1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

KING COUNTY

Signature Report

November 9, 2004

Ordinance 15054

Proposed No. 2004-0514.2 **Sponsors** Constantine

AN ORDINANCE relating to the adoption of the King County Consortium Consolidated Housing and Community Development Plan for 2005-2009.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. **Definitions.** The following terms shall have these specific meanings:

A. "Community development block Grant program" means the program for which King County receives annual entitlement grant funds through the United States Department of Housing and Urban Development.

B. "Home investment partnerships program" means the program for which King County receives an annual formula allocation of funds through the United States Department of Housing and Urban Development.

C. "King County consortium" means King County and all suburban cities that have entered into, or will enter into, interlocal cooperation agreements with King County for the purpose of participating in the Federal Community

Development Block Grant Program or the Federal Home Investment Partnerships Program, or both.

SECTION 2. The attached King County Consortium Consolidated Housing and Community Development Plan for 2005-2009 is hereby adopted to guide the planning and investment of the community development block grant program, home investment

partnerships program and other federal housing and community development programs for the next five years.

Ordinance 15054 was introduced on 11/1/2004 and passed by the Metropolitan King County Council on 11/8/2004, by the following vote:

Yes: 10 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Ferguson, Mr. Gossett, Ms. Hague, Mr. Irons, Ms. Patterson and Mr. Constantine
No: 0
Excused: 3 - Mr. Pelz, Mr. McKenna and Mr. Hammond

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Larry Phillips, Chair

ATTEST:

Anne Noris, Clerk of the Council

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KING COUNTY COUNCIL
CLERK

APPROVED this 19 day of November, 2004.

Ron Sims, County Executive

Attachments A. The King County Consortium Consolidated Housing and Community Development Plan 2005-2009, dated November 8, 2004

Ordinance 15054
Attachment A
2004-0514

The King County Consortium

Consolidated Housing and Community Development Plan

2005 –2009

October 2004
November 8, 2004

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King County Consortium
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2005 – 2009

Executive Summary

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

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

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

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

Goal 1: Ensure Decent, Affordable Housing

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

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

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

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

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

Objective 1: Prevention. Support programs that prevent homelessness.

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

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

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

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

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

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

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

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

I. INTRODUCTION

Purpose of the Consolidated Plan

The purpose of the King County Consortium's "Consolidated Plan" is to guide the investment of certain federal housing and community development funds in King County outside the City of Seattle during 2005 – 2009. The "Consolidated Plan" sets forth goals and performance measures, which are detailed in Chapter 3 below.

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

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

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

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

➢ Guidance on Federal Homeless Assistance ("McKinney") Funds:

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

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

- Guidance on Other State and Local Funds:

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

The King County Consortium

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Housing: the JRC allocates about $3 million in federal HOME funds, and about $1.8 million in state-authorized RAHP funds, to low-income housing projects throughout the county. The JRC also advises the county on the allocation of $1 to $3 million of the county's local housing dollars.

- Community Development: the JRC advises the County Executive on Consortium-wide CDBG policies, including loan guarantees that would involve the entire Consortium's funds, and the small portion of the CDBG dollars available for allocation to Consortium-wide projects. (Please note that most of the CDBG funds are allocated by individual jurisdictions, not the JRC—see the section above on the allocation of the CDBG funds.)

- Homelessness: the JRC allocates the $400,000 that is available per year in RAHP homeless/transitional housing operating funds. The JRC also advises King County and Seattle on the priority activities to include in the joint application for federal McKinney homeless assistance funds.

- Policy issues: the JRC recommends policy on a range of housing, homeless, community and economic development issues to the King County Executive, including review/recommendation of the Consolidated Plan.

- State and Federal Legislative Priorities: the JRC advises King County on state and federal legislative priorities regarding housing, homeless, and community development issues.

The Consolidated Plan Supports Growth Management Policies

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

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

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

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

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

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

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

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

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

A. Housing Choice and Opportunity throughout King County
   A1. Range of Housing Choices
   A2. Ensuring and Expanding Affordable Housing Resources

B. Affordable Housing Development
   B1. Development Incentives for Low and Moderate-Income Households
   B2. Housing Development Subsidies

C. Preservation of Existing Affordable Housing

D. Access to Housing

E. Reducing Development Costs

F. New Housing Models

G. Direct Assistance to Households
   G1. Homeowner Assistance
   G2. Renter Assistance and Homeless Prevention

H. Balancing Jobs and Housing

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

- Strengthening support for housing that serves special needs households by promoting independent living opportunities, including universal design features;

- Strengthening efforts that preserve existing housing and improve housing quality through flexible development standards;

- Creating more opportunities to diversity new housing stock through measures such as transit oriented development, five story wood frame construction, cottage housing and accessory dwelling units;

- Supplementing efforts to create affordable housing for low-income households through apprenticeship programs and accessory dwelling units;

- Strengthening measures to increase affordable home ownership through opportunities such as cottage housing;

- Working to preserve adequate affordable housing capacity and supporting low-cost infill development and growth management efforts such as job housing balance.

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

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

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

A. Key Findings Section Definitions

Geography:

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

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

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

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

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

Households:

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

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

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

Housing Cost Burden:

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

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

B. Demographics and Income

1. The growth rate for all of King County, including the City of Seattle, slowed from 19% in the 1980's to 15% in the 1990's. However, the population of the Consortium (King County outside Seattle) has continued to grow at a rate of 18% (nearly the same as the rate of all of King County in the prior decade.

2. Seattle's growth rate was well below the County overall growth rate in the 90's; at the same time, the growth rate in the Consortium Urban Areas, and particularly the South Urban Area, was much higher than the County's overall growth rate.

3. As median household income grew in the 1990's, **poverty and the percentage of low-income households also increased**. The lowest income households became worse off as rental and ownership housing prices accelerated through the 1990's.

4. Poverty in the Consortium is concentrated primarily in the South Urban Area, however, the poverty rate in the East Urban Area doubled in the 1990's from 2.16% to 4.68%.

5. Median household income grew by 47% from 1990 to 2000 (about 5% per year), but slowed to about 2% per year from 2000 to 2004.

6. The jobless rate in King County (Seattle-Bellevue-Everett PMSA) hovered around an average rate of 3.5% during much of the 1990's, and has steadily increased in the early 2000's to an average of 6.5% in 2003.

7. The percentage of persons of color residing in the Consortium doubled from 1990 to 2000.

8. An average of **50 different languages** is spoken in many jurisdictions in the Consortium.

9. The increase in diversity and languages in the region indicates a need for greater cultural competency, including the availability of program information in languages other than English, amongst agencies serving the public, as well as adequate opportunities for individuals to learn English as a second language.

10. **One-person households increased at a higher rate (21%) than the increase of all households (15.5%) in King County**.

11. While there are fewer very large households (6+ members) in absolute numbers than other household sizes, **very large households grew at an**

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

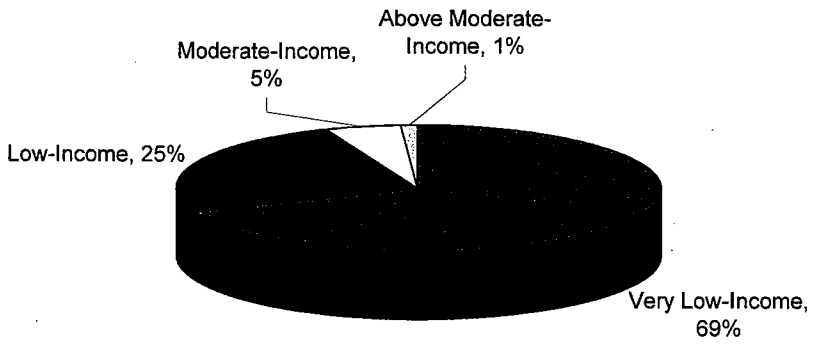
12. The **percentage of elderly persons increased in 2000** and is projected to continue to increase. The **frail elderly population also increased, as did the percentage of persons with disabilities**. These increases indicate that there is a need to plan for an adequate supply of special needs housing for these populations. These changes also indicate that there is a need to work to further the concept of universal design in housing so that all housing is more useable by the widest range of persons, and allows people to stay in their housing longer as they age (see page 41 for more information about Universal Design).

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

1. **19,692** very low-income to moderate-income renter households in the Consortium had a **severe** housing cost burden in 2000.

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

All Renters with a Severe Housing Cost Burden by Income Level



3. Small households, including single-person households, many of whom are seniors and persons with a disability, are the most severely cost burdened household type.

4. The high growth rate of very large households in the 1990's and the fact that very large households often have the longest wait time for public housing indicates that there is a continuing need for a portion of affordable housing units to be large units.

5. The elderly are not as severely cost-burdened as other household types at the very low-income level, however, nearly 50% of very low-income elderly households are severely cost-burdened; and the elderly are the most severely cost-burdened housing type at the low-income and moderate-income levels, indicating a need for a range of affordable housing levels for the elderly.

6. Given the high percentage of household income that must go to pay for housing for very low- and low-income households, a strong emergency safety net is needed to help these households stay in their housing when a financial emergency occurs.

7. The State's inmate population grew by more than 50% in the 1990's and many ex-inmates are homeless. There is a need for housing that does not screen out persons with a record of incarceration who are working hard to re-integrate themselves back into society.

8. There is a **high need for a range of affordable housing options for the following special needs populations**, especially community based housing options:

    - There is a high need for affordable housing in the Consortium for persons with developmental disabilities ("DD"). Persons with DD often need some form of support services through all the stages of their lives. Most people with DD have extremely low incomes[5] and many persons with DD on the Washington State DDD caseload are living in situations where they are extremely rent -burdened. Others need affordable housing because an aging parent is caring for them and cannot continue to do so. According to the Downtown Emergency Service Center in Seattle, approximately 3% of the homeless persons they serve are persons with DD; these individuals face unique challenges in navigating homeless services.

    - There is a high need for affordable housing in the Consortium for persons with mental illness. Incidences of homelessness are fairly prevalent among this population (14.5% of adults in outpatient treatment had at least one incident of homelessness in 2003). Individuals in Western State are being transferred into community-based housing with supportive case

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

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

- There is a high need for affordable housing in the Consortium for persons with chemical dependency issues. For individuals with a long history of chemical dependency, stable affordable housing is often a prerequisite to treatment compliance and continued recovery. Incidences of homelessness are fairly prevalent among this population as well (11.6% of adults in outpatient treatment had at least one incident of homelessness in 2003). Permanent, affordable housing in neighborhoods that are away from drug and alcohol activity are needed for this population.

- There is a high need for affordable housing in the Consortium for persons who are or have been significantly impaired by substance abuse or mental illness, or both, and have been involved repeatedly or for a significant duration, in the criminal justice system. Programs that help such persons to recover and re-integrate into the community must have housing as an essential component of the program. Transitional and permanent housing units are needed.

9. There is a **medium need for housing for persons with HIV/AIDS in the Consortium**, as the majority of such persons prefer to live in the City of Seattle, where services are provided. The City of Seattle Human Services Department is the regional grantee and coordinator of the Housing Opportunities for Persons with Aids Program ("HOPWA"). Currently, about 15% of the population of persons with HIV/AIDS lives in King County outside the City of Seattle.

10. Stakeholder and public input, and the housing needs data indicate that the most critical need for new units of housing is for units that will serve very low-income households.

11. There is strong stakeholder support for a strategy that prioritizes the development of new units of housing that serve the lowest income households, including households with special needs; the preservation of existing affordable housing at risk of conversion to market rate housing; and mixed income and/or mixed use projects that contain housing units serving the lowest income levels.

12. Housing stakeholders articulated the following three (3) long range goals for the Consortium: 1) Ensure that there is an adequate affordable housing continuum available in all regions of the Consortium; 2) Ensure that services are either attached to housing or broadly available throughout the

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

13. Housing stakeholders recommended a future orientation strategy that makes funds available to acquire land for priority affordable housing in areas that are slated for future transit or higher density development.

14. Affordable housing stakeholders recommended that the Consortium have flexible underwriting policies that allow adequate development reserves and that allow projects to be high in quality from the start so that capital expenses will be minimized down the road and so that there are adequate reserves to get the project through the entire period of commitment as affordable housing.

D. Rental Housing Stock

1. **The South Urban Area of the Consortium has the vast majority of affordable publicly subsidized rental housing as well as affordable market rate rental housing**.

2. The South Urban Area has the oldest housing stock in the Consortium, with many apartment buildings in need of rehabilitation, maintenance of affordable rents, and, in some cases, more stable management.

3. The King County Housing Authority HOPE VI Project at Park Lake Homes (now "Greenbridge") in White Center is a priority project that addresses the need to revitalize deteriorating public housing stock in the South Urban Area. White Center is the most distressed community in unincorporated South King County, and the HOPE VI projects will integrate public housing residents into a new mixed-income community, will attract new businesses to the community and will diversify the housing stock in this area of concentrated poverty.

4. **A rental affordability gap exists for the lowest income households**. The gap between the County-wide median rental price ($795 in 2003) and what a 3-person household earning 30% of median income can afford has decreased somewhat, although the gap remains significant. In 2000 the gap was $301. **In 2003 the rental affordability gap was $269**. The gap is even larger in areas where average rents are higher than the County-wide median.

5. The Consortium has a large deficit of rental housing units affordable to very low-income households and a smaller deficit of rental housing units affordable to low-income households (see Chart that follows).

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

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

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

[6] Area Median Income.

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

8. The North Urban Area follows the East Urban Area, with the second lowest percentage of units affordable to persons at or below 50% of AMI.

9. Consistent with the framework Countywide Planning Policies[7] that require jurisdictions to work cooperatively to ensure that each sub-region has a fair share of affordable housing to meet the needs of the lowest income residents of the region, the Consortium prefers that the new construction of affordable rental housing generally be focused in the East and North Urban Areas.

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

1. Although there are far fewer very low- and low-income home owners than very low- and low-income renters, a slightly higher percentage of very low-income and low-income home owners in the Consortium have a severe housing cost burden. In total, there are about **12,796 severely cost burdened very low- and low-income owner households**, and these households are at risk to lose their home if a financial emergency occurs.

2. Very low- to moderate-income home owners who are severely cost-burdened are vulnerable to "predatory" lenders who advertise easy solutions to debt problems for home owners, encouraging them to consolidate debt and secure the debt with their home, and/or to take cash out of their home, often using fraudulent or other unscrupulous tactics to charge exorbitant fees and costs for home refinance loans. These "predatory" loans often strip equity out of the home and, at worst, cause households to lose their home.

3. Stakeholders agreed that the Consortium should support the work of the Seattle- King County Coalition for Responsible Lending to educate home owners about predatory lending, and to provide a remedial loan program for eligible low-income home owners who are victims of a predatory lender.

4. Approximately **40% of the low- to moderate-income owner households in the Consortium are small elderly households**.

5. There is a need for general housing repair services for low- to moderate-income homeowners in the Consortium:

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

- According to the HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy ("SOCDS:CHAS"), approximately 4% of very low- to moderate-income home owners live in owner housing that has substandard kitchen or plumbing facilities, or is overcrowded.

- According to the HUD 2000 SOCDS:CHAS Data, approximately 33% of ownership homes that have a value that is affordable to low-income households have some problems with the home that may require repair, and approximately 28% of ownership homes that have a value that is affordable to moderate-income households have some problems with the home that may require repair.

- Approximately 9% of the owner housing stock in the Consortium may contain lead and be occupied by a low- to moderate-income household (see the Lead Paint Section in Appendix F for more information about our efforts to reduce lead paint hazards).

- 56.5% of very low-income and 33.4% of low-income owner households are severely cost-burdened by the ongoing cost of retaining their home and have little to no means available to pay for needed repairs to the home.

- Participants in the public and stakeholder forums noted the need for general home and mobile home repair programs, noting water penetration issues, electrical and plumbing issues, mold, energy conservation, weatherization and accessibility modifications as the highest repair needs.

- Participants in the public and stakeholder forums also noted the need for assistance to low- to moderate-income condominium owners when they are assessed large bills for "common area" repairs, often due to large scale water infiltration problems. A slight majority of on-line survey respondents agreed that this type of assistance should be provided, and that the Consortium should pursue a regulatory waiver or amendment in order to be able to serve this need ("common area" repairs are currently not eligible repairs under the applicable regulations).

- Sixty-four percent (64%) of the participants in the public ballot process indicated that they would be interested in participating in self-help home repair workshops, if such workshops were created.

- The King County Housing Repair staff report that there are many mobile homes in the Consortium in need of repair and/or replacement.

6. Home owners have articulated a need for increasing the per-project funding limits in the housing repair program to allow adequate funds for rising repair costs, and stakeholders supported increasing project limits during the stakeholder input process.

7. Stakeholders articulated strong support for a new program that will help a mobile/manufactured home owner replace an obsolete mobile home in parks where the County has a long-term "Agreement" with a non-profit owner for the maintenance of a quality, affordable park for at least 50 years. Stakeholders also supported combining this program with down-payment assistance to help new home buyers purchase available replacement homes.

8. There was strong stakeholder support for long-term strategies to keep "Agreement" parks viable and affordable beyond the 50 year term of the agreements, including ownership by park residents.

9. A slight majority of stakeholders favored the provision of assistance to condominium owners for burdensome "common area" assessments. This work would require County staff to seek a waiver or regulatory change, as current regulations do not allow for assistance with common area assessments for low- to moderate-income condo owners unless the condo complex is comprised of at least 51% low- to moderate-income residents.

F. Owner Housing Stock

1. The average annual rate of increase in median sales prices for single family homes is 5%, and this rate has outpaced the average rate of increase in median income, which has been about 2% per year in the early 2000's.

2. The gap between the median sales price of single family homes and what households at 80% and 100% of AMI can afford has remained significant over the last three years. The gap increased slightly for households at 100% of AMI and decreased slightly for households at 80% of AMI. The gap in 2000 was $30,400 for households at 100% of AMI and $89,200 for households at 80% of AMI. **The home ownership affordability gap in 2003 was $30,650 for households at 100% of AMI and $78,550 for households at 80% of AMI.**

3. Approximately 27-34% of single family home sales in King County were affordable to households earning 80% of median income in 2003, based upon research by Dupre + Scott Apartment Advisors. In 2003, only 4-5% of all home sales were affordable to households earning 50% of median income.

4. Households from 50% to 80% of AMI make up about 17-25% of the households in King County. While it appears that there is an adequate supply of ownership homes for households at 80% of AMI, HUD data shows that, on average, only 38% of ownership units that are affordable to households at 80% of AMI are purchased and occupied by households at 80% of AMI; about 60% are purchased and occupied by households at higher income levels. Consequently, there is an inadequate supply of affordable ownership housing for households at 80% of AMI.

5. During the public input process low- to moderate-income households rated first-time homebuyer assistance as a high priority.

6. In the Urban Areas, the **South Urban Area has the highest percentage of affordable owner housing stock, with about 48% of the owner housing stock affordable to households at the moderate-income level and below.**

7. The East Urban Area has the lowest percentage of affordable ownership housing of all the areas in the Consortium.

G. Homelessness[8]

1. It is estimated that **7,980 people are homeless on the streets, in shelters and transitional housing programs on any given night[9] in King County**.

2. **People of color are significantly over-represented in the homeless population**, comprising about 20% of the general population (including the City of Seattle), but 61% of the homeless population that was receiving shelter or transitional housing services on the night of the "One Night Count"[10].

3. Thirty-six percent (36%) of the homeless population surveyed in programs located in the Consortium self-reported having at least one disability; of the disabilities identified, 38% were alcohol/substance abuse, 22% were mental illness and 16% were dual diagnosis (alcohol/substance abuse and mental health).

4. Thirty-four percent (34%) of individuals in emergency shelter and transitional housing in the balance of county outside of Seattle were employed.

5. The 2003 "One Night Count" found 508 immigrants, refugees or new arrivals to this country who were using homeless services. Large families, many of whom are immigrants or refugees, have a particularly hard time finding affordable housing.

6. Crisis Clinic's Community Information Line reported 6,844 calls in 2003 from individuals identifying themselves as homeless.

7. The Veterans' Administration Regional Office in Seattle estimates that there are approximately 2,000 homeless veterans in King County.

8. The Consortium's primary homelessness prevention program, the Housing Stability Program[11], has had to turn away an average of 650 eligible households every year for the last four years due to inadequate funds to serve everyone in need.

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

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

[10] See footnote 7 above.

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

9. Participants in the homelessness focus group identified five primary reasons why individuals are becoming and/or remaining homeless:

   - Housing market factors (deficit in units serving very low-income households)
   - Labor market factors
   - Inadequate housing continuum in every community
   - Landlord screening practices
   - Inadequate safety net

10. Participants in the homelessness focus group spoke of the need to place a greater emphasis on homelessness prevention, and to create strong links between affordable housing and supportive services.

11. A majority of on-line survey respondents agreed that a higher priority should be placed on homelessness services as opposed to other types of human services.

12. A majority of on-line survey respondents also agreed that a higher proportion of funds for homeless services should be directed towards homelessness prevention services.

13. A strong majority of on-line survey respondents thought that distinctions should be made between different types of emergency shelters with respect to outcomes; a shelter program that houses households for more than 30 days should be accountable for trying to move those households into more stable, permanent housing.

H. Community/Economic Development

The Consortium has established priorities for its community/economic development strategies. In developing these priorities, many sources were considered, including the work of the Committee to End Homelessness, the focus group, stakeholder and public input processes conducted by the Consortium for the Consolidated Plan, other community forums and assessments, such as United Way of King County's Human Service Community Assessment[12], as well as meetings with representatives from other local and state governmental agencies and other County departments and divisions.

1. Human Services Priorities:

   A. Homelessness prevention

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

B. Emergency food/food banks, including non-food needs such as diapers

C. Health

D. Disability

E. Seniors

F. Households in shelters and transitional housing

G. Employment training and counseling

H. Child care

I. Youth

2. Community Facility Priorities:

A. Multi-purpose neighborhood facilities

B. Health facilities

C. Youth facilities

D. Facilities that serve persons with disabilities

E. Facilities that serve seniors (South Urban)

F. Child care facilities (East Urban)

3. Public Infrastructure Priorities[13]:

A. Replacement and/or improvement of failing septic and sewer systems, including paying assessments for low- to moderate-income households;

B. Development and/or improvement of street and sidewalks, including accessibility improvements and safety improvements;

C. Acquisition of park land and development of park property for recreational activities;

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

D. Replacement and/or improvement of water systems and water treatment systems.

4. Economic Development Priorities:

   A. Assistance to increase job counseling and job training opportunities;

   B. Direct economic development assistance to for-profit businesses, including small businesses, to create jobs;

   C. Rehabilitation and/or improvements to publicly- or privately-owned commercial property.

5. Stakeholders at the focus groups, as well as on-line survey respondents, supported the exploration of methods to coordinate Consortium funding for regional and sub-regional community facility projects.

6. Stakeholders at the focus groups, as well as on-line survey respondents, strongly supported the idea of Neighborhood Revitalization Strategies (NRS) in high-poverty neighborhoods in the Consortium. Stakeholders favored involving community organizations, community councils and local business groups in such strategies.

