidated plan will be reviewed against the same criteria.

The policies below represent the minimum threshold guidelines related to location and siting of assisted housing. These policies take precedence over other inconsistent policies of local jurisdictions. Nothing here precludes Consortium jurisdictions from enacting additional policies which further promote the goals identified below.

Governing Principles for Assisted Housing Projects

King County and its Consortium partners recognize that low-income people (at or below 80% of median income) and people with special needs face a critical affordable housing shortage. The limited supply of affordable units and the limited resources and special needs of these populations necessitate government involvement to address the need. These jurisdictions are committed to increasing the supply of affordable housing using tools provided through zoning, land use policies, and regulations and through use of new and existing funding programs.

The King County Consortium makes a special commitment to all housing projects receiving funds administered by a Consortium member. Before a proposed project is awarded funding by a Consortium member, the sponsor must demonstrate that the development meets and identified housing need of the Consortium. Once a match between housing needs and the proposed budget is established, site review

examines the needs of the prospective tenants. A match between the needs of prospective tenants and the proposed site is the basis for site approval.

Fair Housing Principles Related to Protected Classes

In addition to the Consortium's governing principles, there are federal and county laws which provide certain protections related to housing for specific groups of people. It is the policy of the United States through the Federal Fair Housing Act to provide, within constitutional limitations, for fair housing. The law says, "No person shall be subjected to discrimination because of race, color, religion, sex, handicap, familial status or national origin in the sale, rental, or advertising of dwellings, in the provision of brokerage services, or in the availability of residential real estate-related transactions."

The following principals from the Federal Fair Housing Act guide these policies:

1. The jurisdiction's goal is to insure that no dwelling is made unavailable or denied to any member of a protected class.
2. The jurisdiction's goal is to make reasonable accommodations in its rules, policies, practices, and services when such accommodations may be necessary to afford persons with disabilities equal opportunity to use or enjoy a dwelling.
3. Persons from protected classes have traditionally been victims of unjustified stereotypes that have served to exclude them from community life. These persons have been denied housing because of misperceptions, ignorance and out-right prejudice. Generalized perceptions about persons with disabilities and unfounded speculations about the threats that they may present are specifically rejected as grounds to justify their exclusion.

The jurisdiction intends to prohibit the application of special requirements through land-use regulations, restrictive covenants, and conditional or special use permits that have the effect of limiting the ability of persons from protected classes to live in the residence of their choice in the community.

In Ordinance 5280 as amended on July 13, 1992, the King County Council finds and declares that "practices of housing discrimination against any persons on the basis of race, color, religion, national origin, age sex, marital status, parental status, participation in the Section 8 program, sexual orientation, disability, or the use of a trained guide dog by a person with a disability constitutes matters of local concern, and are contrary to the public welfare, health, peace and safety of the citizens of King County. The provisions of this ordinance shall be liberally construed for accomplishment of its policies and purposes."

The implementation of these principles is intended to promote integrated living choices for members of protected classes.

Site Selection Criteria

These criteria are designed to provide guidance to project sponsors in selecting appropriate sites for assisted housing projects. Site selection must address land use issues as well as the match between the location and the needs of prospective residents. The Consortium recognized that there are few perfect sites and that site selection generally requires trade-offs.

The goal of the following policies is to promote diversity in neighborhoods, encourage integration of assisted housing throughout the Consortium, and provide increased housing opportunities for low-income

households.

Policy: Each project must comply with all local zoning and land use policies of the jurisdiction. The project sponsor is responsible for contacting the appropriate jurisdiction to determine all applicable land use and zoning regulations. The sponsor will be required to provide evidence that local regulations have been or can be satisfied: 1) at the time of application for funding, when the sponsor has site control; or 2) prior to the acquiring of the site, when the sponsor was awarded funding in advance of selecting the site. In addition, sponsors will be asked to demonstrate how the following issues were considered in selecting the site:

- Does the property contain any sensitive areas that will require extensive mitigation; and
- Does the project propose significant infrastructure issues related to traffic impacts, utilities, public safety, surface water, schools, etc.
- Is the property located within the Local Service Area (LSA) and sewered; or if it is necessary to locate outside the LSA, is the site appropriate for an on-site system.

Policy: The project sponsor must consider how the proposed site meets the needs of prospective residents and the goals of promoting diversity in neighborhoods and integration of assisted housing within the community. The review for conformance with the criteria will occur when: a sponsor with site control applies for funding; or when the sponsor seeks site approval from the funding agency, prior to acquisition. Sponsors will be asked to demonstrate how the following criteria were considered in selecting the site:

- The degree to which the project helps to diversify a neighborhood (i.e. resulting in a more mixed community economically, racially/ethnically, or with persons with disabilities).
- The degree to which the project is accessible geographically or via other transportation to social services, shopping, and other facilities needed by the residents.
- The degree to which the project is located within a reasonable distance of public transportation or that the transportation needs of the clients can be reasonably met.
- The degree to which the projects help to preserve low-income and special needs housing opportunities in a neighborhood in which those opportunities are being lost.

Integration of Assisted Housing

As stated above, a primary goal of the Consortium is to promote the integration of assisted housing within communities and to promote increased housing opportunities for all households throughout the County. This goal will be achieved most effectively through implementation of the Growth Management Act.