7. The White Center area of unincorporated King County, the area that has highest concentration of poverty in the County, is an area of high priority for community/economic development investments and will be identified as a NRS area.

I. Barriers to Meeting Housing and Community Development Needs

Affordable Housing

1. The population with the greatest need for affordable housing are very low-income households. The biggest deficit in housing units in the Consortium is units affordable to very low-income households. These units are scarce in the market because they require subsidy in addition to the rental income to keep the units operational over time. The additional subsidy required to keep these units operational over a long period of time means that these units are the most expensive to fund. In addition, this population often needs services paired with housing to be successful. Services are also expensive and funds available for such services are scarce.

2. Inadequate capital funding of housing units serving the lowest income households is a barrier to the success of those units over time.

3. Much of the existing rental and ownership housing stock in the private market that is affordable to lower income levels is occupied by households at higher incomes.

4. Ownership housing built in the private market is often extremely large and unaffordable to households with moderate and median incomes.

5. Inadequate wages and the economic downturn continue to make housing hard to attain for many people in our region, and there continues to be a large affordability gap for rental and ownership housing.

6. The elderly and persons with disabilities often have trouble accessing an appropriate level of services that is needed in order to be successful living independently in permanent housing.

7. A record of a conviction(s) or a prior problem with a tenancy(s) (even if the problem was resolved) are often barriers to persons securing permanent housing.

8. Move-in costs, including security deposit, first and last month's rent and utility hook-ups are often a barrier to households attaining permanent housing. The fact that Section 8 does not cover security deposits can be a barrier to securing permanent housing for the most needy households.

9. Current federal regulations do not allow individual low- to moderate-income condominium owners to receive financial assistance for expensive condo common area assessments unless at least 51% of the residents of the

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

10. Environmental review requirements and the costs involved to meet those requirements during the pre-development phase of housing development.

11. Program rules regarding rent payment calculation as households move from one income bracket to another can be harsh and can cause instability for households.

12. Lack of operating and services funds for service enriched permanent housing.

Homelessness

1. An inadequate housing continuum in all regions of the Consortium.

2. Lack of supportive services for homeless households outside the City of Seattle.

3. An inadequate amount of homeless housing for single men with children and families with two parents (regardless of marital status).

4. The cycling of households between shelters and transitional housing programs, without moving to secure permanent housing.

5. Landlord screening practices and discrimination.

6. The practice of "creaming" for the strongest program applicants in order to ensure stronger programmatic outcomes.

7. Budget cuts and program rules for TANF and other benefit programs have weakened the safety net for many households.

8. Lack of cultural competency and/or unwillingness or lack of capacity to serve persons with certain disabilities on the part of homeless shelters and other homeless housing programs.

Community Development

1. The Consortium's pass-through structure for allocating funds can be a barrier to regional community facility projects that need a large investment of capital.

2. Many community facilities lack adequate operating funds to serve the neediest members of the community, and there are inadequate sources for such operating funds.

3. The public services cap[14] on CDBG funds can be a barrier to meeting the services needs of the community.

4. Old sewer and septic systems are an impediment to infrastructure development, and low-income households can lose their home because of high costs assessed for such upgrades.

5. Lack of sewer capacity can prevent businesses from being able to get permits to expand their business.

6. The deterioration of business facades in low- to moderate-income communities and older business districts is a barrier to community and economic development.

7. Deteriorated school buildings are an impediment to community and economic development.

8. Ineffective public transportation is an impediment to community and economic development.

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

III. Strategic Plan

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

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

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

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

The desired outcomes are impacted by many factors, especially the larger economy, and the health of other federal programs, such as the Section 8 program, and are far beyond the capability of the Consortium's programs to accomplish single-handedly. But while our goals and outcomes may exceed our reach, it is only by making the reach that we can hope to influence them. The chosen outcome indicators will be measured over time and will be used in the future to evaluate our strategies[15].

Finally, most of the strategies also have annual performance measures associated with them[16]. These performance measures are primarily short-term outputs. The Consortium has more control over outputs and while they tell us valuable information about what our programs have produced, they do not necessarily tell us what a difference our work has made to the community.

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

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

Goal One: Ensure Decent, Affordable Housing

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

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

Goal One Indicator: The 2010 Census will show that, as compared to the 2000 Census, the percentage of households at or below 50% of Area Median Income[17] who are severely cost-burdened[18] will have been reduced.

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

Strategy 1A:

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

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

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

Strategy 1A Annual Output Measures:

1. An average of **300 units** of rental housing will be constructed, or acquired and rehabilitated[19]. At least **50** of the 300 units of rental housing shall be targeted to persons/households with special needs.[20]

[17] 50% of Area Median Income for a household of three is $35,050 in 2004.
[18] Severely cost-burdened means paying more than 50% of one's household income for housing.
[19] This number is an estimate, as the type of projects funded and other factors may affect the annual outputs.

2. An average of **500 new renter households**[21] will be served by rental units completed during the year[22] (see table below for breakdown of the goals for households types and income levels that will be served annually).

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

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

	At or Below 30% of Area Median Income (AMI)	31% to 50% of AMI	51% to 60% of AMI	61% to 80% of AMI
Small Related Households (2-4 persons)	50 High Need	65 High Need	12 Medium Need	6 Low Need
Large Related Households (5+ persons)	15 High Need	40 High Need	6 Medium Need	3 Low Need
Elderly Households	25 High Need	40 High Need	6 Medium Need	3 Low Need
Households with Special Needs[23]	30 High Need	20 High Need	6 Medium Need	3 Low Need
All Other Households	55 High Need	85 High Need	20 Medium Need	10 Low Need
Total Renter Households Served Annual Goal = 500	175	250	50	25

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

[21] See footnote 15 above.

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

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

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

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

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

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

1. Priorities for Households Served:

    - Households at or below 50% of area median income (AMI)
    - Households with Special Needs[24]
    - Homeless housing - the Consortium will follow the recommendations of the Committee to End Homelessness (CEH), forthcoming in the CEH "Ten Year Plan to End Homelessness", incorporated herein by reference. The Ten Year Plan is expected to prioritize permanent supportive housing ("housing first") and housing that allows households to "transition in place"[25] over new transitional housing and new shelters.

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

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

[24] See footnote 16 above.

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

3. New Construction of rental housing that is affordable to very low- to moderate-income households:

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

4. Mixed-income and/or mixed-use housing projects that complement local planning efforts and contain some portion of units for very low-income households:

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

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

6. Strategic planning to acquire desirable land for affordable housing:

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

7. Urban Area Priorities:

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

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

1. Consortium structure for signing Certification documents:

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

2. Certification Criteria:

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

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

Strategy 1B:

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

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

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

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

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

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

Strategy 1B Outcome Indicator: Tenant-based survey.

Strategy 1C:

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

- The Consortium will support the creation of affordable rental housing in the private market through zoning and incentive programs in all Consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and allocation of surplus County or City property for affordable housing; County staff will provide technical assistance, as needed, to help Consortium cities meet Countywide Planning Policy goals for affordable housing.

- King County will provide housing development technical assistance to non-profit organizations, with priority for assistance given to organizations that are relatively new to housing development or organizations that wish to expand their services into King County outside the City of Seattle and will serve the highest priority populations.

- King County will provide a credit enhancement program that promotes the development of housing for low- to moderate-income households, and explore other innovative methods of assisting with the financing of affordable housing.

- King County will collaborate with the King County Housing Authority to support the planning process and development of the Greenbridge Hope VI mixed-income housing and community development project at the Park Lake Homes site in White Center. This work may be done in conjunction with a neighborhood revitalization strategy to be developed with the White Center community (see Goal #3, Objective #4).

- King County will support legislation and other initiatives designed to increase funding and other support for affordable housing; and will coordinate with statewide and community-based housing agencies to provide housing education for the public and policy makers in order to build support to increase the housing funding base and to enhance acceptance of affordable housing.

- King County will work with local housing authorities to provide mutual support and coordination on affordable housing planning issues; on applications for various programs, such as rental assistance and vouchers targeted to persons with disabilities; on planning issues such as the allocation of project-based vouchers that complement the Consortium's priorities; on efforts to educate and inform landlords about the benefits of participating in the Section 8 program; and on the development of other programs that may benefit our region.

- King County will work with housing funders, mainstream service systems (such as the developmental disabilities system, the drug/alcohol system, and the mental health system), and housing referral, information and advocacy organizations to plan for community-based housing options for persons with special needs; to develop supportive housing plans and partnerships for populations that need enhanced housing support in order to be successful in permanent housing; to advocate for funding for the operations and maintenance of housing for very low-income households and households with special needs, and for the services needed for supportive housing.

- King County will partner with the King County Developmental Disabilities Division (KCDDD) to provide housing program(s) that expand community-based housing options for persons with DD and will explore similar opportunities with systems that serve other special needs populations.

- King County will coordinate, to the extent feasible, with housing funders, and housing information and advocacy organizations to streamline funding applications, contracting and monitoring processes.

- King County may work on the development of a program to fund affordable housing projects that are:

  ✓ environmentally sound ("green" housing); and
  ✓ sustainable; and
  ✓ projected to save on long-term costs for the owner and the residents; and
  ✓ designed to accommodate all persons, regardless of their level of mobility; and
  ✓ allow residents to age in their home.

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

- King County may work with housing and community stakeholders to find and implement ways to reduce the move-in cost burden barrier to securing permanent housing for low- to moderate-income households, such as a security deposit bond program.

- King County may encourage and support housing developers' in applying for HUD Section 202 and 811 programs to provide housing for seniors and persons with disabilities.

- King County may explore land banking for the construction of affordable rental housing, especially in areas targeted for future transit and/or slated for higher density development.

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

Strategy 2A:

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

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

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

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

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

Strategy 2A Annual Output Measures:

1. An average of **300** owner-occupied homes will be improved/repaired.

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

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

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

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

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

Strategy 2B:

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

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

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

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

Strategy 2B Outcomes and Indicators:

Outcome #1	The household will succeed as a homeowner and be satisfied with homeownership over time.
Indicator #1	Survey of participating home owners at year 1 and year 5.
Outcome #2	The homeowner will build wealth/net worth by building equity in their home.
Indicator #2	King County property records at year 5 compared to year 1.

Strategy 2C

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

- King County will support the creation of a range of affordable home ownership opportunities through zoning and incentive programs in all Consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and the allocation of surplus County or City property. County staff will provide technical assistance, as needed, to help Consortium cities meet Countywide Planning Policy (CPP) goals for affordable housing (See the Introduction Section of the plan for more information about the CPP).

- King County will support the Seattle-King County Coalition for Responsible Lending ("SKCCRL") in combating the devastating effects of predatory lending in the King County region and in working with other organizations to coordinate efforts, such as the King County IDA Collaborative. King County will work with the Coalition to provide funds for predatory lending counseling and/or gap financing for eligible clients seeking a "rescue" loan who have been a victim of predatory lending and are at risk to lose their home.

- King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low- and moderate-income mobile home owners who might otherwise be displaced due to redevelopment. King County will explore a comprehensive strategy to further extend the long-term affordability of mobile home parks that currently have an agreement with the County, including strategies to have parks owned by park residents.

- King County will work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom home ownership is appropriate.

- King County will support the work of the King County Housing Authority to ensure that there are affordable ownership opportunities for low- and moderate-income households, especially Park Lake Homes tenants who are prepared for home ownership, in the Greenbridge HOPE VI project in White Center.

- King County will work with housing authorities and community agencies to provide targeted outreach to federally subsidized tenants and other low- to moderate-income tenants who are prepared to work towards the goal of achieving home ownership.

- King County may work with community stakeholders to plan for and support programs that reduce the cost of homeownership for low- to moderate-income households, such as land trusts, limited-equity co-ops, and sweat equity programs.

- King County may advocate for a waiver or regulatory change to enable the Consortium to assist low- to moderate-income condo owners with the payment of common area repair assessments that exceed regular homeowner dues and are unaffordable to the low- to moderate-income condo owner.

- King County may explore land banking for the acquisition of land on which to construct affordable ownership housing, especially land that is in an area targeted for future transit and/or slated for higher density development.

- King County may work with local housing authorities, other funders and financial institutions to explore the development of Section 8 homeownership program(s) in our region. A Section 8 homeownership program would work with households that are prepared to become homeowners to use a Section 8 voucher to help subsidize the purchase of a home rather than ongoing rent.

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

Strategy 3A:

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

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

1. Housing Discrimination Impediments:

    - rental market discrimination, with the most notable discrimination occurring on the basis of race, national origin, disability and familial status;

    - discriminatory financing in home ownership, including predatory lending, on the basis of race or national origin and sometimes age;

    - discriminatory zoning issues and practices and discrimination by housing associations.

2. Administrative Practice Impediments:

    - citizens have a hard time accessing fair housing rights information on a day-to-day basis;

    - confusion about where to go for help with fair housing and where to send people for help;

    - most cities do not have the capacity to have their own fair housing enforcement mechanism, yet this is where most discrimination occurs;

- sub-recipients[27] have not traditionally been monitored for fair housing compliance.

3. Inadequate supply of affordable housing for households at the lowest income levels

Strategy 3B:

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

1. Fair housing education and outreach, including improving access to housing:

   - King County staff will continue to work with community partners to disseminate fair housing information to the community and to community advocates who can help people get to the right agency for assistance.

   - King County staff will continue to support the Seattle-King County Coalition for Responsible Lending, a regional organization that works to stop discrimination in lending and predatory lending.

   - King County staff will continue to partner with civil rights enforcement agencies and community-based legal services agencies to conduct fair housing education forums for housing providers that receive funding through our programs, other housing providers, human services providers and city staff from the Consortium cities.

   - King County staff will explore effective means to provide outreach to the community about our programs and services that are directly accessible by the public, through culturally sensitive formats.

   - King County will work to increase access to housing for persons/households with special needs. King County staff will provide technical assistance to the WA State Division of Developmental Disabilities to increase access to affordable housing for clients on the State DDD caseload and will explore similar partnerships with other systems that serve special needs populations.

   - King County staff may work with community stakeholders to refine and/or develop efficient affordable housing search mechanisms that are sensitive to culture and language; that assist low- to moderate-

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

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

2. Fair Housing Forums, Conferences and Meetings

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

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

Support the goals of the Northwest Center for Universal Design Coalition (NWCUDC). The NWCUDC is a group of King County professionals and private citizens organized to promote universal design principals, products and processes into in both private and public spaces, and into to the overall environment. Universal Design is defined as "the design of products and environments to be useable by all people, to the greatest extent possible, without the need for adaptation or specialized design."

The Coalition has formulated both one and five-year goals to carry out its mission. These goals include: 1) developing a strategic plan that prepares the Coalition to advocate for public policy changes pertaining to universal design; 2) retrofitting a home to showcase the elements and benefits of universal design; 3) bringing universal design features to public spaces; and 4) increasing public awareness of universal design.

Fair Housing Enforcement

King County will continue to support the King County Office of Civil Rights (KCOCR), which provides fair housing enforcement, as well as education and training.

The King County Consortium will work with the WA State Human Rights Commission on enforcement issues in incorporated cities where the KCOCR does not have jurisdiction.

Fair Housing Technical Assistance

King County staff will continue to provide fair housing technical assistance to housing providers, housing authorities, Consortium cities, agencies serving persons with disabilities and other service providers. This

assistance often helps to solve potential problems and to get people the help that they need.

Goal Two: End Homelessness

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

Goal Two Long-term Outcome(s) and Indicator(s): King County and the Consortium will develop a long-term outcome(s) for our goal to end homeless in coordination with the outcomes that are being developed through our region-wide Continuum of Care planning body, the Committee to End Homelessness[28]. Long-term outcomes will relate to the prevention and reduction of homelessness, particularly the reduction of chronic homelessness in King County.

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

Strategy 1A:

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

Fund source(s): CDBG Public Services Funds.

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

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

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

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

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

Strategy 1B:

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

Strategy 1C:

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

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

Strategy 2A:

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

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

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

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

Strategy 2B:

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

Strategy 2C:

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

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

Strategy 3A:

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

Strategy 3A Annual Outputs Measures:

1. Provide **83,000 bednights of emergency shelter** annually.

2. Provide **140,000 unit nights of transitional housing** annually.

Strategy 3A Short-term Outcomes and Indicators:

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

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

Indicator(s) #2[29] A. Number and percentage of individuals and/or households who move from emergency shelter to transitional or permanent housing;

B. Number and percentage of individuals and/or households who maintain their stability by moving from transitional housing to other transitional housing (they are unable to find affordable permanent housing, but are not thrown back into the emergency shelter cycle);

C. Number and percentage of individuals and/or households who move from transitional housing to permanent housing, or who successfully "transition in place"[30].

Strategy 3B:

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

[29] These indicators may be used to set a baseline for long term outcomes in the future.
[30] See footnote 21 above.

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

Strategy 4A:

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

Strategy 4B:

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

Strategy 4C:

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

Strategy 4D:

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

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

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

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

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

Strategy 1A:

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

Fund Sources: CDBG

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

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

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

Strategy 1B:

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

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

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

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

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

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

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

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

Strategy 2A:

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

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

Strategy 2B:

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

explore whether there are other high poverty areas that may benefit from a NRS and whether there are human services needs that are specific to NRS neighborhoods.

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

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

Strategy 2C:

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

Fund Sources: Federal CDBG; leveraged private investments.

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

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

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

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

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

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

Assistance to for-profit businesses will be provided in a manner that maximizes public benefits, minimizes public costs, minimizes direct financial assistance to the business and provides fair opportunities for all eligible businesses to participate.

Strategy 3A:

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

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

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

Strategy 3A Outcome: Employment opportunities are created or retained for 100[31] or more low- to moderate-income persons by 2009.

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

Strategy 3B:

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

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

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

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

Resources Available to Address the Goals of the Consolidated Plan

Revenue Outlook for 2005-2009

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

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

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

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

[32] This is a local King County fund that is appropriated annually by the Metropolitan King County Council and can vary greatly from year to year.
[33] This is local fund source that is administered by King County pursuant to an interlocal agreement between the County and the cities who choose to participate, including the City of Seattle.
[34] McKinney funds are applied for annually in a competitive process. Seattle and King County apply together for the region.
[35] State funds for operating support to transitional housing projects that serve homeless families and temporary rental assistance subsidies in private market housing for homeless families.

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

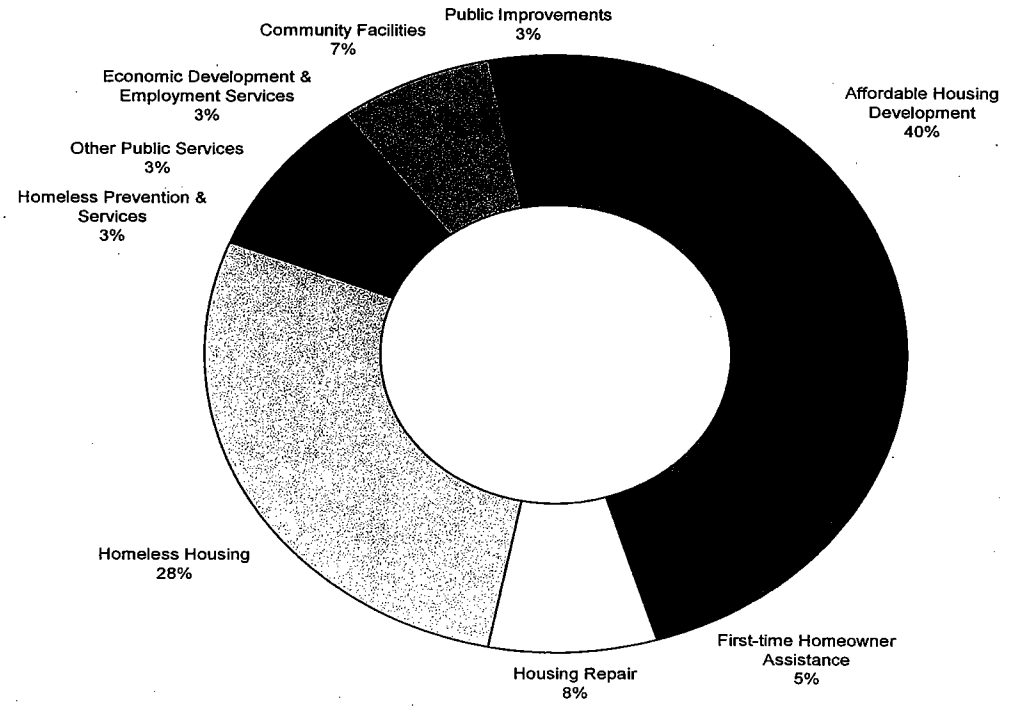
While the annual revenue that the Consortium administers is helpful in addressing the broad goals of the Consolidated Plan, it is not adequate to meet all of the needs of low- to moderate-income residents in our region. In order to allocate limited resources to address broad goals for the region, the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

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

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

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

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



Description of Chart Labels:

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

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

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

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

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

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

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

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

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

IV. Consolidated Plan Appendices

Appendix A

Needs Assessment

Needs Assessment Section
Table of Contents

Needs Assessment Definitions

Geography:

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

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

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

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

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

Households:

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

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

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

I. Demographic and Income Data

Data used in this section is 2000 Census Data unless otherwise noted.

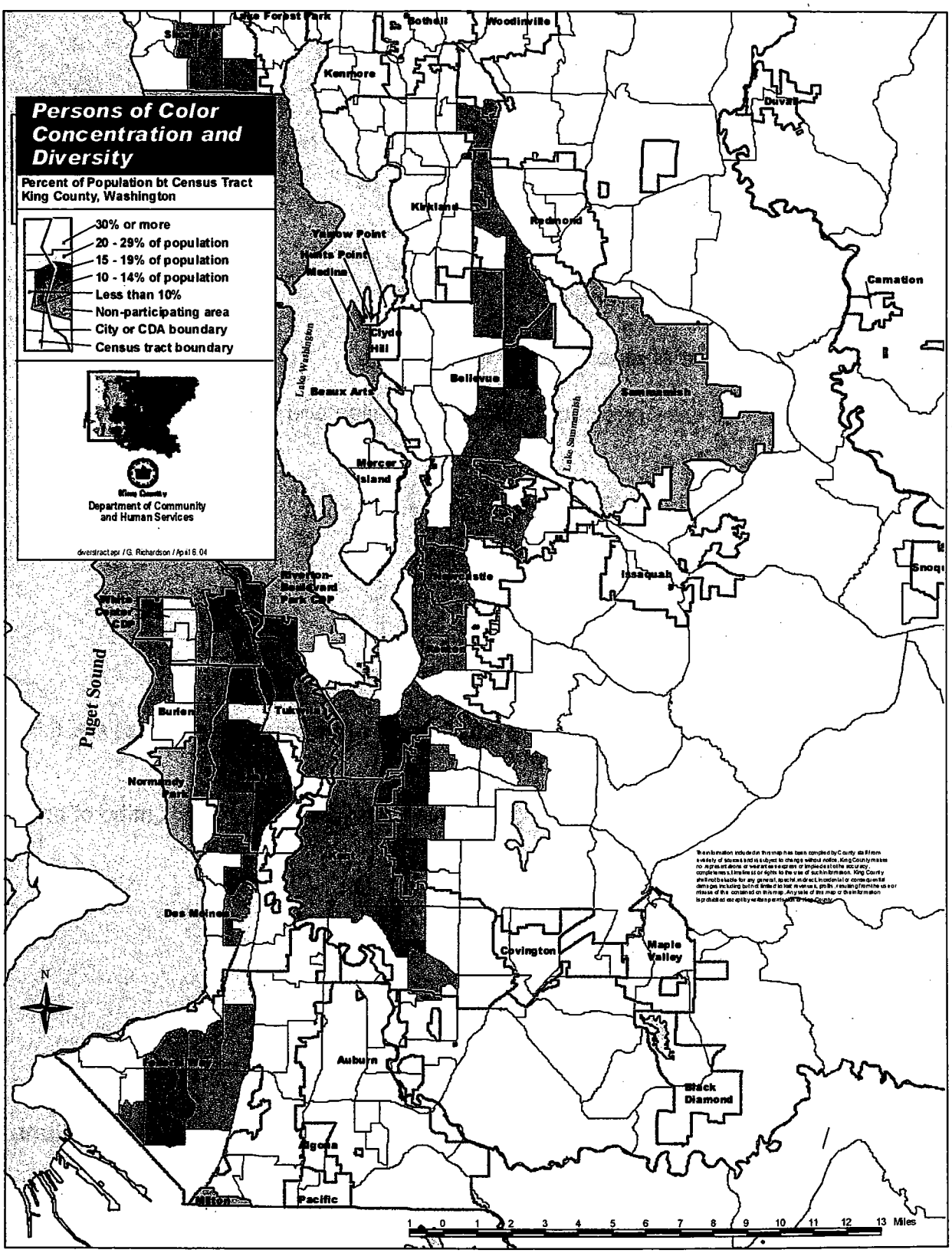
1. The growth rate for all of King County, including the City of Seattle, slowed from 19% in the 1980's to 15% in the 1990's. However, the population of the Consortium (King County outside Seattle) has continued to grow at a rate of 18% (nearly the same as the rate for all of King County in the prior decade); the Highest Rate of Growth in the Consortium has been in South King County

- The **Consortium population in 2000 was 1,173,660**, an increase of 18% from 1990.
- Overall growth in the City of Seattle was 8% between 1990 and 2000.
- Almost 46% of all population growth in the Consortium during the 1990's occurred in South King County.

	1990	2000	# of New Persons	% of New Persons	% 1990 Pop. of King County	% 2000 Pop. of King County
Seattle	516,300	563,400	47,100	20.5%	34.3%	32.4%
Shoreline/LFP	65,700	66,200	500	0.2%	4.4%	3.8%
East King County	337,000	387,200	50,200	21.9%	22.4%	22.3%
South King County	454,000	559,000	105,000	45.7%	30.1%	32.2%
Small Cities and Rural Unincorporated Areas	134,300	161,200	26,900	11.7%	8.9%	9.3%
	1,507,300	1,737,000	229,700			

2. Diversity has Increased in the Consortium

- The percentage of persons of color residing in the Consortium doubled from 10.2% of the population in 1990 to 21.6% of the population in 2000.
- A profile of the Consortium by race:
  - 78.5% of the residents are White
  - 3.9% of the residents are Black/African American
  - 0.9% of the residents are American Indian/Alaska Native
  - 9.7% of the residents are Asian
  - 0.50% of the residents are Native Hawaiian/Other Pacific Islander
  - 2.5% of the residents are some other race
  - 4% of the residents are two or more races



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

Persons of color map is based on race data from the 2000 census: Black/African American, American Indian, Asian, Native Hawaiian and some other race.

- 11.4 % are Asian Indian
- 22.5% are Chinese
- 15.7% are Filipino
- 11% are Japanese
- 13.3% are Korean
- 13.6% are Vietnamese
- 12.5% are of other Asian origins

➢ A profile of the Consortium's Native Hawaiian and Other Pacific Islander Residents:

- 17.7% are Native Hawaiian
- 10.7% are Gaumanian/Chamorro
- 45% are Samoan
- 26.6% are of other Pacific Islander origins

➢ Consortium residents of **Hispanic/Latino ethnicity (of any race) are 5.6%** of the Consortium population.

➢ A profile of residents of the Consortium who are Hispanic or Latino of any race:

- 68% are Mexican
- 4.2% are Puerto Rican
- 1.5% are Cuban
- 26.3% are of other Hispanic/Latino ethnic origins

➢ An average of **50 different languages are spoken in many jurisdictions** in the Consortium, with as many as 77 languages being spoken in some jurisdictions[1].

➢ 17.46% (about 191,187 people) of the Consortium population over the age of 5 speaks a language other than English. Half of these speak English less than "very well". Of those that speak another language:

[1] United Way of King County, "Languages Spoken in King County School Districts."

- 24% speak Spanish
- 43% speak Asian and Pacific Island languages
- 28% speak other Indo-European languages

3. Incomes grew in King County During the 1990's, but growth slowed in the early 2000's

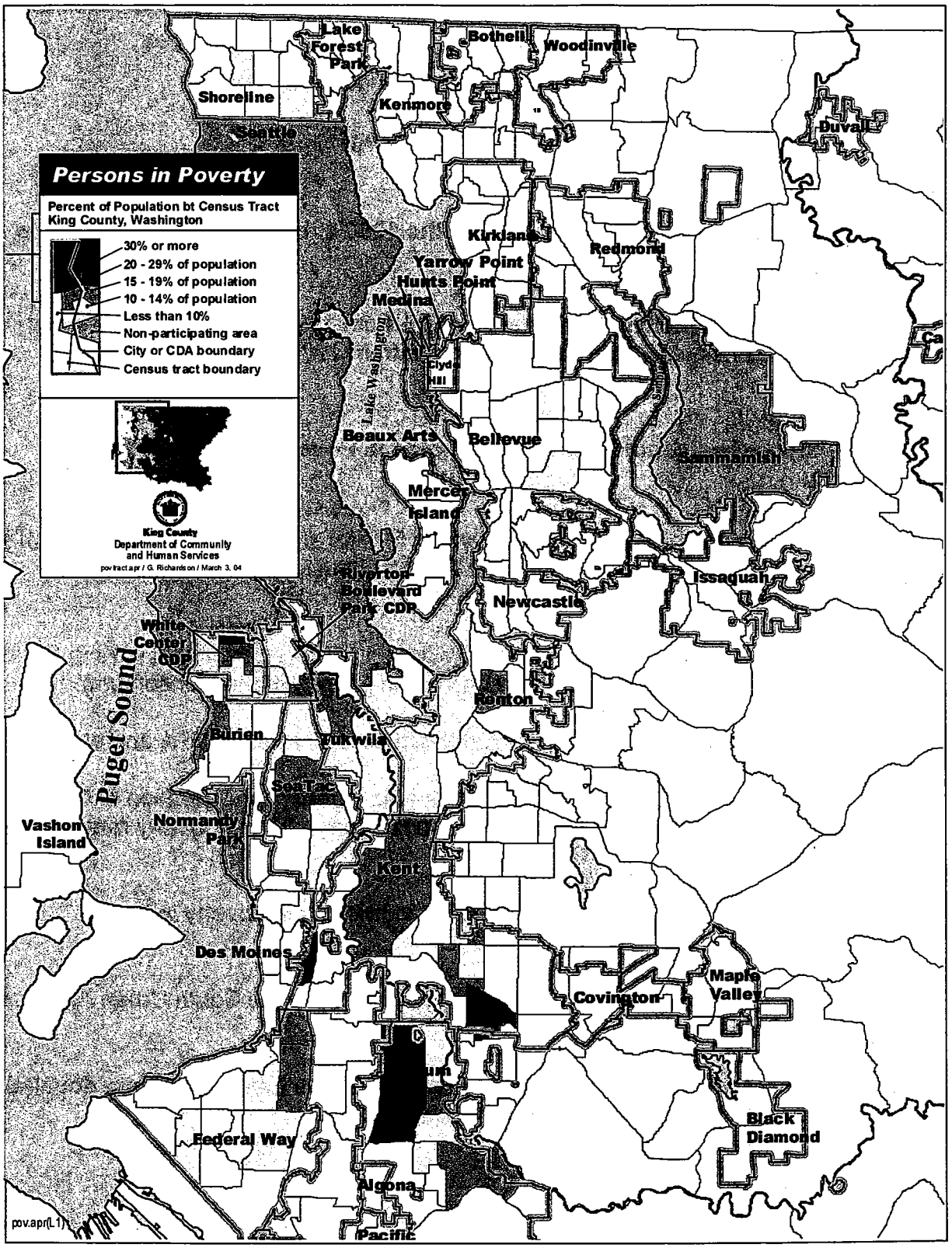
- Median household income grew by 47% from 1990 to 2000 (about 5% per year), and slowed to about 2% per year from 2000 to 2004.

4. Low-Income Households and Households in Poverty Increased in the Consortium

- The percentage of households earning 50% of area median income[2] ("AMI") or less increased from 16% to 18% of total households in the Consortium from 1990 to 2000.
- The poverty rate[3] increased from 8% to 8.4% of the population in King County from 1990 to 2000 (78,478 persons live in poverty in the Consortium).
- 16 census tracts in the Consortium have poverty rates of 15% and above.
- Census tract #265 in White Center has the highest concentration of both poverty and persons of color in the Consortium – 38.7% poverty rate and 54% persons of color.
- Children under 18 make up 31% of all individuals in poverty in the Consortium.
- Poverty in the Consortium is most concentrated in the South Urban Area (see Map that follows).
- The percentage of persons living in poverty in the East Urban Area doubled between 1990 and 2000 from 2.16% to 4.68%.

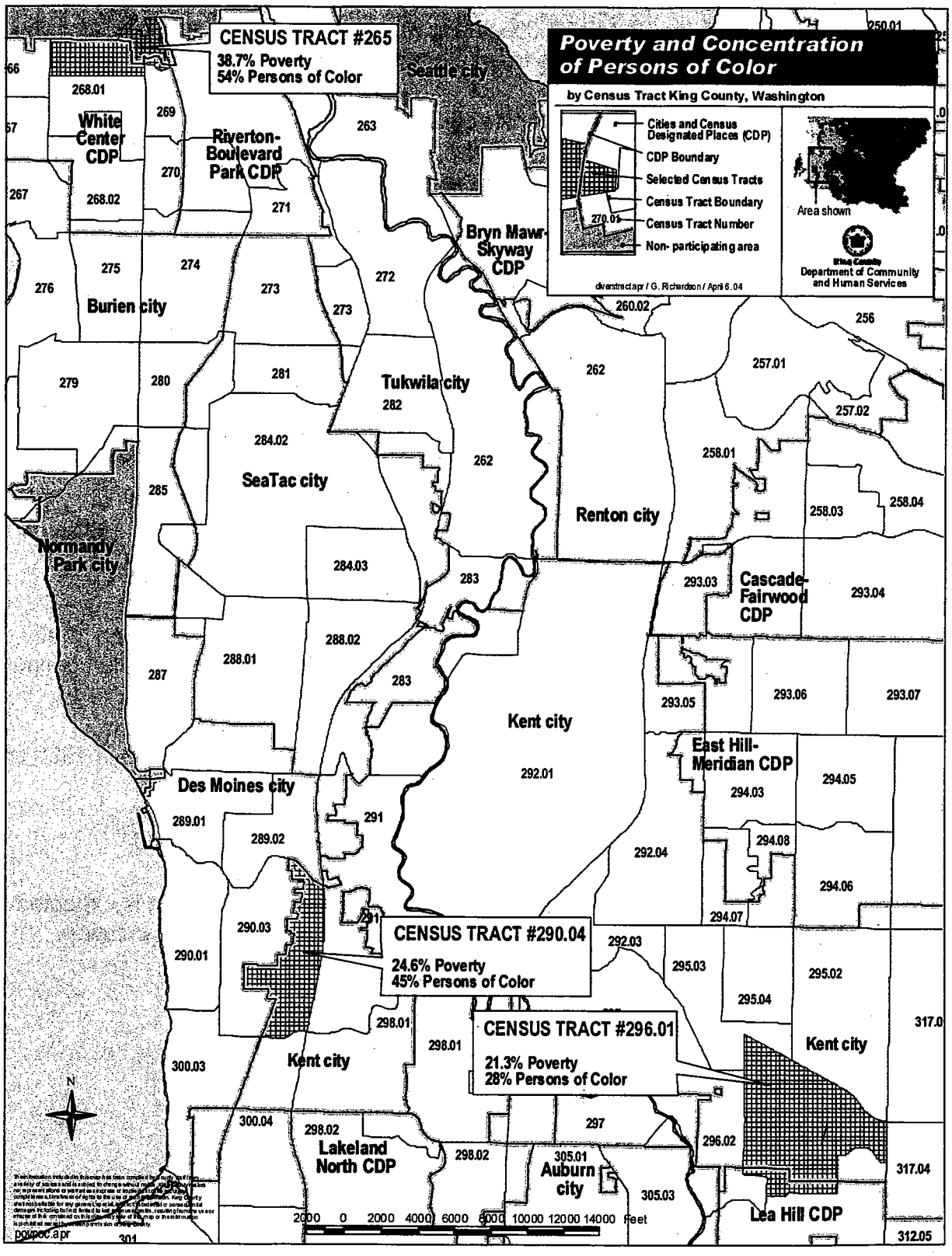
[2] 50% of area median income was $26,300 for a household of two in 2000

[3] The poverty level is a threshold measure prescribed by the federal government. The measure has two components, income level and family size by number of related children. Unrelated individuals and two-person households are further differentiated by age (under 65 & 65 and over). The poverty level in 2000 was $16,895 for a family of four (4) with two (2) related children; the poverty level was $11,214 for a two-person household under 65; and was $10,075 for a two-person household 65 & over.



Map 2 – Percent of Persons in Poverty by Census Tract in the King County Consortium

The poverty level is a threshold measure prescribed by the federal government. The measure has two components, income level and family size by number of related children. Unrelated individuals and two-person households are further differentiated by age (under 65 and 65 & over). The poverty level in 2000 was $16,895 for a family of four (4) with two (2) related children; the poverty level was $11,214 for a two-person household under 65; and was $10,075 for a two-person household 65 & over.



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

Census Tract # 265 is in the White Center area of unincorporated King County. Census Tract # 290.04 is in the City of Kent. Census Tract # 296.01 is in the City of Kent and a portion of Lea Hill in unincorporated King County. The poverty level is a threshold measure prescribed by the federal government. The measure has two components, income level and family size by number of related children. The poverty level in 2000 was $16,895 for a family of four (4) with two (2) related children. Persons of color is based on race data from the 2000 census: Black/African American, American Indian, Asian, Native Hawaiian and some other race.

- The jobless rate in King County (Seattle-Bellevue-Everett PMSA) hovered around an average rate of 3.5% during much of the 1990's and has steadily increased in the early 2000's to an average of 6.5% in 2003.

6. Single Parent Households Have Stabilized

- Female-headed single parent families made up 43% of all families in poverty in 2000.

- From 1980 to 1990, single parent households increased by .9% in King County, but increased by only .1% in the Consortium from 1990 to 2000.

7. Non-family Households Increased

- 56% of the new households in King County in 2000 were single households or unrelated individuals living together as a household.

8. Elderly Households Have Increased and the Elderly Growth Rate is Projected to Accelerate in Future Years, Especially the Frail Elderly

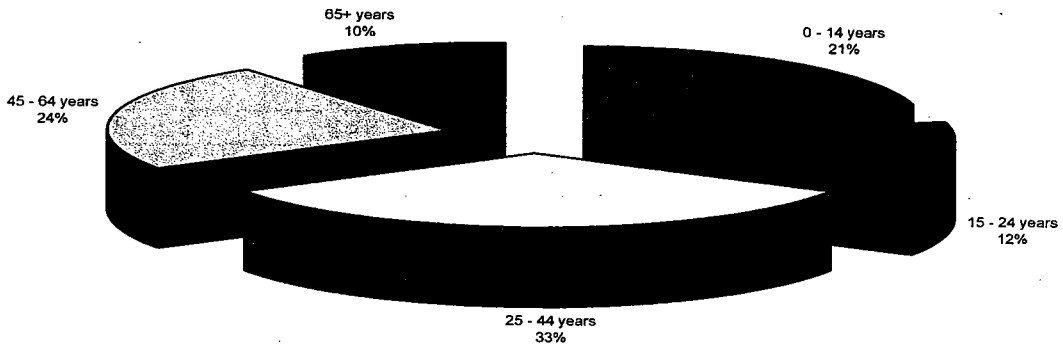
- Residents between the age of 45 and 54 increased by 59% between 1990 and 2000, and these residents will be reaching retirement age in the coming decade.

- Persons over the age of 65 increased from 8.4% of the population in 1990 to 10% in 2000.

- Persons over the age of 85 increased by 44% from 1990 to 2000.

- Between 2000 and 2010 King County's 60 and older population is expected to grow from 13.8% of the total population to 16.8% of the total population.

Age in the Consortium



9. The Percentage of Households with a Disability Increased

- In 1990 10.2% of King County residents between the age of 21 & 64 had some level of disability; in 2000 14.2% of residents between the age of 21 & 64 had some level of disability.

- 40% of residents over the age of 65 had some level of disability, 9% of residents over the age of 65 had a "self-care" disability. A "self-care" disability is a physical, mental or emotional condition, lasting 6 months or more, that causes a person to have difficulty engaging in the following activities: dressing, bathing or getting around the home.

10. Small and Large Households Grew the Fastest

- One-person households increased at a higher rate (21%) than the increase of all households (15.5%) in King County.

- Although there are fewer large households than other household sizes in King County overall, households with 6 or more members increased by an average rate of 37% in King County during the 1990's.

INCREASE IN HOUSEHOLDS BY SIZE

Persons per Household	#HH 1990	#HH 2000	# New HH	% Increase 1990-2000
One Person	179,110	217,163	38,053	21.2%
Two Persons	211,841	240,334	28,493	13.5%
Three Persons	97,614	106,579	8,965	9.2%
Four Persons	79,982	89,918	9,936	12.4%
Five Persons	32,274	35,842	3,568	11.1%
Six Persons	10,322	12,685	2,363	22.9%
Seven or more Persons	5,548	8,395	2,847	51.3%
All Households	616,691	710,916	94,225	15.4 %

11. The State's Inmate Population Grew By More than 50% Between 1990 and 2000 and Many Ex-Inmates are Homeless

- The combined population of persons incarcerated and on active supervision in the community doubled from 30,000 to over 70,000 persons State-wide; about 17,500 on active community supervision reside in King County[4].

- About 30% of released offenders are returned to prison for a new conviction within 5 years; the rate of return is higher for property crimes (>40%) and lower for sex crimes (>20%)[5].

- Numerous studies indicate that persons released from prison have multiple needs: a high percentage have substance abuse problems, many did not complete high school, most have spotty employment records of primarily low-wage jobs, many report some level of physical or mental disability and many do not have secure housing to enter.

- Programs for substance abuse, mental health, educational opportunities and pre-release preparation have been cut from the prisons as the state budget conditions have grown tighter. The result is that offenders re-entering the community have often not received treatment, have few job skills and in general are ill prepared for life on the outside.

- Securing housing following release from prison is particularly difficult in that most federal housing programs (Section 8 and low-rent public housing) prohibit leasing to former offenders, especially those convicted of a violent offence.

- Many private and non-profit housing providers conduct criminal background checks as part of their regular tenant screening process and refuse to lease to those with criminal convictions.

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[4] Department of Corrections, "Washington State Strategic Plan, 2001-2007."
[5] See footnote 4 above.

- There are a limited number of programs in King County that offer housing opportunities for persons being released from prison:

    - Pioneer Human Services provides clean and sober transitional housing opportunities for about 400 persons coming out of treatment or prison who are willing to participate in a case-managed program.

    - Pioneer Human Services also provides about 150 market-rate permanent beds for lower income individuals. Neither program is exclusively for released offenders but will accept former offenders, and there is a waiting list for these beds during most times of the year.

    - Interaction Transition operates a transitional living facility for released offenders that can serve approximately 18 persons. There is a six-month waiting list for these beds.

- The emergency shelter system may house newly released offenders but actual figures are hard to come by as offenders are hesitant to disclose their history for fear of being turned away.

- With limited housing opportunities upon release many offenders find themselves homeless. The literature suggests that lack of access to stable housing upon release reduces the likelihood of successful re-entry into society, thus increasing threats to public safety through higher rates of recidivism[6].

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

II. Persons with Disabilities

A. Persons with Developmental Disabilities

Overview

- A person with a developmental disability is someone whose disability is present before the age of 18, and is expected to last a lifetime. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, autism or other neurological conditions that may impair intellectual functioning.

- There is a 1.6% prevalency rate of persons with a developmental disability ("DD") in the United States. Approximately 80% of persons with DD are classified as having a "mild" level of disability; 18% have disabilities classified as "moderate"; and 2% have disabilities classified as "severe".

- Persons with developmental disabilities often need some form of support through all stages of their lives. The types of support people need vary with the severity of their disability and can include: case management, personal care assistance, live-in residential support, supported employment, guardianship, and payee services.

- Persons with DD often have income from both employment and/or Supplemental Security Income ("SSI"), however, most people with DD have extremely low incomes[7]. Some families with children with DD also have extremely low incomes, often due to the additional care needs of their disabled child.

- Persons with DD can live successfully in community-based housing with support systems that are appropriate to their needs, which can include a combination of case management, family, friends, or paid support providers.

Adults with DD

- Of the 4,075 adults in King County on the Washington State DDD caseload, 1,387 live in Seattle and 2,688 live in King County outside Seattle.

- According the 2004-2005 King County Developmental Disabilities Division Housing Plan, 1,468 adults in King County on the Washington State DDD caseload receive "residential services" for housing. "Residential services" are comprehensive housing support services provided in community based housing by agencies that contract with the Washington State DDD. Four

[7] At or below 30% of the Area Median Income, which is $16,350 per year for a household of one in 2004.

hundred (400) of these persons live in private market housing and pay more than 50% of their income for rent and utilities.

- An additional 2,340 adults on the DDD caseload in King County do not receive "residential services" and many of these adults have a need for affordable housing, either because their current housing causes them to be extremely rent burdened or because they live with an aging parent who cannot continue to care for them.

- There are currently 217 people with DD living at the Fircrest Institution in Shoreline. The Washington State legislature has mandated the downsizing of Fircrest during the 2003-05 state biennium, and will likely mandate its closure during the 2005-07 biennium. DDD estimates that approximately 115 people who are currently living at Fircrest will need affordable housing in the community in Seattle and King County between now and 2007.

Families with Children with DD

- Of the 3,915 children on the DDD caseload, 1,251 live in Seattle and 2,664 live in King County outside Seattle. Many of the children will need affordable housing as they reach adulthood.

- The housing need of families with children with DD has yet to be effectively documented. WA State DDD is currently developing a wait list of families who are homeless or in need of affordable housing in order to document the needs of families, as well as conducting a needs assessment of families on the DDD caseload.

Homelessness Among Persons with DD

- In 2002, the Downtown Emergency Service Center (DESC) provided shelter to 95 persons with DD (out of a total of 3,146 unduplicated persons sheltered). In 2003, DESC provided shelter to 95 persons with DD (out of a total of 3,301 unduplicated persons sheltered).