As a result of the state Growth Management Act, each jurisdiction within King County must adopt a housing element to its comprehensive plan addressing housing opportunities for all segments of the population. The framework for all housing elements is the Countywide affordable housing policies adopted in July, 1992, which call for an equitable and rational distribution of affordable housing throughout the County. The County and cities will prepare, and the Growth Management Planning Council will approve, countywide objectives for the distribution and each jurisdiction's proposed number of affordable housing units. Each jurisdiction will demonstrate in its comprehensive plan how it will use policies, incentives, regulation and programs to provide its share of affordable housing to low and moderate income households.

Project sponsors may obtain from H&CD a map and project list which identifies the type and location of assisted housing projects in King County, (excluding confidential shelters). Project sponsors are encouraged to consider the goal of promoting diversity in neighborhoods and encouraging the integration of assisted housing throughout the Consortium and should use the map during the search for an appropriate site. Since land prices are higher in some parts of the county and many of those areas have little assisted housing, project sponsors wishing to locate in such communities should consider those land prices when applying for capital funds. Funding sources should consider these goals and the higher land prices when making funding awards. In addition, sponsors are encouraged to contact the jurisdiction to discuss any relevant land use and funding strategies adopted by the locale.

Policy: All jurisdictions distributing funds governed by this consolidated plan shall not apply dispersion requirements which specify where assisted housing projects must locate. Project sponsors will be asked to demonstrate how they proposed site meets the goal of integrating assisted housing.

Community Relations

Policy: Project sponsors are encouraged to undertake activities to establish and maintain positive relationships with neighbors of assisted housing units.

Many experienced nonprofit housing developers have found that the long-term success of assisted housing projects is enhanced by establishing positive community relationships. This process typically includes: introducing the agency; describing the proposed project; providing information about the client population; inviting input from neighbors; and facilitating community meetings as needed.

Each Request for Proposal for funds governed by the H&CD Plan will include a list of activities that may be undertaken for community notification. Consortium member staff will offer guidance in designing a step-by-step community relations process. If requested, staff may also provide names of other agencies who have developed successful community relationships. Staff may also attend community meetings at the request of the project sponsor.

This process is voluntary and funding and siting decisions cannot be conditioned upon community response or whether a project sponsor elects to pursue a community relations process. In addition, some agencies may choose to keep a low profile within the community to protect the privacy and confidentiality of the residents.

Appendix H

Guidelines for Affordable Housing Incentives Program

In addition to direct funding, King County uses a variety of programs to encourage the construction of new housing that is affordable to low-income households. This section provides policies governing eligibility for land use incentives programs for affordable housing adopted in the King County Zoning Code, community plans, and impact fee ordinances.

The following programs are currently available or are proposed, and would be covered by these policies:

Road free exemptions. The roads Mitigation Payment System allows for a fee waiver for housing developed by public and nonprofit agencies, and a fee reduction for private for-profit developments that set aside certain units for low- and moderate-income buyers or renters. The housing must remain affordable for at least 15 years. The MPS program also waives fees for low-income home buyers who are building or siting a home on their own property.

Density bonuses. The Executive Proposed Zoning Code currently under view by the County Council contains several affordable housing density bonuses for rental housing, home ownership developments, and mobile home parks that accept displaced homes. The Zoning Code is expected to be adopted in 1992. Policies providing density bonuses for low income elderly or family housing also contained in several community plans.

School fee exemptions. Similar to the roads free program, the ordinance establishing impact fees for schools allows fee waivers and reductions for affordable housing. The exemptions require the approval of individual school districts. The actual fee collection begins upon adoption of a capital facilities plan for each school district; the first three school district plans did not contain the affordable housing exemptions.

Each of these programs establish general eligibility criteria in the ordinance; additional procedures are contained in administrative rules for each program. The following policies are intended to guide development of administrative rules and operations of the programs.

In addition, the affordable housing density bonuses and fee exemptions may be used by developments also receiving financial subsidies, such as loans or grants from the State Housing Trust Fund, King County Consortium CDBG or HOME funds, low-interest mortgages through the Washington State Housing Finance Commission. For such projects the eligibility criteria established by the funding source or sources would take precedence. Any project that met or exceeded the policies below would be eligible for density bonuses and fee exemptions.

Policy: Rental housing programs eligible for density bonuses or fee exemptions shall serve households with incomes at or below 50 percent of the Countywide median household income, adjusted for household size. Rents shall not exceed 30 percent of the monthly household income, based on the size of the household and housing unit size.

Ownership programs eligible for density bonuses or fee exemptions shall serve households with incomes at or below 80 percent of the Countywide median household income, adjusted for household size. Total household assets shall be no greater than \$30,000, excluding personal property such as furniture and car; exemptions may be granted under extenuating circumstances. House value shall not exceed an amount which is affordable to a household at 80 percent of median income, based on standard lending criteria, and prevailing interest rates. The house must be the purchasing household's primary residence.

When long term affordability is required by ordinance, the housing shall remain affordable for at least 15 years. A covenant, deed restriction or other contractual arrangement shall be recorded to establish ongoing affordability requirements and monitoring procedures. Household incomes, house prices and rental rates shall be adjusted annually by King County. Home ownership programs shall require resale to income-eligible purchasers and/or recapture of subsidy to finance future housing programs.