- In 2003, The Arc of King County served 25 homeless persons with DD through its Survival Services Program, which includes case management and housing stabilization assistance. Four (4) people were turned away from the program due to lack of funds.

- The Seattle-King County Coalition for the Homeless, Families Committee, reports serving increased numbers of families with children with DD in King County shelter and transitional housing programs. According to the 2003 One Night Count of the Homeless conducted by the Coalition, out of 1,372 individuals in shelter and transitional housing programs who reported at least one disability, 62 individuals reported having a developmental disability. Because many of these programs do not have staff positions to provide

services to meet the unique needs of these families, they face additional challenges to overcoming homelessness.

Dual Diagnosis: Persons with Mental Illness and DD

- In 2003, the King County Mental Health System's Regional Support Network provided services to 2,393 persons who had a dual diagnosis of mental illness and a developmental disability; 203 or 8% of these persons were homeless in 2003[8].

B. Persons with Mental Illness

Overview

- The King County Regional Support Network (RSN), managed by the Mental Health, Chemical Abuse and Dependency Services Division (MHCADS) is responsible for managing the publicly funded mental health treatment system. Direct services provided by County staff include 24-hour mental health crisis outreach and investigation for involuntary commitment. Treatment services are provided through contracts with licensed mental health centers. Mental Health services includes group and individual counseling; case management; outreach and engagement services; medication management vocational services; and assistance with housing and other supports.

- In 2003 mental health services were provided to 34,893 people, a 5% increase over 2002, including 10,378 children, 20,309 adults, and 4,206 older adults.

- The Crisis Clinic, which provides telephone crisis services in King County, responded to 78,003 calls[9] requesting mental health assistance in 2003.

- Western State Hospital (WSH) continues to plan to close wards at the hospital. The Expanded Community Services program in King County has been successful in transitioning individuals discharged from WSH into community-based housing with supportive case management services. Additional transitional and permanent subsidized housing units with support services are needed for this population.

- The RSN has over 550 adults residing in licensed residential facilities, such as boarding homes. Many of these individuals no longer meet the medical necessity criteria for that level of care. In addition, the RSN's focus on the recovery model emphasizes individual choice, including community- based housing options for persons with severe and persistent mental illness.

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[8] This number likely includes some duplicated counts of persons with DD served in the DESC shelter.
[9] This number represents "calls", not "callers" and can includes repeat calls from the same person.

- Additional transitional and permanent subsidized housing units throughout the geographic regions of King County are needed for persons with mental illness. Specialized transitional housing is needed for persons with co-occurring disorders (mental illness and substance abuse). Supportive housing needs exist for youths leaving the foster care system when they turn 18 years of age.

Homelessness

- **2,325** adults in the Outpatient programs (14.5% of the adults in those programs) had at least one episode of homelessness in 2003.

- In addition, **675** persons from two homeless outreach programs had at least one episode of homelessness in 2003.

C. Persons with Chemical Dependency

Overview

- The Mental Health, Chemical Abuse and Dependency Services Division (MHCADS) is responsible for managing King County's publicly funded substance abuse treatment services.

- Direct services provided by County staff include assessment for substance abuse services, public inebriate outreach and triage, and investigation for involuntary detention under state substance abuse statutes. Treatment services are provided through contracts with licensed substance abuse treatment agencies. Substance abuse services include financial eligibility and need assessments by the King County Assessment Center; detoxification; youth and adult outpatient treatment; outpatient opiate substitution treatment; residential treatment services; and employment and housing assistance.

- A total of 10,204 people were served with detoxification services, opiate substitution, youth and adult outpatient programs.

- The Dutch Shisler Sobering Support Center, which provides 24-hour assistance to the public inebriate population, assisted 2,228 unduplicated individuals in 2003.

- The Alcohol and Drug 24-Hour Help Line provided telephone crisis response and referrals for treatment to 6,280 callers in 2003.

- For individuals with a long history of substance abuse, stable affordable housing is often a prerequisite to treatment compliance and continued recovery. An increase in permanent affordable housing units is needed for persons with chemical dependency.

Homelessness

- **626** of the adults in outpatient treatment (11.6%) reported homeless.
- The Sobering Support Center reported **2000** unduplicated persons who stated that they had experienced at least one episode of homelessness in 2003.
- The Washington State Alcohol and Drug Addiction Treatment and Support Act ("ADATSA") Assessment Centers report that 25% of all persons assessed for treatment services state that they are homeless. **In 2003, 1,700 persons in King County assessed for treatment services were homeless.**

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

- In 2003, King County started the Criminal Justice Continuum of Care Initiatives Project to assure that persons who are significantly impaired by substance abuse, mental illness, or both, and involved repeatedly or for a significant duration in the criminal justice system "receive a continuum of treatment services that is coordinated, efficient, and effective, and that reduces their rate of re-offense and jail time." Such offenders should have access to coordinated housing, pre-vocational, employment, crisis, and treatment services that are continually evaluated for effectiveness in reducing the rate of re-arrest.
- Housing is an essential component of many of the initiatives of the Criminal Justice Continuum of Care Initiatives Project, such as the Co-occurring Disorders Program, the Housing Voucher and Case Management Program and the Community Center for Alternative Programs (CCAP), and is a prerequisite to recovery and re-integration into the community.
- A need exists for an increase in transitional and permanent affordable and subsidized housing units for persons in the Criminal Justice Continuum of Care Initiatives Project.

D. Persons with HIV/AIDS

Overview

- The City of Seattle Human Services Department is the regional grantee and coordinator of the Housing Opportunities for Persons with Aids ("HOPWA") program, a federally funded program providing resources to King, Snohomish, and Island Counties.
- The City of Seattle plans and implements HOPWA-funded programs and projects to provide housing assistance to low-income people disabled by AIDS, and their families, in collaboration with the AIDS Housing Committee, a

Committee made up of governmental entities and community-based health and housing providers. King County HCD staff participate on the AIDS Committee, however, the majority of the housing need, as identified by this population, is for housing within the City of Seattle that is closer to the services.

- As of December 21, 2003, there were **5,444** persons in King County with HIV and AIDS.
- 91%, or **4,935** persons were male; 9% or **509** persons were female.
- 43%, or **2,334** persons were living with HIV, and 57%, or **3,110** persons were living with AIDS.
- 85%, or **4,606** persons "reside"[10] in the City of Seattle; 15%, or **838** persons "reside" in King County outside the City of Seattle.

2003 HIV/AIDS Consumer Focus Groups Findings[11]

- Across all focus groups, a significant number of participants indicated they had a history of homelessness or were at risk of homelessness.
- For many participants, housing instability and homelessness were factors in their lives prior to their diagnosis with HIV or AIDS.
- Nearly all participants were relying on, or in need of, some form of housing assistance.
- Previous rental, credit and criminal histories continue to serve as barriers to accessing housing for many participants.
- Current or former substance abuse continues to be a factor in many focus group participants' lives. A significant number of participants identified strong concerns about living in neighborhoods or buildings with open drug activity.
- Participants said that waiting lists for permanent housing from public housing authorities and other providers can take many months or years. In the interim they rely on family, friends, shelters and transitional housing programs for housing.
- Participants had varying levels of understanding about the AIDS housing system and other community housing resources. Many relied solely on case managers to find housing and others were able to self-advocate.

[10] "Reside" means that some of the persons included in the area count may be homeless, without an official residence.

[11] Draft Seattle-King County HIV/AIDS Housing Plan 2004.

- Many participants believe that eligibility for AIDS-dedicated housing should have broader eligibility to include persons with both HIV and AIDS.

- Participants' primary concern was getting into and maintaining stable, affordable housing. The majority of participants said they would like to live independently in a convenient and safe neighborhood.

- While the majority of persons with HIV/AIDS prefer housing in the City of Seattle, where services are provided, some participants expressed a preference for more affordable housing in King County outside Seattle. It appears that housing outside Seattle may work from some persons with HIV/AIDS who can live independently and manage transportation issues to get to their services in Seattle.

III. Housing Market Study*

*Note: This is a study of private market housing only and does not include public housing, or housing subsidized by public funders or by housing authority vouchers. This study is based upon research conducted by Dupre + Scott Apartment Advisors, Inc. in 2003.

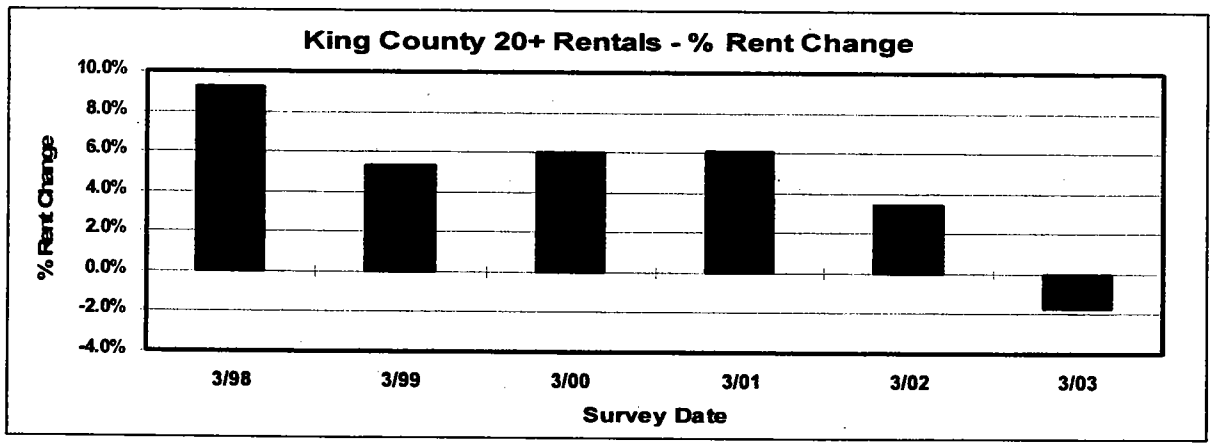
A. Rental Housing Affordability Trends

1. Affordable Rental Housing for Low- and Very Low-Income Households is in Short Supply

- Affordable rental housing for those below 50% of area median income is scarce in most parts of the County. (See data tables below)

2. Affordability in the Rental Stock has Improved Somewhat due to a Reduction in Rent Increases During the Economic Downturn

- Although rents have increased in King County since 2000, the rate of increase has slowed significantly in recent years. The following table based on research by Dupre + Scott Apartment Advisors indicates that, at least for larger apartment buildings/complexes, rent increases have dropped from approximately 9% per year in 1998 to almost a -2% decrease in 2003. However, increases in rental prices are anticipated to resume in the coming years.



3. Rents are Most Affordable in South King County

- Median rents are lowest in South King County while rents in the rural unincorporated areas are the highest according to a recent analysis completed by Dupre + Scott Apartment Advisors. The following table based on 2003 incomes indicates that approximately 70-80% of units in South King County are affordable to households earning 30-50% of median income while only 7.4% are similarly affordable in rural unincorporated areas of the County. Rents in East King County and rural cities are significantly less affordable than those in other parts of the County.

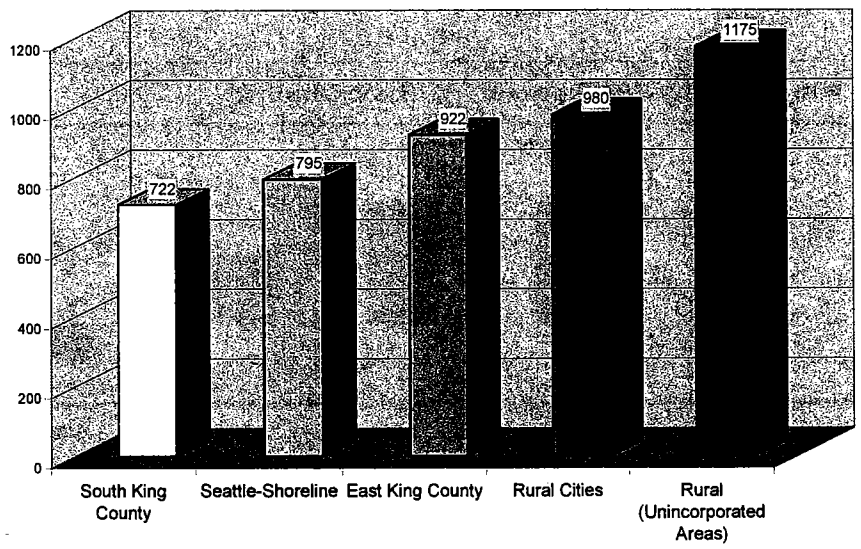
RENTAL AFFORDABILITY BASED ON 2003 INCOME LEVELS

Complex Size: All Buildings

% of Surveyed Rentals Falling into Household Income Segments: By Region

	<30%	30-49%	50-79%	80-99%	100-119%	120%+	Units Svyed	Median Rent
Total Units	**0.1%**	**43.9%**	**50.0%**	**4.2%**	**1.2%**	**0.6%**	119,345	**$795**
Cumulative		***44.0%***	***94.0%***	***98.2%***	***99.4%***	***100.0%***		
East King Co		**19.6%**	**71.5%**	**6.5%**	**1.5%**	**0.9%**	31,047	**$922**
Rural Unincorporated King Co		**7.4%**	**67.8%**	**22.9%**	**0.9%**	**0.9%**	538	**$1,175**
Rural Cities		**46.1%**	**53.5%**	**0.1%**	**0.3%**		677	**$980**
Seattle-Shoreline	**0.1%**	**36.4%**	**54.4%**	**5.9%**	**2.2%**	**1.0%**	41,371	**$795**
South King Co	**0.2%**	**67.5%**	**31.2%**	**1.0%**	**0.0%**	**0.1%**	45,712	**$722**

Average Rent of all Surveyed Units



4. Rents for Single Family Home Rentals are More Expensive than Rents for Multi-Family Units

- Rents for single family homes were significantly more expensive than rents for multi-family units. Only 6-10% of single family rental were affordable to households earning 30-50% of median income in 2003 based on research by Dupre + Scott.

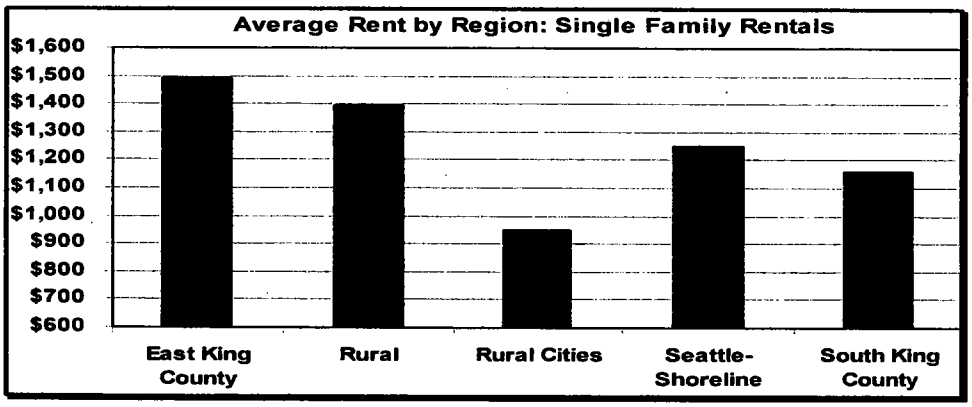
King County: % of All Single Family Rentals Surveyed by Income Group by Year

Year (Spring)		<30%	30-49%	50-79%	80-99%	100-119%	120%+	Units Svyed	Median Rent
2003	Total Units	0.0%	6.1%	62.2%	23.2%	5.4%	3.1%	2,027	$1,275
	Cumulative		*6.2%*	*68.4%*	*91.6%*	*96.9%*	*100.0%*		
2000	Total Units	0.0%	9.3%	50.4%*	27.7%	7.5%	5.1%	2,309	$1,195*
	Cumulative		*9.3%*	*59.7%*	*87.4%*	*94.9%*	*100.0%*		

- Like multi-family rents, single family rents are most affordable in South King County and least affordable in rural unincorporated areas and East King County

- Single family rents in rural cities were the most affordable, while multi-family rents in the rural cities were amongst the least affordable.

- The following table prepared by Dupre + Scott shows average single family rental prices by area:



5. Rental Affordability Gap Persists

- The gap between the County-wide median rental price and what a 3-person household earning 30% of median income can afford has decreased somewhat, although the gap remains significant. In 2000 the gap was $301. In 2003 the gap was $269.00. The gap is even larger in areas where average rents are higher than the County-wide median.

Affordabilty Gap Chart for Very Low-Income Household:

	2000	2003
Median Rent	$745	$795
Affordable Rent for Household Profile	$444	$526
Affordability Gap	**$301**	**$269**

The gap chart above is based on the following household profile:
Very Low-Income 3-Person Renter Household earning 30% of Area Median Income ($17,750 in 2000; $21,050 in 2003); 30% of monthly income available for rent

B. Home Ownership Affordability Trends

1. Affordable Ownership Housing

- Approximately 27-34% of single family home sales in King County were affordable to households earning 80% of median income in 2003, based upon research by Dupre + Scott Apartment Advisors. By comparison, over 90% of multi-family rentals were affordable to households earning 80% of median income.

- In 2003, only 4-5% of all home sales were affordable to households earning 50% of median income.

- Households from 50% to 80% of area median income make up about 17-25% of the households in King County. While it appears that there is an adequate supply of ownership homes for households at 80% of median income, HUD data shows that on average only 38% of ownership units that are affordable to households at 80% of median income are purchased and occupied by households at 80% of median income; about 60% are purchased and occupied by households at higher income levels.

2. Sales Prices of Single Family Homes Continue to Increase

- The 2003 Benchmarks Report showed that median sales prices for single family homes continue to increase, however, the rate of increase is not as high as that experienced at the end of the 1990s. Over the past several years annual increase has averaged just under 5%.

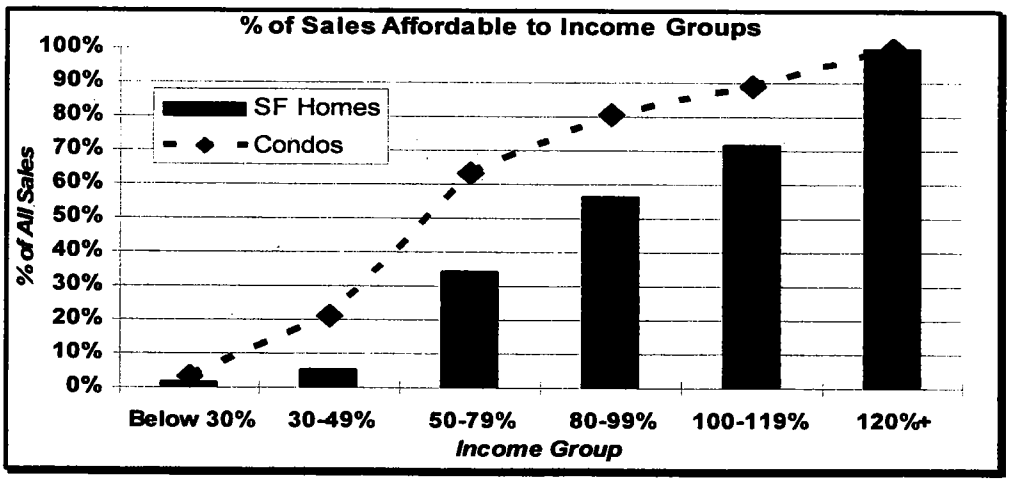
- The average rate of increase in median sales prices for single family homes (5%) have outpaced the average rate of increase in median income, which has been about 2% per year in the early 2000's.

MEDIAN HOME SALES PRICE

Year	Median Sales Price	% Increase from Previous Year
1997	$ 182,000	
1998	$ 203,000	10.35%
1999	$ 220,000	7.72%
2000	$ 233,000	5.56%
2001	$ 244,000	4.51%
2002	$ 256,000	4.69%
2003	$ 269,950	5.17%

3. Condominiums Provide More Affordable Ownership Opportunities than Single Family Homes

- Condominium sales are significantly more affordable than sales of single family homes according to research by Dupre + Scott Apartment Advisors, Inc. based on 2003 incomes. Figures indicate that while 55% of condominium sales are affordable to households earning 50-80% of median income, only 27% of single family sales are similarly affordable to this income level.



4. Homes are Most Affordable in South King County

- The median sales price of homes in South King County was $212,500 in 2002. This was significantly lower than the median sales prices of $350,000 in East King County. Sales prices in rural unincorporated areas were similar to those seen in East King County with a median price of $319,000. Prices in rural cities were similar to those seen in the Seattle-Shoreline area.

AFFORDABILITY OF HOME SALES BASED ON 2003 INCOME LEVELS

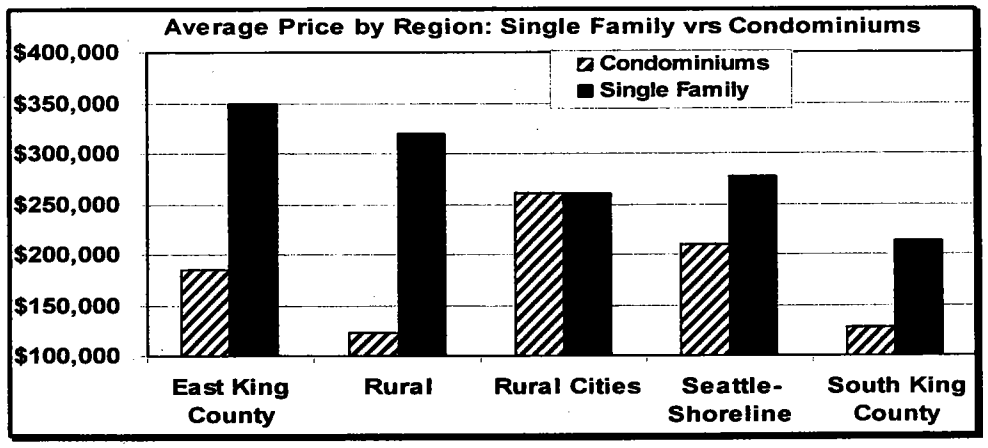
Single Family Home Sales: Jan-Dec 2002

% of Sales Falling into Household Income Segments: By Region

	<30%	30-49%	50-79%	80-99%	100-119%	120%+	Total Sales	Median Price
Total Units	1.4%	2.6%	22.7%	22.1%	16.5%	34.6%	26,164	$269,950
Cumulative		*4.1%*	*26.8%*	*48.9%*	*65.4%*	*100.0%*		
East King Co	0.8%	1.0%	3.8%	17.8%	19.0%	57.7%	6,539	$350,000
Rural Unincorporated King Co	1.5%	3.0%	14.2%	15.5%	16.3%	49.5%	2,068	$319,000
Rural Cities	1.4%	1.9%	29.3%	18.5%	18.7%	30.2%	839	$260,000
Seattle-Shoreline	1.9%	3.3%	15.4%	21.6%	19.7%	38.0%	8,700	$277,500
South King Co	1.4%	3.3%	47.5%	28.2%	10.9%	8.6%	8,018	$212,500

- Condominiums sales are most affordable in South King County and in rural unincorporated areas.

- Condominium sales are least affordable in rural cities where the sales price of condominiums is the same as that for a single family home.



5. Ownership Affordability Gap Persists

- The gap between the median sales price of single family homes and what households at 80% and 100% of area median income ("AMI") can afford has remained significant over the last three years. The gap increased slightly for households at 100% of AMI and decreased slightly for households at 80% of AMI.

- The gap in 2000 was $30,400 for households at 100% of AMI and $89,200 for households at 80% of AMI. The gap in 2003 was $30,650 for households at 100% of AMI and $78,550 for households at 80% of AMI.

- As a percentage of median sales price, the gap has decreased (from 38% to 29% for a household at 80% of median income and from 13% to 11% for a household at 100% of median income). This appears to be related to lower interest rates, and if interest rates increase in the coming years, affordability would be reduced.

Affordability Gap Chart for Median-Income Buyer Household (100% of Area Median Income):

	2000	2003
Median Sales Price	$233,000	$269,950
Affordable Price for Household Profile	$202,600	$239,300
Affordability Gap	**$30,400**	**$30,650**

Sale terms assumed in the above chart: 5% down; 25% of income for principal & interest; prevailing interest rate at 7.25% in 2000 and 6.00% in 2003

Affordability Gap Chart for Moderate-Income Buyer Household (80% of Area Median Income):

	2000	2003
Median Sales Price	$233,000	$269,950
Affordable Price for Household Profile	$143,800	$191,400
Affordability Gap	**$89,200**	**$78,550**

Sale terms assumed in the above chart: Conventional 30 year loan, 20% down; 25% of income for principal & interest; prevailing interest rate at 7.25% in 2000 and 6.00% in 2003

IV. Housing Needs: Very Low- to Moderate-Income Renters and Rental Housing Stock

Data used in this section is from the HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS: CHAS). This section includes data on both the private, unsubsidized housing market, as well as public and subsidized housing.

A. Low- to Moderate-Income Renters

1. Very Low-Income[12] Renter Households are the Most Severely Cost Burdened Households in the Consortium

- 63.1% of the very low-income households in the Consortium are living in rental housing that is not affordable[13], with a cost burden that is at least 31% of household income (16,453 households in 2000).

- 51.9% of the very low-income households in the Consortium are living in rental housing that is not affordable, with a severe cost burden that is more than 50% of household income (13,533 households in 2000).

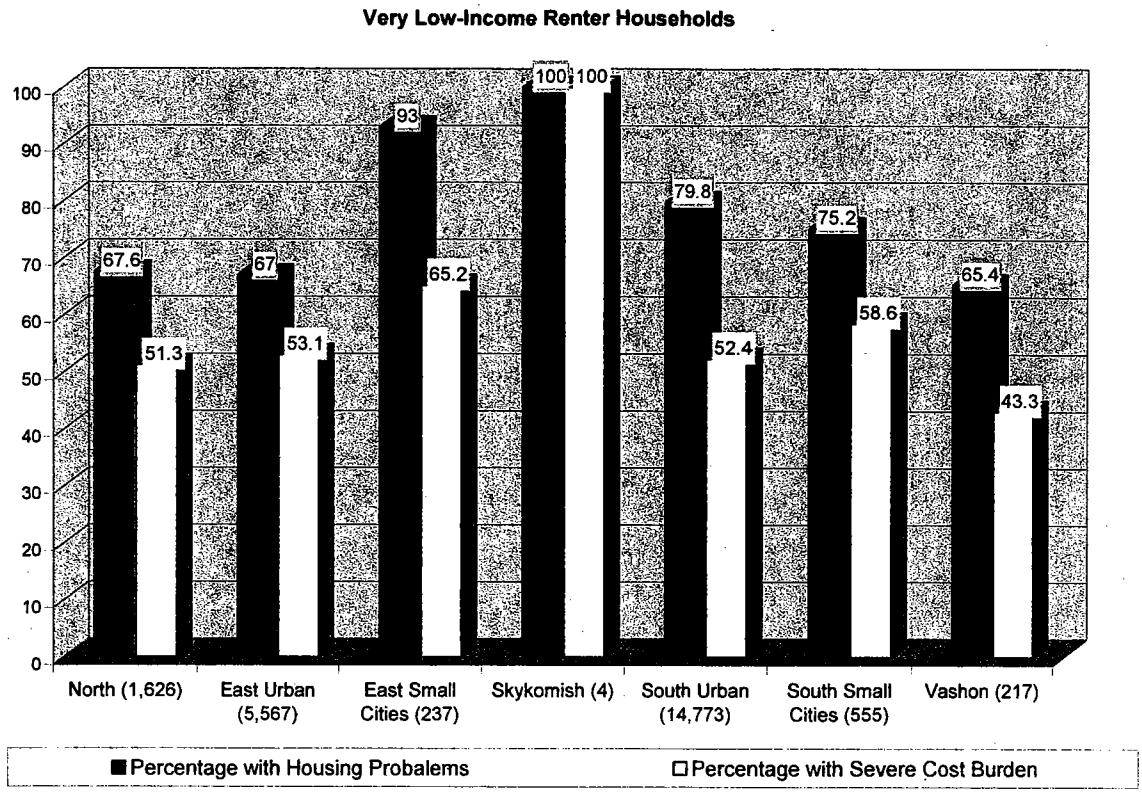
- Single-person and unrelated households are the most severely cost burdened type of very low-income household (64%). Many of these households are likely to be persons with disabilities. Fifty-one percent (51%) of very low-income small related households are severely cost-burdened, followed by 47% of elderly 1 & 2 member households.

- In the three urban areas of the Consortium the percentage of very low-income households that are severely cost-burdened is fairly even across the three areas: North, South and East. In absolute numbers the South Urban Area has the highest number of such households (7,741) as compared to the East Urban (2,956) and the North Urban (834) Areas (see Bar Chart that follows).

- In the small city areas of the Consortium the percentage of very low-income households who are severely cost-burdened is extremely high (although the absolute numbers are much smaller than in the urban areas).

[12] Households with income at or below 30% of the Area Median Income ("AMI"). Thirty percent (30%) of AMI in 2000 was $15,800 for a household of two (2), $17,750 for a household of three (3), and $19,750 for a household of four (4).

[13] Housing is considered affordable if it is 30% or less of household monthly income, including heat and utilities.



Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
( ) = Total number of very low-income renter households for the respective geographic area of the Consortium.
"Housing Problems" include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. **Very low-income** in 2000 was: $15,800 for a household of two (2), $17,750 for a household of three (3), and $19,750 for a household of four (4). Detail map of this information by jurisdiction is available in Appendix L of this Plan.

2. Low-Income[14] Renter Households in the Consortium are Cost Burdened.

- 65.5% of the low-income households in the Consortium are living in rental housing that is not affordable, with a cost burden that is at least 31% of household income (15,065 households in 2000).

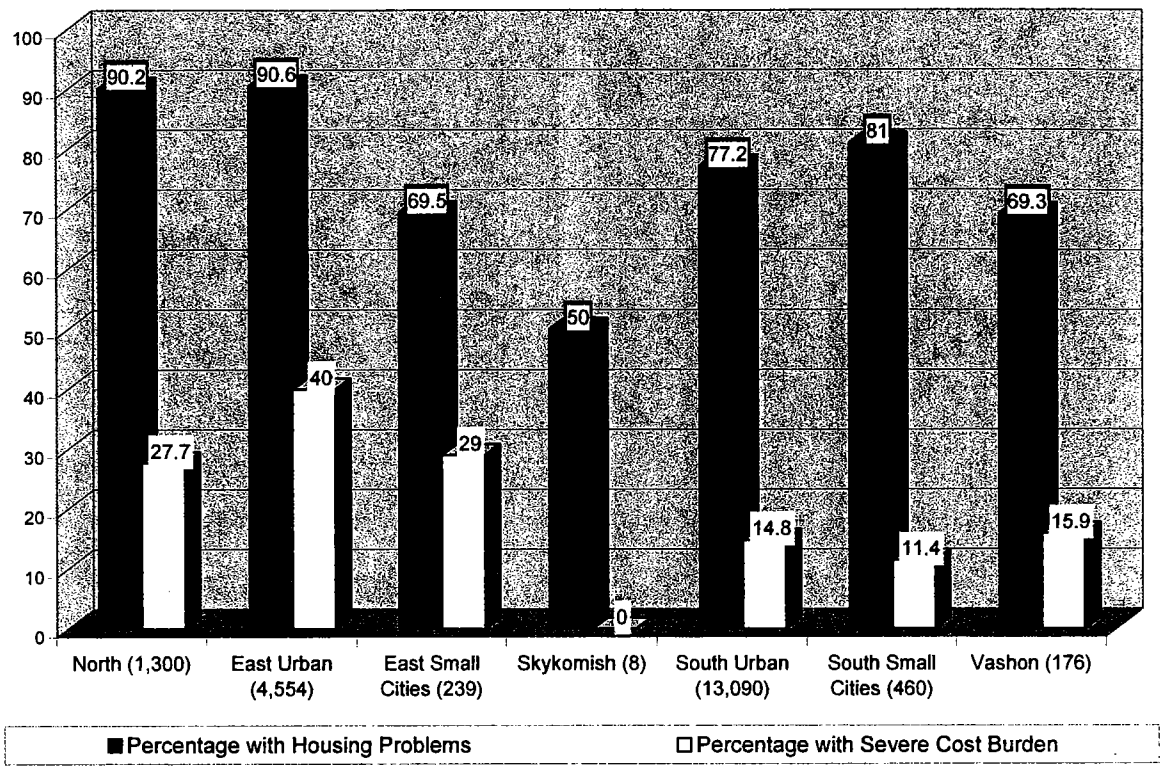
- 21.6% of the low-income households in the Consortium are living in rental housing that is not affordable, with a severe cost burden that is more than 50% of household income (4,968 households in 2000).

- Elderly 1 & 2 member households are the most severely cost burdened type of low-income household (27.7%), followed by single-person and unrelated households (26.3%), and to a lesser degree, small related households (18%).

- The percentage of low-income renters that have a severe cost burden of more than 50% of income is the highest in the East Urban Area (40%), followed by the East Small Cities (29%), and the North Urban (27.7%) Area (see Bar Chart that follows).

[14] Households with income at or below 50% of the Area Median Income ("AMI"). Fifty percent (50%) of AMI in 2000 was $26,300 for a household of two (2), $29,600 for a household of three (3), and $32,900 for a household of four (4).

Low-Income Renter Households



Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
( ) = Total number of low-income renter households for the respective geographic area of the Consortium.
"Housing Problems" include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. Low-income in 2000 was: $26,300 for a household of two (2), $29,600 for a household of three (3), and $32,900 for a household of four (4). Detail map of this information by jurisdiction is available in Appendix L of this Plan.

3. Moderate-Income[15] Renter Households Experience Some Degree of Housing Cost Burden

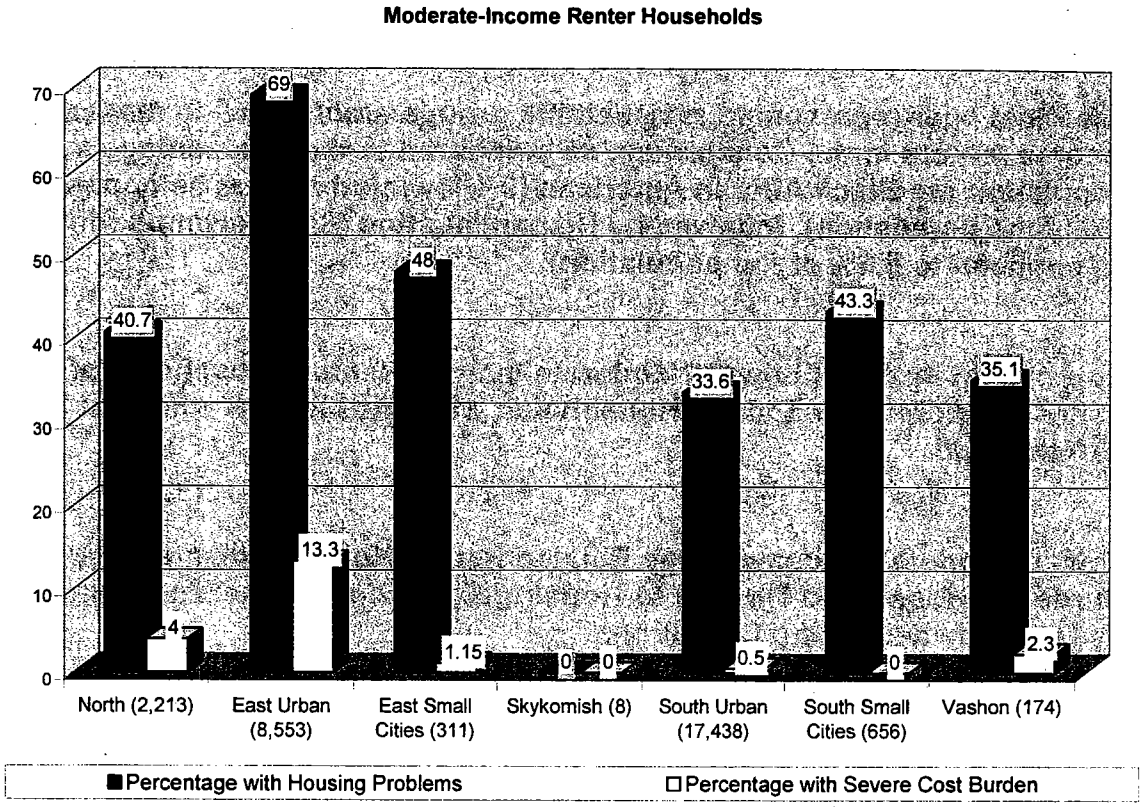
- 32.8% of the moderate-income households in the Consortium are living in rental housing that is not affordable, with a cost burden that is at least 31% of household income (11,159 households in 2000).

- 3.5% of the moderate-income households in the Consortium are living in rental housing that is not affordable, with a severe cost burden that is more than 50% of household income (1,191 households in2000).

- Elderly 1 & 2 member households are the most cost-burdened type of moderate-income household(11.9%), followed, to a lesser degree, by single-person and unrelated households (3.3%), and small related households (2.3%).

[15] Households with income at or below 80% of the Area Median Income ("AMI"). Eighty percent (80%) of AMI in 2000 was $40,150 for a household of two (2), $45,200 for a household of three (3), and $50,200 for a household of four (4).

- The <u>percentage</u> of moderate-income renters that have a <u>severe</u> cost burden of more than 50% of income is highest in the East Urban (13.3%) Area, followed by the North Urban (4%) Area (see Bar Chart that follows).



Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
( ) = Total number of moderate-income renter households for the respective geographic area of the Consortium.
"Housing Problems" include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. Moderate-income in 2000 was: $40,150 for a household of two (2), $45,200 for a household of three (3), and $50,200 for a household of four (4). Detail map of this information by jurisdiction is available in Appendix L of this Plan.

4. A Profile of Low- to Moderate-Income Renter Households in the Consortium by Race/Ethnicity:

- There are approximately 83,096 low- to moderate-income renter households in the Consortium.
- 67% of the low-to moderate-income renter households are White.
- 9% of the low-to moderate-income renter households are Black/African American.
- 0.7% of the low-to moderate-income renter households are Hawaiian Native/Pacific Islander.

- 1.4% of the low-to moderate-income renter households are Native American/Alaska Native.

- 9% of the low-to moderate-income renter households are Asian.

- 8.7% of the low-to moderate-income renter households are of Hispanic/Latino ethnicity

5. **The most over-represented racial/ethnic groups among low- to moderate-income renters in the Consortium, as compared to their percentage in the population are Black/African American (9% low/mod renters as opposed to 4% of the population), followed by Hispanic/Latino (8.7% low/mod renters as opposed to 5.6% of the population).**

6. **Approximately 4% of Low- to Moderate-Income Renter Households of all Races/Ethnicities are Elderly Households with one Member who is at least 75 Years Old.**

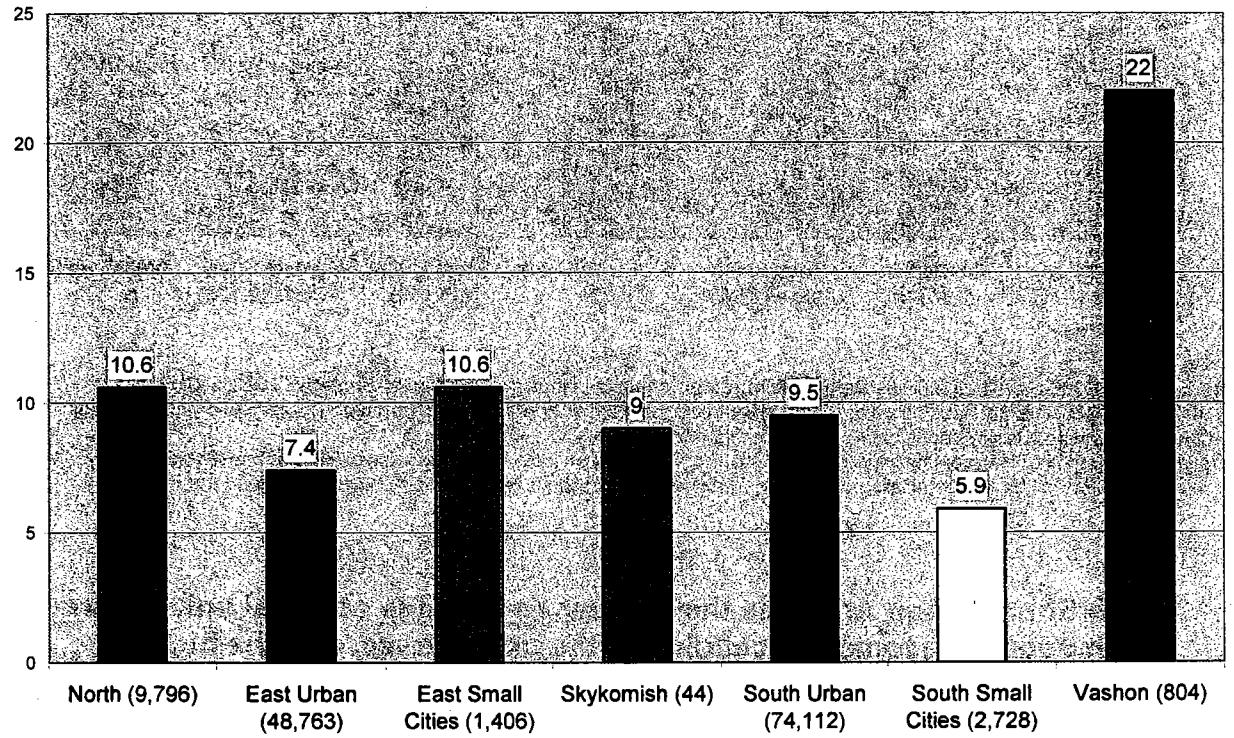
7. **Low- to Moderate-Income Large Related Renter Households are the Least Burdened Household Type as to Housing Costs but are the Most Burdened by Overcrowded Living Conditions.**

B. Rental Housing Stock

Note: This section uses HUD data on all types of rental housing: public, subsidized and private market.

1. Although the <u>percentage</u> of rental units affordable to very low-income households is fairly even across the three urban areas, the South Urban Area has the largest absolute number of rental units affordable to very low-income households. The South Urban Area has about twice as many units affordable to very low-income households as the East Urban Area (see Bar Chart below).

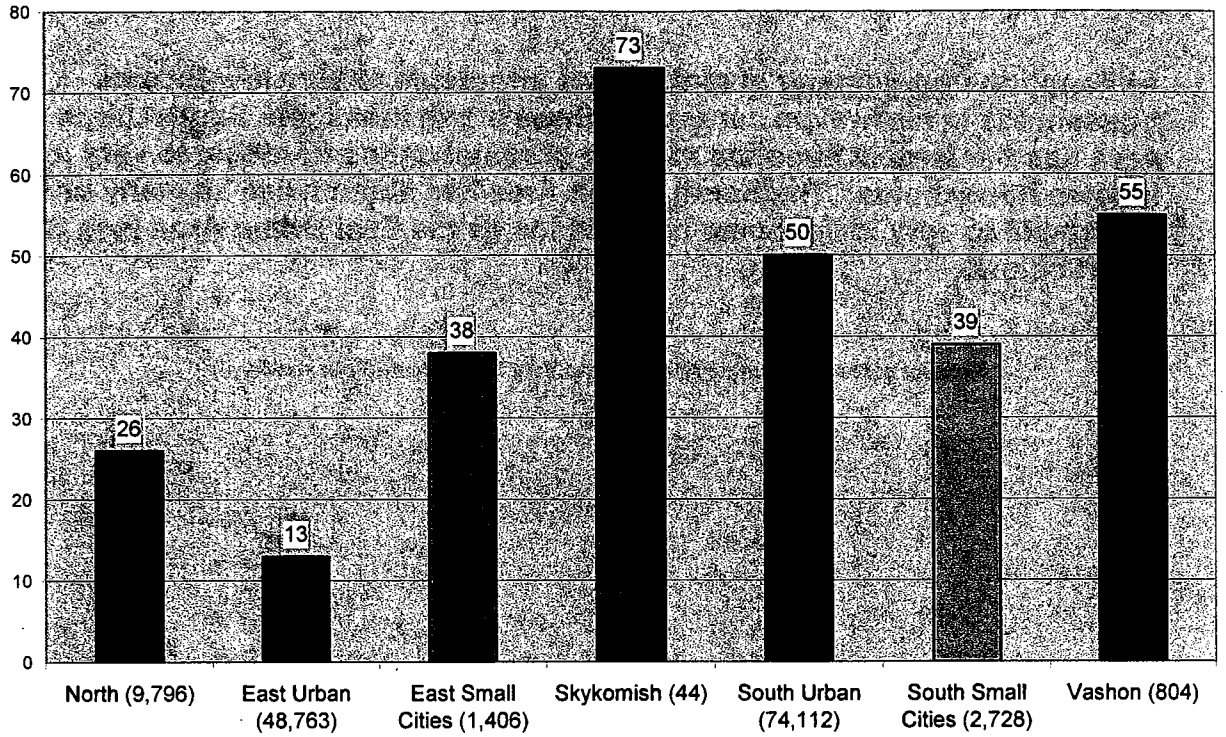
Percent of Rental Housing Affordable to Very Low-Income Households



Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
( ) = Total number of rental housing units for the respective geographic area of the Consortium. Detail map of this information by jurisdiction is available in the Technical Appendix of this plan.
Affordable means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a very low-income household. Detail map of this information by jurisdiction is available in Appendix L of this Plan.

2. The South Urban Area has the highest <u>percentage</u> of rental units affordable to low-income households of the urban areas, and the highest <u>number</u> of rental units affordable to low-income households of all areas. The South Urban Area has approximately 37,056 units affordable to low-income households, or about 6 times as many low-income units as the East Urban (6,339) Area (see Bar Chart that follows).

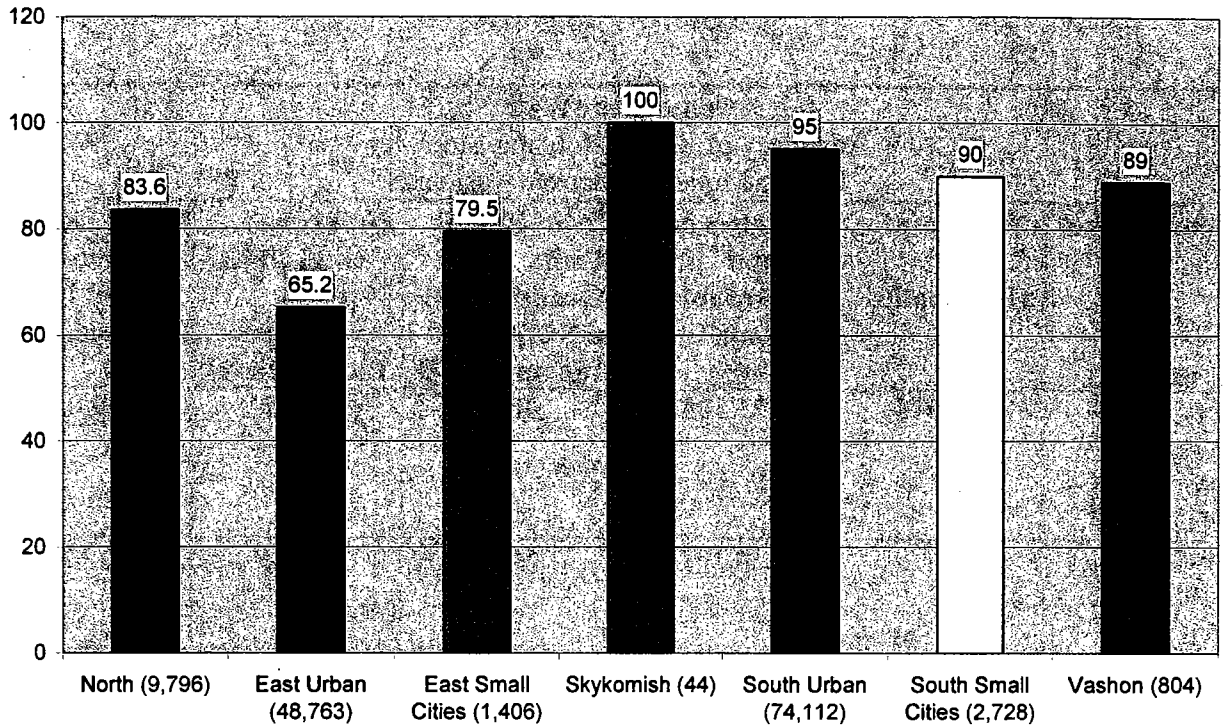
Percent of Rental Housing Affordable to Low-Income Households



Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
( ) = Total number of rental housing units for the respective geographic area of the Consortium. Detail map of this information by jurisdiction is available in the Technical Appendix of this plan.
Affordable means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a low-income household. Detail map of this information by jurisdiction is available in Appendix L of this Plan.

3. **The South Urban Area has the highest <u>percentage</u> of rental units affordable to moderate-income households of the urban areas, and the highest <u>number</u> of rental units affordable to moderate-income households of all areas. The South Urban Area has approximately 70,406 units affordable to low-income households, or about 2.2 times as many low-income units as the East Urban (31,793) Area (see Bar Chart that follows).**

Percent of Rental Housing Affordable to Moderate-Income Households



Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
( ) = Total number of rental housing units for the respective geographic area of the Consortium. Detail map of this information by jurisdiction is available in the Technical Appendix of this plan.
Affordable means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a moderate-income household. Detail map of this information by jurisdiction is available in Appendix L of the Plan.

4. The Consortium has a large deficit of rental housing units affordable to very low-income households and a smaller deficit of rental housing units affordable to low-income households.

- The Consortium does not have an adequate stock of units affordable to very low-income households.
- A significant number of the units that are affordable to very low-income households (6,482) are occupied by households at higher income levels, resulting in a deficit of **19,052** units affordable to very low-income households (see Chart that follows).
- The Consortium would have an adequate number of units affordable to low-income households; except that 21,559 of the units that are affordable to low-income households are occupied by households at other income levels, resulting in an overall deficit of **5,851** units affordable to low-income households.

- The Consortium has a surplus of units affordable to moderate-income households in the amount of **7,398** units.

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

V. Housing Needs Data: Very Low- to Moderate-Income Home Owners and Owner Housing Stock

A. Low- to Moderate-Income Home Owners

1. **There are far fewer very low- and low-income home owners than renters in the Consortium (about 40% fewer owners than renters at the lower income levels).**

2. **The Consortium has about two (2) times as many very low- and low-income home owners as in the City of Seattle.**

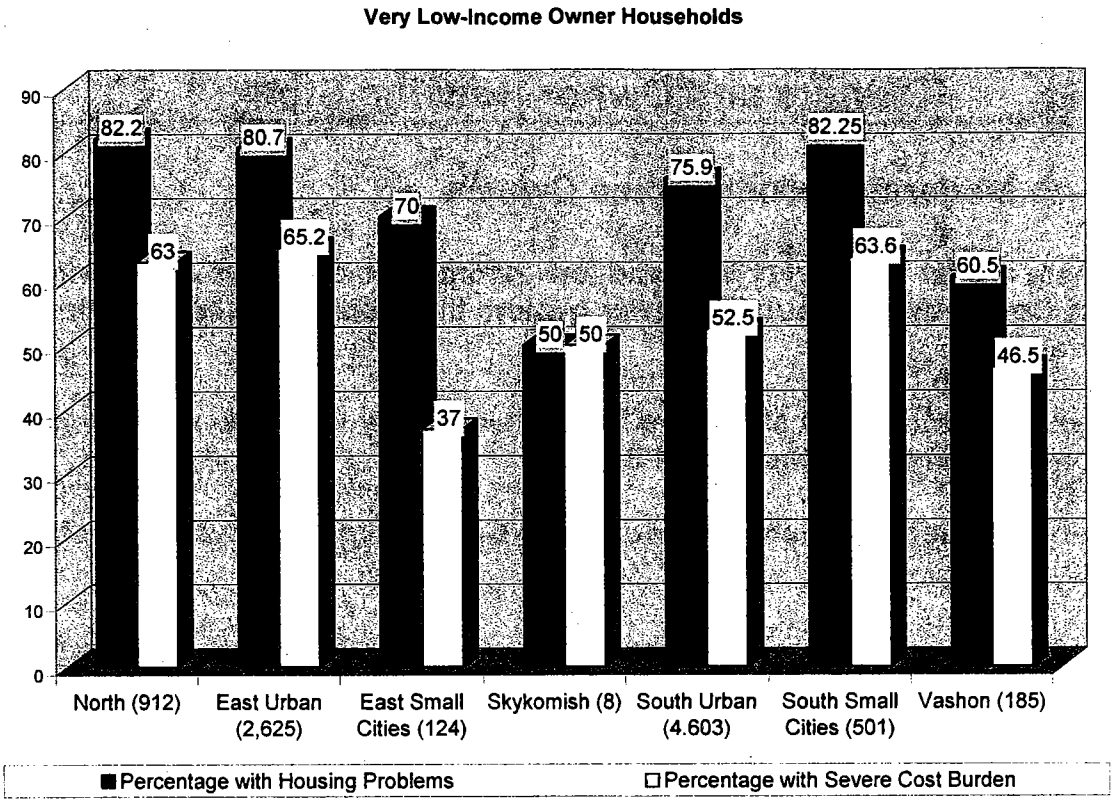
3. **Very low-income[16] home owners in the Consortium are severely cost-burdened.**

   - 73 % of very low-income owner households are paying housing costs that are not affordable, with a cost burden that is at least 31% of household income (9,259 households in 2000).

   - 56.5% of very low-income owner households have a severe cost burden for housing that is more than 50% of household income (7,157 households in 2000).

   - The percentage of very low-income owner households that have a severe cost burden of more than 50% of household income is highest in the East Urban Area (see Bar Chart that follows).

[16] See footnote 12 above.



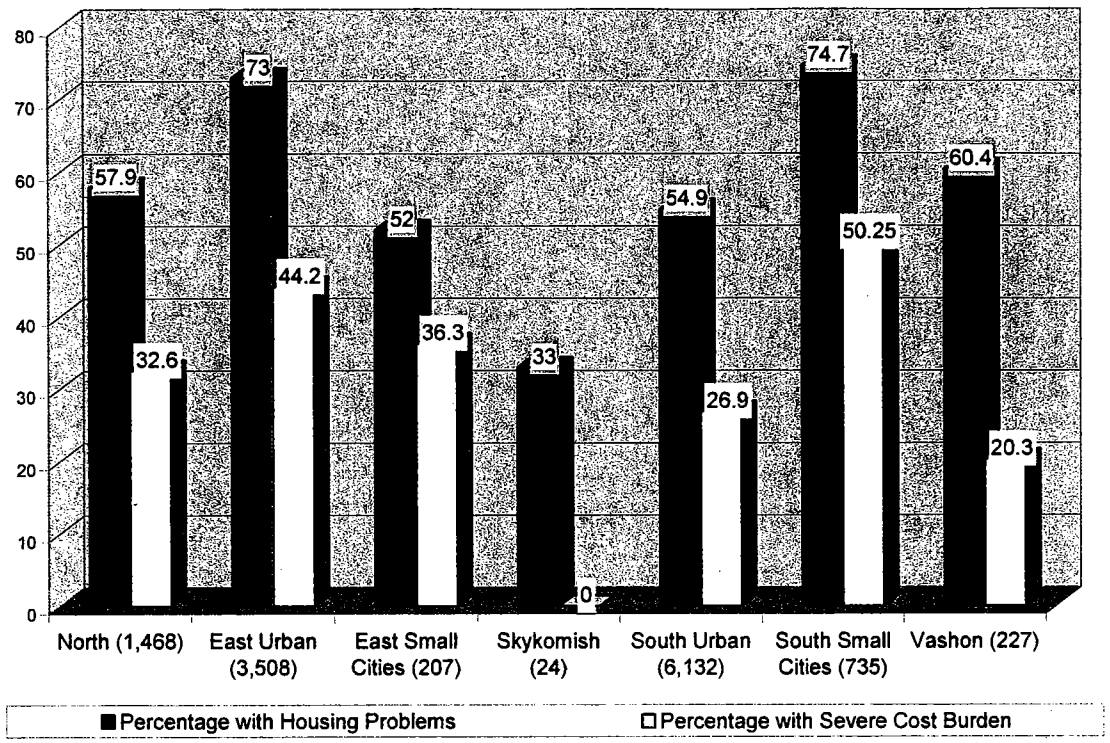
Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
( ) = Total number of very low-income owner households for the respective geographic area of the Consortium.
"Housing Problems" include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. **Very low-income** in 2000 was: $15,800 for a household of two (2), $17,750 for a household of three (3), and $19,750 for a household of four (4). Detail map of this information by jurisdiction is available in Appendix L of this Plan.

4. Low-income[17] owner households are cost-burdened

- 58 % of low-income owner households are paying housing costs that are not affordable, with a cost burden that is at least 31% of household income (9,776 households in 2000).
- 33.4% of low-income owner households have a severe cost burden for housing that is more than 50% of household income (5,639 households in 2000).
- The percentage of low-income owner households that have a severe cost burden of more than 50% of household income is highest in the South Small Cities and the East Urban Area (see Bar Chart that follows).

[17] See footnote 14 above.

Low-Income Owner Households

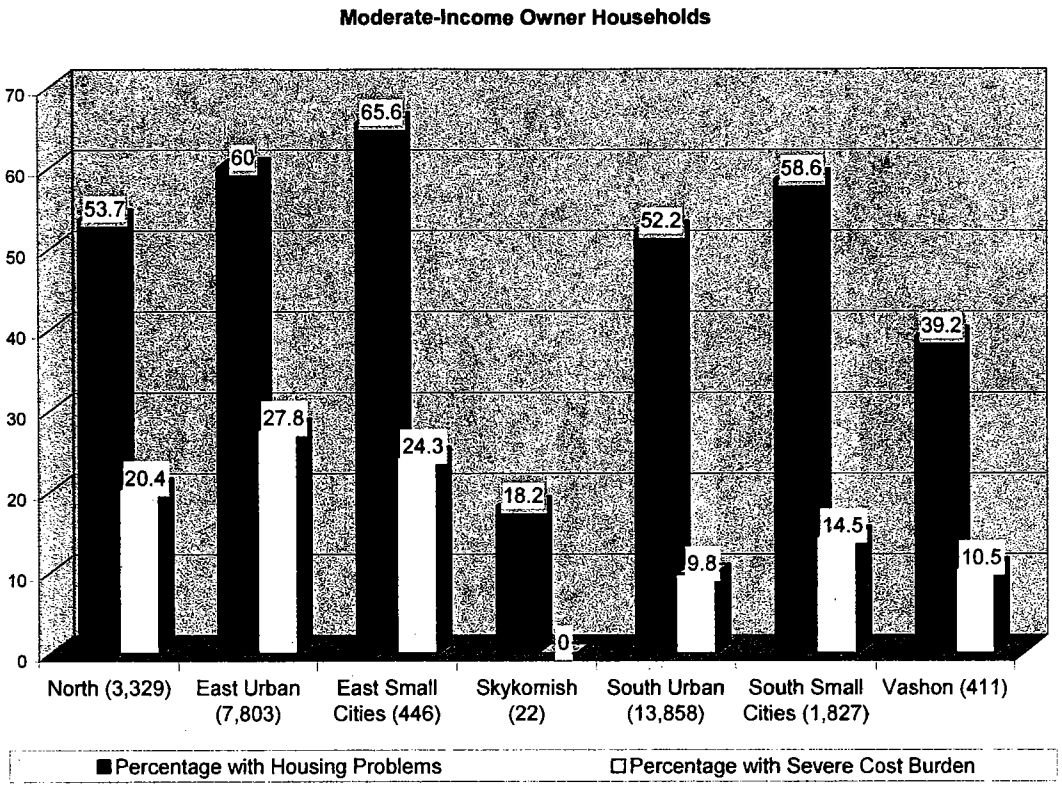


Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
( ) = Total number of low-income owner households for the respective geographic area of the Consortium.
"Housing Problems" include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. Low-income in 2000 was: $26,300 for a household of two (2), $29,600 for a household of three (3), and $32,900 for a household of four (4). Detail map of this information by jurisdiction is available in Appendix L of this Plan.

5. Moderate-income[18] home owners are somewhat cost-burdened

- 48% of moderate-income home owner households are paying housing costs that are not affordable, with a cost burden that is at least 31% of household income (18,742 households in 2000).
- 15.5% of moderate-income owner households have a severe cost burden that is more than 50% of household income (6,002 households in 2000).
- The percentage of moderate-income owner households that have a severe cost burden of more than 50% of household income is highest in the East Urban Area (see Bar Chart that follows).

[18] See footnote 15 above.



Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
( ) = Total number of moderate-income owner households for the respective geographic area of the Consortium.
"Housing Problems" include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. Moderate-income in 2000 was: $40,150 for a household of two (2), $45,200 for a household of three (3), and $50,200 for a household of four (4). Detail map of this information by jurisdiction is available in Appendix L of this Plan.

6. A Profile of Low- to Moderate-Income Home Owner Households (at or below 80% of AMI) in the Consortium by Race/ Ethnicity:

- There are approximately 68,277 low- to moderate-income owner households in the Consortium
- 85% of the low- to moderate-income home owner households are White.
- 2.5 % of the low-to moderate-income households are Black/African American.
- 0.5% of the low-to moderate-income households are Native Hawaiian/Pacific Islander.
- 1% of the low-to moderate-income households are Native American/Alaska Native.
- 8% of the low-to moderate-income households are Asian.
- 3% of the low-to moderate-income households are Hispanic/Latino.

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

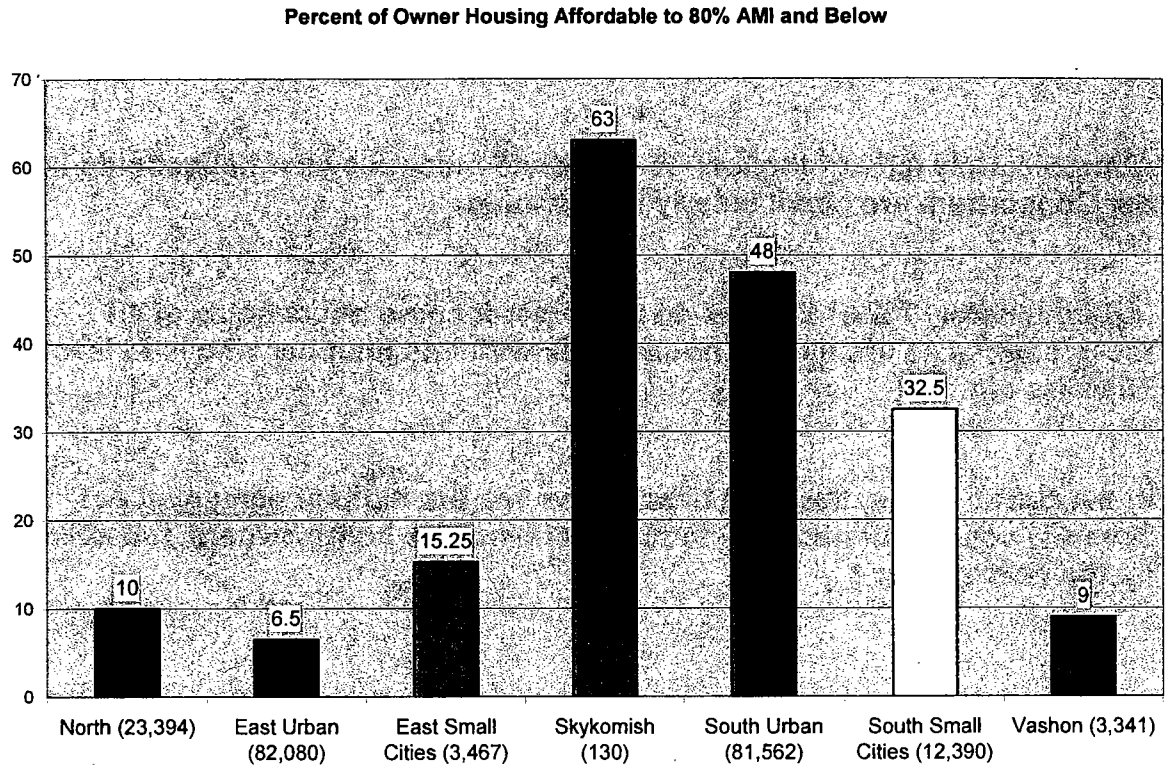
8. **Approximately 40% of the low- to moderate-income owner households in the Consortium are small elderly households.**

9. **Approximately 7% of the low- to moderate-income households of all races/ethnicities are elderly households with one member who is at least 75 years old.**

10. **In the Urban Areas, the East Urban Area has the highest <u>percentage</u> of severely cost burdened low- to moderate-income home owners, followed by the North Area.**

B. Owner Housing Stock

1. In the Urban Areas, the South Urban Area has the Highest Percentage of Affordable Owner Housing Stock



Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
( ) = Total number of ownership housing units for the respective geographic area of the Consortium. Detail map of this information by jurisdiction is available in the Technical Appendix of this plan.
Affordable means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a moderate-income household. Detail map of this information by jurisdiction is in Appendix L of this plan.

2. Skykomish and the South Small Cities have the Highest Percentage of Affordable Owner Housing of the Small City Areas

VI. Housing Condition: Renter and Owner Housing Stock

Data used in this section is 2000 Census Data unless otherwise noted.

1. A Small Percentage of the Housing Stock in the Consortium is Extremely Old

- 4% of the housing stock in the Consortium was built prior to 1940, whereas 32% of the housing stock was built prior to 1940 in the City of Seattle.
- 14% of the housing stock in the Consortium was built between 1940 and 1960 whereas 27% of the housing stock was built between 1940 and 1960 in the City of Seattle.
- 61% of the housing stock in the Consortium was built between 1960 and 1990.
- 21% of the housing stock in the Consortium was built between 1990 and 2000.
- The South Urban Sub-Area has the largest stock of older housing in the Consortium, with 2.3 times as much housing built in the 1940's and earlier, and about 20,000 more units built prior to the 1970's than the East Urban Sub Area.

2. The Housing Stock in the Consortium is in Fairly Good Condition, but there is a need for Housing Repair Services for Low- to Moderate-Income Home Owners

- According to the HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy ("SOCDS:CHAS"), approximately 4% of very low- to moderate-income home owners live in owner housing that has substandard kitchen or plumbing facilities, or is overcrowded.
- According to the HUD 2000 SOCDS:CHAS Data, approximately 33% of ownership homes that have a value that is affordable to low-income households have some problems with the home that may require repair, and approximately 28% of ownership homes that have a value that is affordable to moderate-income households have some problems with the home that may require repair.
- 56.5% of very low-income and 33.4% of low-income owner households are severely cost-burdened by the ongoing cost of retaining their home and have little to no means available to pay for needed repairs to the home.
- Approximately 9% of the owner housing stock in the Consortium may contain lead and be occupied by a low- to moderate-income household (see the Lead

Paint Section in Appendix F for more information about our efforts to reduce lead paint hazards).

- Participants in the public and stakeholder forums noted the need for general home and mobile home repair programs, noting water penetration issues, electrical and plumbing issues, mold, energy conservation, weatherization and accessibility modifications as the highest repair needs.

- Participants in the public and stakeholder forums also noted the need for assistance to low- to moderate-income condominium owners when they are assessed large bills for "common area" repairs, often due to large scale water infiltration problems. A slight majority of on-line survey respondents agreed that this type of assistance should be provided, and that the Consortium should pursue a regulatory waiver or amendment in order to be able to serve this need ("common area" repairs are currently not eligible repairs under the applicable regulations).

- Sixty-four percent (64%) of the participants in the public ballot process indicated that they would be interested in participating in self-help home repair workshops, if such workshops were created.

- The King County Housing Repair staff report that there are many mobile homes in the Consortium in need of repair and/or replacement.

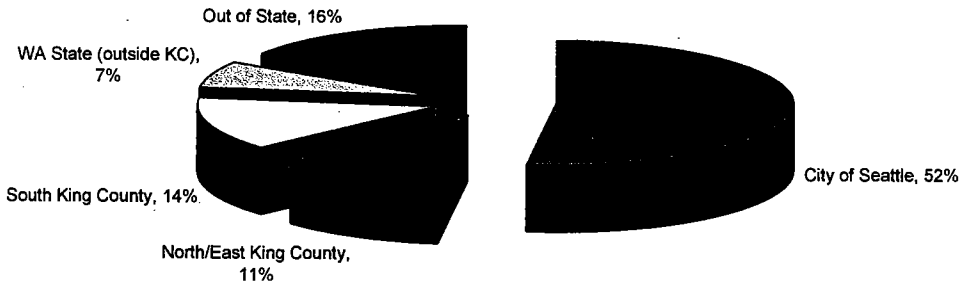
VII. Homelessness[19]

1. It is estimated that 7,980 people are homeless on the streets, in shelters and transitional housing programs on any given night[20] in King County

- 1,500 persons are estimated to be living, unsheltered, in the Consortium.
- While shelter capacity is concentrated in the City of Seattle, homelessness is not just a Seattle issue; shelter users report last permanent addresses from all over the County, as well as from outside the County and the State.

Facility Based Emergency Shelter Beds by Location	Single Adult Beds	Family Beds	Youth Beds	Total Beds
City of Seattle	95.2%	67%	61%	87%
North/East King County	2.1%	14%	31%	5%
South King County	2.7%	19%	8%	8%
Total Beds	100%	100%	100%	100%

Location of Last Permanent Address of Shelter Users in King County



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

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

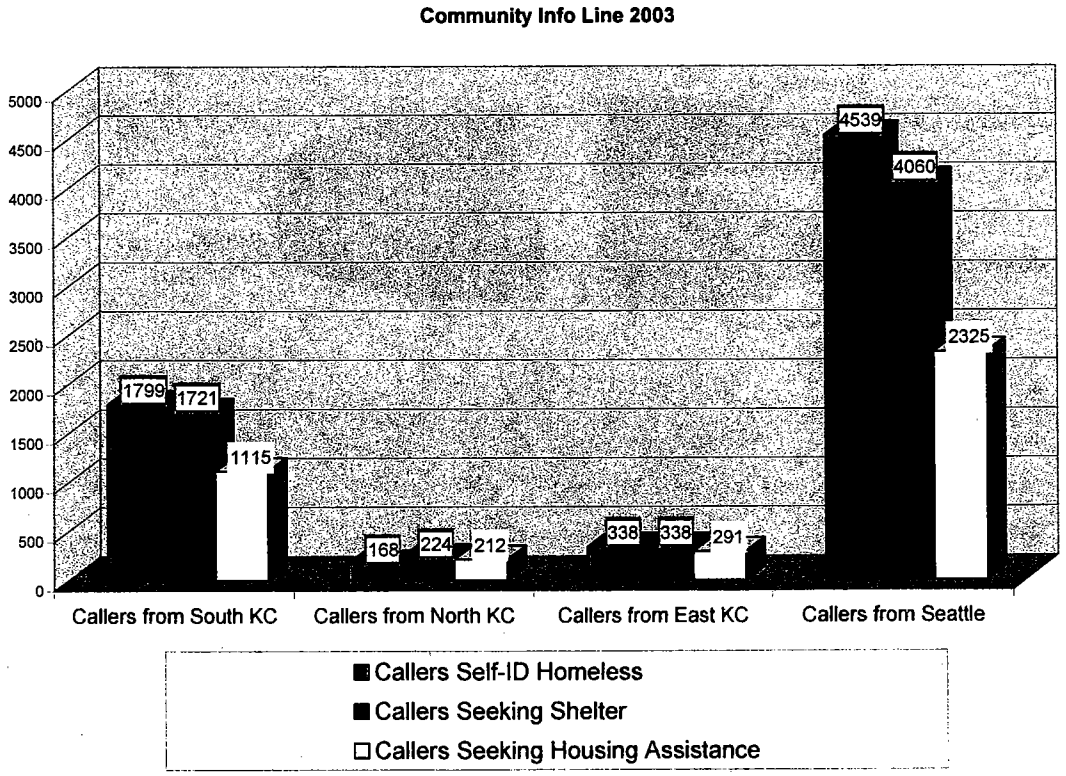
- People of color are significantly over-represented in the homeless population, comprising about 20% of the general population (including the City of Seattle), but 61% of the homeless population that was receiving shelter or transitional housing services on the night of the "One Night Count"[21].

- Thirty-six percent (36%) of the homeless population surveyed in programs located in the Consortium self-reported having at least one disability; of the disabilities identified, 38% were alcohol/substance abuse, 22% were mental illness and 16% were dual diagnosis (alcohol/substance abuse and mental health).

- Thirty-four percent (34%) of individuals in emergency shelter and transitional housing in the balance of county outside of Seattle were employed.

- The 2003 "One Night Count" found 508 immigrants, refugees or new arrivals to this country who were using homeless services. Large families, many of whom are immigrants or refugees, have a particularly hard time finding affordable housing.

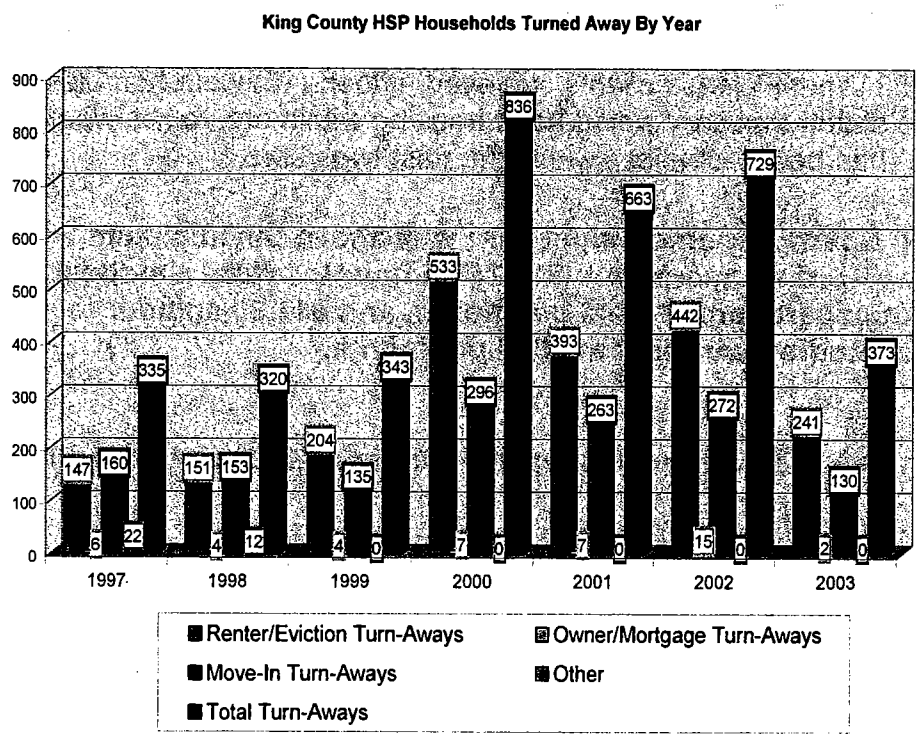
2. Crisis Clinic's Community Information Line reported 6,844 calls in 2003 from individuals identifying themselves as homeless



[21] See footnote 20 above.

3. **The Veterans' Administration Regional Office in Seattle estimates that there are approximately 2,000 homeless veterans in King County.**

4. **The Consortium's primary homelessness prevention program, the Housing Stability Program[22] ("HSP"), has had to turn away an average of 650 eligible households every year for the last four years due to inadequate funds to serve everyone in need.**



5. **Public Health of Seattle and King County estimates that there are approximately 4,900 persons in King County who meet the HUD definition of chronically homeless: single adults with disabling conditions who have been continually homeless for a year or more, or have had 4 or more episodes of homelessness in the past 3 years.**

6. **In 2203, Health Care for the Homeless program staff, along with Community Health Centers of King County, provided 2,551 health care visits to homeless adults, families, youth and children in the balance of King County, outside the City of Seattle.**

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

7. **A recent survey of participants in the Community Corrections Alternatives Program ("CCAP", formerly the Day Reporting Center) and the Work Release Program provides a snapshot of homelessness among those in our local correctional programs:**

   - Of fourteen (14) CCAP clients surveyed, two (2) were homeless and nine (9) stated that they would need housing within one to two weeks; six (6) had been homeless within the past two years.

   - Of 52 Work Release clients surveyed, fifteen (15) were homeless and thirteen (13) stated that they would need housing within one to two weeks; almost half (23) had been homeless within the past two years.

8. **In King County a person must earn well above the minimum wage to be able to afford an apartment: $17.75 an hour to afford a modest two-bedroom apartment at $745 per month, and $11.90 an hour to afford a modest studio apartment at $500 per month.**

9. **Committee to End Homelessness Preliminary Planning Priorities:**

   a. **Objectives for the Prevention of Homelessness**

      1) Sufficient, appropriate and stable housing
      2) Coordinated, accessible prevention services
      3) Accountable mainstream systems

   b. **Objectives to Move People from Homelessness to Housing**

      1) An intervention system is in place that prioritizes housing people first, with relevant services
      2) Services are flexible and accessible, and move through the system with the individual
      3) Effective access points are places where a person can get information and assessment, and be connected to housing and services

   c. **Objectives to Build the Public and Political Will to End Homelessness**

      1) The public and political will exists to end homelessness
      2) Track our successes in ending homelessness

Appendix B

Stakeholder and Public Input to the 2005-2009 Consolidated Plan

Table of Contents

Introduction

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

The stakeholder and public input processes consisted of *four components*:

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

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

Methodology

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

Displays for Public Input

As a part of the public input process, HCD staff wanted to encourage input from those residents most likely to benefit from the housing and community development programs guided by the Consolidated Plan, i.e. very low- and moderate-income individuals and families. Rather than trying to attract potential

program beneficiaries from all over the County to one public meeting, HCD staff went out into the community where low- and moderate-income individuals and families were already receiving services. This strategy also allowed the staff to gather input from some areas of the County that face significant transportation obstacles to participating in public meetings.

An informational display was designed to attract attention and direct readers to express their opinion on the most pressing housing and community development needs in their community. The display traveled to seven locations throughout the County: Bellevue, Black Diamond, Burien, Kent, Shoreline, Snoqualmie Valley, and Vashon Island. Locations included a food bank, a multi-service center, a public benefits "Community Services Office", a Community Council meeting, community centers and a thrift store. Each of the County's geographic areas (North Urban, East Urban, South Urban, South Small Cities, and East Small Cities) was included.

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

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

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

Focus Groups

In February and March of 2004, Clegg & Associates met with staff from each program area of HCD to design customized focus group agendas and questions that would be most likely to generate discussion that would be helpful in developing the Consolidated Plan. Focus groups covering the following five topic areas were designed: Affordable Housing, Community Development - Public

Infrastructure and Economic Development, Community Development - Facilities and Human Services, Homelessness, and Housing Repair.

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

On-Line Survey

Based on the focus group findings, an online survey for providers and other stakeholders was developed by King County staff with the assistance of Clegg & Associates. Questions were developed for each of five sections of the survey to allow respondents to provide input in one or more of the Consolidated Plan program areas. Each section provided the opportunity to rate the need for key services or program activities and to rank these same services/activities as to their priority. Each section also posed specific questions to guide the Consortium's decision-making related to proposed changes to the plan, new strategies to consider, or issues of current relevance in the program area. These questions were prefaced with background information to provide respondents with pertinent data or current practice/policy information to assist them in understanding the choices or issues. Finally, each section included selection of potential outcome measures for the program area and the opportunity for respondents to provide additional comments relevant to the program area. To identify possible regional differences, the survey asked respondents to identify the geographic sub-area of King County they represented.

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

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

Findings

Public Balloting

A total of 218 responses were received at the seven ballot distribution sites located across King County (Table 1). Eleven percent (11%)of the responses were in languages other that English. HCD staff were interested in examining *geographic differences*, if any, in the responses to the public input ballots. Respondents were, therefore, asked to provide the name of the city in which they live (Table 2).

TABLE 1

Location	% of Ballots Received	No. of Respondents
Burien	20%	44
Shoreline	20%	32
Kent	15%	26
Black Diamond	13%	16
SnoValley	12%	43
Bellevue	10%	29
Vashon	7%	22
Non-response	*3%*	*6*
TOTAL	**100%**	**218**

TABLE 2

City	No. of Respondents
Bellevue	27
Seattle	20
North Bend	19
Kent, Shoreline, Vashon	16 each
Burien	15
Snoqualmie	13
Des Moines	12
Black Diamond	9
Fall City, SeaTac	6 each
Renton	5
Auburn, Maple Valley	4 each
Federal Way, Mercer Island, Sammamish, Tukwila	2 each
Bothell, Carnation, Covington, Enumclaw, Kirkland, Newcastle, Ravensdale, Redmond	1 each
Non-response	*14*
TOTAL	**218**

Respondents were asked three questions, the last one being optional.

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

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

Affordable Housing

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

Homeless Housing

- Emergency housing assistance (homeless prevention - help to pay rent or mortgage payment in an emergency, help to pay a security deposit)
- Shelter and short-term housing for homeless people

Housing Repair

- Help low-income people repair their homes

Community Development: Facilities and Services

- Food banks, health clinics, and alcohol and drug abuse services
- Community centers for families, seniors, and teens

Community Development: Economic Development and Infrastructure

- Help small businesses create jobs
- Safer sidewalks, street lighting, and sewers
- Job training and job counseling

Ballot Results – Most Important Community Needs

Across all sites, the *four most important community needs* identified by respondents were:

- **Food banks, health clinics, and alcohol and drug abuse services**
- **Emergency housing assistance (homeless prevention - help to pay rent or mortgage in an emergency, help to pay a security deposit)**
- **Help low-income people buy homes**
- **Job training and job counseling opportunities**

Emergency housing assistance was a top priority in 50 percent of the communities. In the South Urban Sub-Area emergency housing assistance was the number one priority.

Affordable home ownership opportunities were highly valued by respondents at 50 percent of the sites.

Across the sub-areas of the County, access to services and economic development activities were the most commonly cited community development needs.

Public infrastructure was identified as a more significant need in rural areas of the county.

Housing repair services were identified as a significant need in the community of Black Diamond.

Ballot Results by Sub-Region

South Urban communities: the top four priorities were emergency housing assistance (68.5%), help low-income households buy a home (65.7%), job training and job counseling (62.8%), and create new low-rent apartments (60%).

East Urban communities: the top four priorities were creating new low-rent apartments (58%), followed by job training and job counseling, community centers, and human services (55% each).

South Small Cities: the top three priorities were food banks, health clinics, and alcohol and drug abuse services (60%), (with *all* respondents from Maple Valley pointing to the need for such services), followed by home buying assistance and emergency housing assistance (50% each).

North/East Small Cities: the top four priorities were community centers (65%) and services, including food banks, health clinics, and alcohol and drug services (65%), followed by job creation by small employers and home buying assistance.

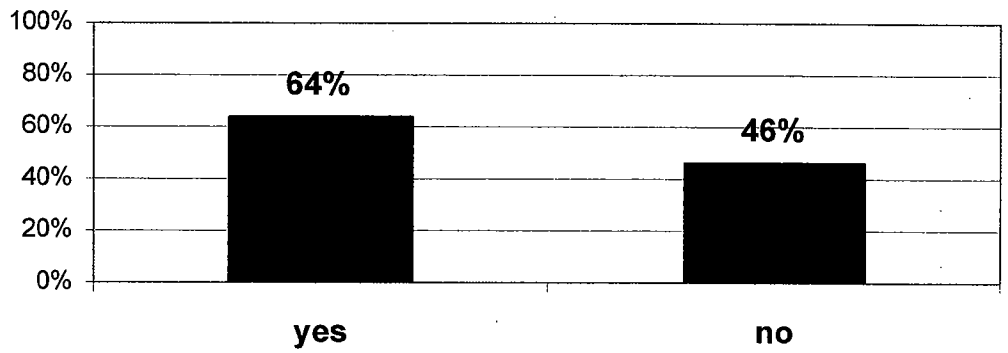
Vashon: the top priorities were job creation (73%), community centers (55%) and affordable housing needs, including emergency housing assistance, (four housing items were tied as priorities with 50% of the respondents).

Ballot Results – Home Repair Workshops

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

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

Interest in home repair workshops, all public ballot respondents



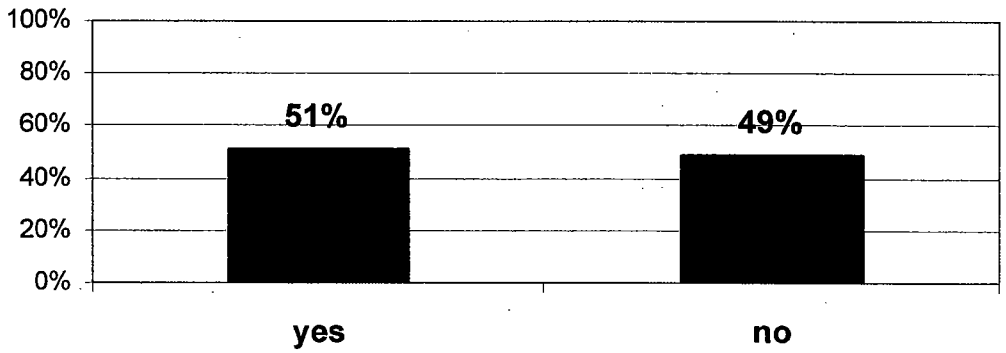
Interest in self-repair workshops was particularly strong at the Sno Valley, Cascade (Kent) and Burien sites, and was fairly strong at the Shoreline and Hopelink (Bellevue) sites.

Ballot Results – Pay Day Lenders

There was a high non-response rate to the optional payday lender question (41%). With the exception of the Burien site (11%), the non-response rate at the individual sites for this question ranged from 31 percent to 81 percent. Of those who answered the question, 51% of respondents indicated that they would be interested in less costly options to payday lenders and check cashers.

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

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



Focus Groups and Online Provider Survey

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

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

For those who were unable to attend the small focus groups, an online survey was designed to elicit their feedback and comments.

In completing the online survey, respondents could select the order in which they answered questions in each of the five areas listed above. A majority of respondents chose to answer the questions in the following order: Affordable Housing, Homelessness, Housing Repair, CD - Facilities and Services, and CD-Infrastructure and Economic Development , perhaps indicating their level of interest in or sense of import of each of the program areas. It should be noted that, as respondents worked their way through the survey, the response rate to the various sections was substantially lower than the overall response rate. While approximately half of respondents completed the affordable housing section, slightly less than half of respondents completed the homelessness section. Approximately a quarter of respondents completed the housing repair section and the two community development sections, respectively.

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

- Decent affordable housing
- A suitable living environment

- Expanding economic opportunities

to the following set of goals:

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

When asked whether or not they agreed with the proposed change, 81% of survey respondents indicated that they agreed with the revised goals as proposed.

The findings from the focus groups and online survey are provided below by topic area.

Affordable Housing Development

Focus Group Results

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

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

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

1) Ensuring that there is an adequate affordable housing continuum available in all sub-regions of the County
2) Ensuring that services are either attached to housing or are broadly available throughout the County

3) Helping individuals move through a housing continuum towards permanent housing stability

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

***Four primary systemic challenges* to providing affordable housing were identified by the participants: Funding cycles, regulatory burdens, lack of operating money and program rules.**

Participants recommended that King County have *more frequent* funding cycles, pointing out that a single funding cycle in the fall can be a barrier to affordable housing developers who want to take advantage of an available property in order to develop an affordable housing project in King County, outside the City of Seattle. This barrier can put non-profit housing developers at a competitive disadvantage with private developers.

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

Other obstacles include:

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

Participants emphasized the need to leverage a wider range of funding sources to support pre-development, operations, and services. Participants encouraged the Consortium to be flexible about the need for affordable housing developers to have "development reserves" that are adequate to cover pre-development costs. Participants also encouraged the Consortium to have underwriting policies that allow projects to survive in difficult economic cycles and that allow projects to be

high in quality from the start so that capital expenses will be minimized down the road, allowing the project to have reserves adequate to get the project through the entire period of commitment. Participants stressed that more supportive services are needed for the lowest income households in order to help them be successful in housing.

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

Online Survey Results

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

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

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

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

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

  #1 Acquisition and rehabilitation of market rate rental housing to result in units affordable to households at or below 30% of AMI

  #2 Permanent housing for special needs populations including the elderly, frail elderly, households with disabilities and homeless households

  #3 Acquisition and rehabilitation of market rate rental housing to result in units affordable to households from 31% to 50% of AMI

  #4 New construction of rental housing for households at or below 30% of AMI

  #5 Preservation of existing affordable housing at risk of conversion to market rate housing

  #6 Mixed-income and/or mixed-use housing projects that complement local redevelopment plans

- **Top Six Ratings by Sub Area**[1]

  - The South Urban Sub-Area had the same ratings as above with the following exception: Acquisition and rehabilitation of market rate rental housing to result in units affordable to households from 51% to 80% of AMI was rated in the top 6 and "mixed income and or mixed-use housing" was not.

  - The East Urban Sub-Area had the same ratings as above with the following exception: Home ownership housing for households at or below 80% of AMI was rated in the top 6 and "new construction" was not.

In response to the other affordable housing questions:

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

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

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

Sixty-nine percent (69%) of respondents indicated a preference for two funding rounds per year, although the percentage of those supporting this change dropped to 55% if it would mean that administrative costs would detract from the funding available to support affordable housing.[2] Finally, 71% of respondents were supportive of a new initiative to assist a few households per year that are victims of predatory lending.

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

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

- Net decrease in the number of low- or moderate-income households that are burdened by housing costs (paying more than 30 percent of their income for housing) within each sub-area, adjusted for population growth (85%).

[2] A majority of East Urban Cities respondents (63 %), however, did not prefer two funding rounds per year.

- Net change in the number of units that are affordable to the various income levels from 80 percent of AMI and below within each sub-area (82%).

- Affordability of a funded housing project in comparison to the average housing in the area (81%).

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

More than 70% of respondents selected two proposed affordable home ownership measures for consideration by King County. Seventy-seven percent (77%) of respondents preferred a market, census, or data-based measure that would determine the increase in the home ownership rate for the various income levels at 80 percent of AMI or below, across the various sub-areas. Seventy-two percent (72%) indicated a preference for an owner-based measure that would assess whether assisted buyers were able to secure ownership housing in the community of their choice.

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

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

Homelessness

Focus Group Results

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

- What are the trends relating to the reasons for individuals becoming or remaining homeless?

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

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

- **Housing market factors**
- **Labor market factors**
- **Inadequate housing continuum in every community**
- **Screening practices**
- **Inadequate safety net**

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

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

They stated that there is a need for affordable housing located near services, housing options for specific populations (e.g., single fathers), and more permanent housing that is affordable to very low-income housheolds. According

to participants, housing in South King County tends to be more affordable but most of supportive services are located in Seattle. As a result, individuals and families either go without the services they need to achieve and maintain housing stability or they suffer undue hardship in accessing these services. Participants believe there are very few housing units or emergency shelters available to single men with children and two-parent families. Finally, they stated that homeless individuals and families are "cycling" between emergency shelters and transitional housing without moving into permanent housing and towards housing stability.

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

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

Online Survey Results

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

- Should a higher priority be placed on homelessness services as opposed to other types of human services?

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

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

Results from the South Urban Area and East Urban Area differed on the first proposal above. While 60% of South Urban Cities' respondents agreed or strongly agreed, only 28% of East Urban Cities' respondents agreed or strongly agreed. However, on the second proposal both the South Urban Area and East Urban Area agreed or strongly agreed that homelessness prevention should be prioritized over other homelessness services.

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

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

#1 - grants and/or loans to income-eligible households for rent or mortgage due to an emergent problem, in order to prevent eviction or foreclosure;

#2 - grants and/or loans to income-eligible households who cannot afford the security deposit to move into permanent housing;

#3 - case management and counseling services for income-eligible households at risk of eviction/foreclosure.

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

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

Respondents agreed that shelters that house an individual or household for one to three months should be held to the same expectations for promoting housing stability that apply to transitional housing, i.e. the shelter should be held

accountable for trying to move the individual or household into a more stable housing arrangement.

Open – ended Comments

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

Housing Repair

Focus Group Results

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

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

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

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

Water penetration issues also plague mobile homes, as a result of roof failure. In older mobile homes, electrical and plumbing problems, failed plumbing in particular, are common issues.

Participants noted that increased public awareness of mold and energy conservation and weatherization issues has resulted in a surge of interest in these areas. With greater public awareness of these issues, there may be an increased demand for services that cannot be met with the limited funds available.

As the population ages, service providers are seeing a greater need for assistance to modify homes for accessibility. With a growing immigrant population, there is also a need for better ventilation in home design due to different cooking styles. There is similarly a need for improved public education

efforts, particularly targeted to immigrant communities, who are often unaware of available services or who face difficulties in accessing programs and navigating the system.

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

Participants spoke of the need to preserve existing mobile home parks.

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

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

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

Online Survey Results

Prioritizing home repair activities

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

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

#1 - zero interest, deferred mortgage loans for major home repairs;

#2 - small grants to address emergency health, safety, and life threatening repair needs in owner-occupied homes;

#3 - a program to help disabled renters make necessary accessibility modification(s) to their rental housing;

#4 - grants for mobile home owners who do not own the land on which the home is located (not eligible for a major home repair loan).

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

Housing Repair Program Funding Limits

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

1. Should the current $20,000 per project/household limit for zero interest, deferred loans be maintained, increased, or de-funded?

    - Forty-seven percent (47%) of respondents stated that the current housing repair loan limit should be increased. A majority of those respondents felt that the new range should be from $20,000 to $40,000 per household/project.

    - Forty-seven percent (47%) of respondents said that the current level of $20,000 should be maintained.

2. Should the current $3,000 per project/household limit for emergency health and safety repair grants be maintained, increased, or de-funded?

   - Seventy-six percent (76%) stated that the current limit should be increased.

   - Forty-three percent (43%) of those respondents thought the limit should be increased to between $3,000 and $5,000.

   - Nearly a third (30%) of those respondents and 57% of South Urban Cities' respondents, however, suggested that the limit be increased even further, to between $5,000 and $10,000.

3. Should a limit be place on home accessibility modification grants, even though such limits have not been previously imposed?

   - An overwhelming majority (86%) stated that a limit should be placed on home accessibility modification grants.

   - Fifty-eight percent (58%) of those suggesting a limit on the home accessibility modification grants specified that the limit should be in the range of $3,000 to $5,000.

Mobile Home Repair Program

Respondents were provided with a short background reading before the questions. This background information gave an overview of the mobile home repair program, which serves mobile home owners who rent the space under the home. Owners of both the land and the home are eligible for the major home repair program. The background information explained the rationale for the current limit of $5,000 per owner for mobile home repairs. It also explained that King County has entered into long-term (50 year) agreements with non-profit organizations to preserve four (4) mobile home parks in King County as parks that will provide a decent, affordable housing option for the long term. These parks were referred to as "Agreement Parks", and all other parks were referred to as "Non-agreement Parks".

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

- Sixty-nine percent (69%) of respondents thought that mobile homes in Agreement Parks should be treated differently than mobile homes in Non-agreement Parks.

- Of those respondents, 72% of them thought that mobile home repair assistance should remain at $5,000 grants in "Non-agreement Parks", and should become loans in "Agreement Parks" of at least $5,000 or more.

About half of these respondents thought the $5,000 limit should be increased for homes in "Agreement Parks"

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

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

An overwhelming majority of respondents (91%) agreed that the Consortium should pursue a replacement program for obsolete mobile homes. This sentiment held up for the respondents from the South and East Urban Sub-Areas.

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

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

Condominium "Common Area" Repairs

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

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

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

Community Development – Public Services and Community Facilities

Focus Group Results

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

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

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

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

Online Survey Results

Human Services

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

- Top Six (6) Rating of Human Services Needs by Stakeholders Consortium-wide (in rank order)

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

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

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

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

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

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

Community Facilities

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

- Top Four (4) Rating of Community Facility Needs by Stakeholders Consortium-wide (in rank order):

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

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

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

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

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

Community Facility Needs Over the Next Five Years

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

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

Based on the discussion regarding distribution of resources to meet community facility development needs that emerged from the focus group discussion, online survey respondents were asked whether they would support a strategy to coordinate funding for regional or sub-regional community facilities. Eighty-two percent (82%) of respondents either agreed or strongly agreed with this idea.

Finally, respondents were asked for feedback relating to outcomes for measuring the effectiveness of community facility projects. When asked to rate those outcome measures that should be considered by King County, 86% of respondents selected what is essentially a client satisfaction measure – a person/organization-based measure of the perception of the quality of the facility and its services and activities by members of the community that use the facility. Seventy-six percent (76%) of respondents specified a person/organization-based measure that would determine whether there was an increase in the services or quality of services available to the community as a result of the community facility.

Community Development – Public Infrastructure and Economic Development

Focus Group Results

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

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

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

Participants noted that there are large pockets of King County that lack sewers or that have older sewer systems that need to be replaced. The cost of updating or

repairing older sewer and septic systems is an impediment to infrastructure development. Some low-income homeowners lose their homes because of the costs associated with sewer and septic upgrades. The lack of sewer capacity also prevents some business owners from getting the permits they need to expand their buildings/businesses.

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

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

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

Online Survey Results

Online survey respondents were asked to rank public infrastructure and economic development activities in the same way as in the other program areas.

Public Infrastructure

As in the focus group, survey respondents identified the replacement or improvement of septic and sewer systems as the highest need (46%).

This result was consistent when respondents were asked to rank the top two priorities for infrastructure activities. The development or improvement of streets and sidewalks ranked as the second highest priority.

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

  #1 Replacement and/or improvement of failing septic & sewer systems, including paying assessments for low- to moderate-income households.

  #2 Development and/or improvement of street and sidewalks including accessibility improvements and safety improvements.

  #3 (tie) Replacement and/or improvement of water systems and/or water treatment systems.

  #3 (tie) Acquisition of park land and development of park property for recreational activities such as ball fields, playgrounds, shelters, tables, benches and skateboard ramp facilities.

- South Urban Sub-Area Rating of Public Infrastructure was the Same as Above

- East Sub-Area Rating (in rank order):

  #1 Development and/or improvement of street and sidewalks including accessibility improvements and safety improvements.

  #2 Acquisition of park land and development of park property for recreational activities.

  #3 Replacement and/or improvement of failing septic & sewer systems, including paying assessments for low- to moderate-income households.

Economic Development

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

- Top Three (3) Rating of Economic Development Needs by Stakeholders Consortium-wide:

  #1 Assistance to increase job counseling and job training opportunities.

#2 Direct economic development assistance to for-profit businesses, including small businesses, to create jobs.

#3 Rehabilitation and/or improvements of publicly- or privately-owned commercial property.

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

- East Urban Sub-Area rating:

#1 Assistance to increase job counseling and job training opportunities.

#2 Rehabilitation and/or improvements of publicly- or privately-owned commercial property.

#3 Direct economic development assistance to for-profit businesses, including small businesses, to create jobs.

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

Appendix C

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

Consortium and County Efforts to Ameliorate the Negative Effects of the Housing Market on Low- to Moderate-Income Households and Remove Barriers to Affordable Housing

➢ Evaluating Regulatory Barriers to Housing Production and Affordability

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

➢ Planning

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

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

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

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

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

➢ Permitting

In 1995, the Legislature adopted ESHB 1724 – a regulatory reform effort intended to streamline local permit processes and to simplify land use and environmental regulations. This legislation and its subsequent amendments require local jurisdictions to: (1) integrate State Environmental Policy Act (SEPA) review into their standard permit process; (2) allow for no more than one open record hearing appeal and one closed record appeal during the permit process; and, (3) establish time periods for local actions on permit applications and provide timely and predictable procedures to determine whether an application is complete and whether a complete application meets the requirements of the development regulations. If local governments fail to meet their timelines they may be held liable for damages.

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

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

➢ Zoning

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

Significant work is being done in many jurisdictions in King County to explore the relatively new housing concept of cottage housing. In general these provisions allow a density of 2 cottage units for every standard single family home allowed by base zoning as long as the units are limited to approximately 1,000 square feet in size. Shoreline was among the first to create cottage housing provisions and have projects completed under these new provisions. Cities including Bellevue, Issaquah, Kirkland, Redmond, SeaTac, Snoqualmie and King County have taken action to allow some form of cottage housing and many other cities that are considering cottage housing provisions.

➢ Development Standards

Several communities have recently raised the number of unit threshold that triggers an environmental review under the provisions of the State Environmental Policy Act. For many years state law required environmental review for any project four units in size or larger. Recent changes have allowed jurisdictions to set the threshold at up to twenty units per project. Local standards tend to be set somewhere between 4 and 20 although the trend is toward a higher threshold. Redmond and King County took action to increase their thresholds between 2000 and 2002.

Several communities have adopted inclusionary zoning requirements wherein a certain percentage of new units within a project of a certain size must be reserved for affordable housing in projects. These provisions are required of projects: (1) located in the Redmond downtown or Willow/Rose Hill area, (2) over 25 units located in Federal Way (3) in downtown Kenmore and (4) in Master Planned Development in unincorporated King County, Issaquah and Snoqualmie.

➢ Incentive Provisions

According to the 2002 Housing Survey, density bonuses for affordable housing are offered in Bellevue, Covington, Federal Way, Kirkland, Mercer Island, Redmond, SeaTac, Shoreline and unincorporated King County. Bonuses are also offered for additional criteria such as underground parking, historic preservation, master planning, wetland preservation, energy conservation, senior/disabled housing in at least 9 jurisdictions. King County's Growth Management Planning Council's Housing Toolkit completed in 2000 indicated that density bonuses for affordable housing and parking may not be sufficient enough to result in an incentive to private developers especially in locations in south King County. Further analysis and modifications to incentive programs could help identify and resolve barriers to their effective implementation.

King County's Transfer of Development Rights (TDR) program allows rural property owners to sell development rights that can then be purchased by urban property owners in King County and in some cities to allow increased density. Redmond has its own TDR program to transfer rights from critical habitat, steep slopes and agricultural lands.

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

➢ Development Capacity

The 2002 Buildable Land Report revealed a total capacity in multi-family zones of 63,000 additional units supplemented with capacity for another 102,000 multi-family units in mixed-use zones. Of the 152,000 total new households expected over the next 20 years it is estimated that 61,000 (40%) will earn 80% of median income or below. Multi-family housing will provide the bulk of housing affordable to these households and

it appears that capacity for multi-family and mixed use development is sufficient to meet the expected demand. Provisions by jurisdictions to allow manufactured homes, accessory dwelling units and group homes in single family zones supplement the capacity to accommodate affordable housing development needed to serve new households.

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

- **Fees and Dedications**

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

- **Taxes**

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

- **Rent Control**

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

- **Continuing Efforts**

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

Appendix D

Public Housing Authorities Located In the Consortium

Public Housing Authorities Located in the Consortium

A. King County Housing Authority

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

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

➢ Overview

- KCHA delivers affordable housing and related supportive services such as education, economic development, and social services to nearly 40,000 residents.
- KCHA's approach is to put independence and self-sufficiency as a cornerstone of program delivery – a majority of KCHA's non-disabled, non-elderly households reach financial self-sufficiency with six (6) years.
- KCHA oversees more than **14,000** units of housing and added nearly **800** units to the housing stock in 2003.
- **6,300** of the above are Section 8 voucher units; **3,300** are federally-assisted public housing units; **5,100** are tax credit and/or tax-exempt bond-funded affordable workforce housing units.
- KCHA owns **3** mobile/manufactured home (ownership housing) properties in order to preserve the properties as quality, affordable mobile/manufactured home parks.
- KCHA provides **200** units of emergency, transitional and permanent housing for homeless households and persons with special needs.
- KCHA provides weatherization services to private, low-income homeowners, mobile home owners and landlords who rent to income qualified tenants in King County, and provides broader home repair services under contract with King County.

➢ KCHA Strategies to Improve Management and Operations

The King County Housing Authority is in the process of exploring and/or implementing a number of strategies to improve its operations and its services to its clients and the environments where they live. The Authority is using its flexibility under the Making Transition Work Demonstration Program (MTW) to become more

effective in all aspects of the housing authority's mission. The key strategies being explored/implemented include the following:

- **Redevelopment of Park Lake Homes I** into a mixed-income neighborhood, integrating it into the broader community, and replacing all existing housing units. All units that are replaced off site will be in communities with lower poverty rates, high-performing schools, and better economic opportunities.

- **Revitalization of Distressed Communities, including White Center.** In conjunction with the Park Lake Homes redevelopment effort, KCHA is actively pursuing revitalization of the broader community by acquiring and improving other properties in the area.

- **Transitioning to an Asset Management Approach**. KCHA has implemented organizational changes in preparation for a more comprehensive transition to an asset management approach to or property-based management of public housing. During the course of the next few years, KCHA will strengthen its management and operations by implementing management practices and accounting systems designed to focus on the performance (and improvement of performance) of each public housing development.

- **Increased housing and support services resources for disabled populations.** KCHA will continue to pursue additional housing resources for disabled households through the Section 8 Program. Currently, the Authority works in partnership with a consortium of service systems to administer almost 1,500 Section 8 vouchers by combining access to housing subsidies with appropriate support services for people with disabilities.

- **Designated housing units for the elderly and near elderly.** KCHA has adopted a designation plan that assigns a percentage of units to elderly and near elderly residents in every public housing building. The strategy complements the opportunities for younger disabled households described above.

- **Maintaining adequate support services for public housing residents.** The Authority partners with a broad range of service providers to serve families and their children, elderly households, and disabled individuals. These services are designed to increase residents' stability and economic self-sufficiency and to strengthen their ability to live independently.

- **Ensuring the long-term physical viability of public housing developments.** KCHA has developed and continues to refine its long-term capital plan to ensure that extremely low-income households in King County will have continued access to quality housing opportunities.

- **Policy initiatives to complement other strategies.** KCHA is systematically reviewing its public housing and Section 8 policies to improve the effectiveness of its housing programs, to increase the housing choices of low-income households, and to assist households in their efforts to become economically self-sufficient.

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

➢ KCHA Public Housing: Condition and Capital Planning

1. Condition of Properties

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

2. Comprehensive Needs Assessment System

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

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

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

3. Ten-Year Capital Work Plan

Based on the CNA, the Authority has developed a 10-year work plan (FY2003 to FY2012) to address the highest priorities among the identified capital needs for public housing developments. The work plan provides a description, schedule (year), and projected costs of all capital projects that will be undertaken during the next 10 years.

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

updated as needed. Below are some of the major needs that the Authority will address over the next 10 years:

- Park Lake Homes Redevelopment. The Authority received a HOPE VI Revitalization Grant in 2001 for the Park Lake Homes I community. This distressed community will be completely redeveloped into a mixed-income neighborhood of public housing and market rate rentals as well as homeownership opportunities for a broad spectrum of household incomes. Three hundred public housing units will be replaced on site, and 269 will be replaced elsewhere on a one-for-one basis with units funded by project-based Section 8 assistance.
- Fire and Life/Safety Upgrades in Mixed-Population Buildings. The Authority has developed a multi-year plan to update the Fire and Life/Safety systems in all its mixed-population buildings. Updates to some of buildings are complete; the remainder will be completed at a rate of one per year. Options to speed up the schedule will be explored.
- Springwood Family Center. Construction of a new 25,000 square foot Family Center at the Springwood Apartments in Kent is scheduled to be completed in FY2004. The new center will house a Head Start facility, a public health clinic, and a Career Development Center.
- Springwood Apartments Revitalization. This aging and physically distressed property will undergo a multi-million dollar renovation over a multi-year period. Because Capital Fund resources are inadequate to fund this project, KCHA will explore all avenues to finance this initiative. KCHA will complete masterplanning for this project by the end of FY2005.
- Signage Design Standards. KCHA will complete development of signage design standards to complement interior design, exterior features, and aesthetic values. These standards will help the Authority strengthen its efforts to ensure that its public housing developments blend in with and enhance the neighborhoods where they are located.
- Other Major Multi-Year Projects. KCHA is also undertaking significant surface water management, energy efficiency, and interior unit rehabilitation projects.

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

➢ KCHA Waiting Lists*

Waiting Lists	Disabled	Elderly	Family	Total Applications
Public Housing	569	770	3461	**4800**
Section 8	1230	319	3800	**5348**

* KCHA accepts applicants on an ongoing basis for public housing, but only opens the Section 8 voucher waiting list periodically. KCHA last accepted applications for the Section 8 program in the summer of 2002. At that time, over a two-week period, close to 7,000 new households applied. Some applicants are on both the Section 8 and Public Housing waiting lists.

KCHA maintains separate waiting lists for public housing by sub-areas of the County: North, East, Southwest, Southeast and South. These lists vary as to the

wait time for the various household sizes. Waiting lists for large households are the longest for the South sub-area lists. There are also very long wait times for studios, 1 and 2 bedroom units in some parts of the County.

B. Renton Housing Authority

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

➢ Units of Housing Managed by the RHA

- Total number of units owned by the RHA – **720**
- **1,400** households served by all RHA Housing Programs
- Total number of public housing units owned and managed by the RHA:

Name of Complex	Households Served	Number of Units
Cole Manor	Families, Disabled, Elderly	128
Cedar River Terrace Golden Pines	Elderly over the age of 62	125
Hillcrest Evergreen	Elderly or Disabled	110
Houser Terrace	Elderly, at least 55 and disabled or over age of 62	104
Total		**467**

- Section 8 Vouchers managed by RHA: Total **619**; **314** are RHA vouchers and **305** are vouchers that were ported in from other jurisdictions, mostly the City of Seattle.

➢ RHA Waiting List

- The RHA Section 8 waiting list is currently closed with about **1000** applicants to be served before it can be re-opened.
- Average wait list time for RHA public housing is:

  1.5 years for a one-bedroom unit
  2+ years for a two-bedroom
  3+ years for a three- or four-bedroom

➢ RHA Plans and Initiatives

- RHA has been working with community partners and the Sound Families Initiative to create transitional housing opportunities in Renton. RHA provides the exit vouchers for households transitioning to permanent housing in the community. Recent projects are Vision House, which will provide 15 units of transitional housing and Children's Village, which will provide 12 units of transition housing to single parents with children.

- RHA is working on a multi-family tax credit/tax-exempt bond-funded project in downtown Renton to provide 90 units of workforce housing.

- RHA would like to develop more projects that contain large bedroom units in order to meet the needs of large families on their waiting list.

- RHA is working on beginning a workforce home ownership program that will be a 2-year lease-to-own program.

Appendix E

Assisted Housing Inventory

Assisted Housing Inventory*

* Assisted housing is affordable housing that was developed with the assistance of public funding or market rate housing that is available to lower income households through the assistance of a public subsidy program. Please note that there is some overlap between Tax Credit and King County Housing Finance Program Projects, as some projects contain both funding sources.

a) Washington State Housing Finance Commission Tax Credit Projects in Service as of March 2003

North Urban Area: 8 Projects; Total Units: **358**

East Urban Area: 13 Projects; Total Units: **889**

South Urban Area: 33 Projects; Total Units: **3,532**[1]

b) King County Housing Finance Program – projects funded with Consortium federal funds and local affordable housing funds. Some of the latter funds have contributed to regional projects located in the City of Seattle.

South Region: Total Projects: **94**

North/East Region (ARCH): Total Projects: **50**

Balance of North/East Region: Total Projects: **21**

Vashon: Total Projects: **5**

Seattle: Total Projects: **15**

c) Renton Housing Authority (RHA)

Section 8 vouchers:

- **262** vouchers originated by RHA
- **298** vouchers ported in to Renton (largely from the City of Seattle)

Public Housing Units

- 467 units owned & managed by RHA

[1] This is 4 times the number of units in the East Urban Area.

d) King County Housing Authority

Section 8 Vouchers – vouchers allow low-income households to rent market rate housing with the assistance of a public subsidy that pays a portion of the household's rent.

North Urban Area: **388** vouchers

East Urban Area: **1,244** vouchers

South Urban Area: **6,137**[2] vouchers

KCHA Section 8 Voucher Inventory:

City	Total
WHITE CENTER/BURIEN/SEATAC	**1953**
KENT	**1347**
FEDERAL WAY	**1147**
AUBURN	**689**
BELLEVUE	**663**
DES MOINES	**538**
RENTON	**335**
SHORELINE	**328**
KIRKLAND	**183**
REDMOND	**174**
ISSAQUAH	**88**
BOTHELL	**76**
KENMORE	**60**
PACIFIC	**59**
ENUMCLAW	**29**
WOODINVILLE	**28**
MAPLE VALLEY	**26**
NORTH BEND	**15**
VASHON	**14**
SAMMAMISH	**7**
MERCER ISLAND	**6**
SNOQUALMIE	**4**
OTHER	**12**
Total Vouchers	**7781**

* The total number of vouchers listed above includes voucher holders from other housing authorities living in KCHA's jurisdiction

[2] This is 5 times the number of vouchers in the East Urban Area.

Public Housing Units

North Urban Area: Total Units: **487**

East Urban Area: Total Units: **496**

South Urban Area: Total Units: **2,238**[3]

KCHA Public Housing Inventory:

DEVELOPMENT	ADDRESS	CITY	COUNTY	STATE	ZIP	UNITS
Avondale Manor	17107 NE 80th St.	Redmond	King	WA	98052	20
Ballinger Homes	2200 NE 201st Pl.	Shoreline	King	WA	98155	110
Bellevue Single-Fmly Hms	Various	Bellevue	King	WA	98007	8
Boulevard Manor	12039 Roseberg Ave. S	Boulevard Park	King	WA	98168	70
Briarwood	18026 Midvale Ave. N	Shoreline	King	WA	98133	70
Brittany Park	18265 First Ave. S	Normandy Park	King	WA	98148	43
Burndale Homes	930 18th Pl. NE	Auburn	King	WA	98002	50
Campus Court	24510 26th Pl. S	Des Moines	King	WA	98198	13
Casa Juanita	9821 NE 122nd St.	Kirkland	King	WA	98034	80
Casa Madrona	3948 Martin Way E	Olympia	Thurston	WA	98506	70
Cascade Apartments	20500 106th Ave. SE	Kent	King	WA	98031	108
Cedarwood	14415 123rd Ln. NE	Kirkland	King	WA	98034	25
College Place	1249 145th Pl. SE	Bellevue	King	WA	98007	51
Eastridge House	120 Sunset Way W	Issaquah	King	WA	98027	40
Eastside Terrace	704 147th Pl. NE	Bellevue	King	WA	98007	50
Evergreen Court	33014 19th Ln. S	Federal Way	King	WA	98003	30
Firwood Circle	314 37th St. SE	Auburn	King	WA	98002	50
Forest Glen	8610 164th Ave. NE	Redmond	King	WA	98052	40
Forest Grove	8350 167th Ave. NE	Redmond	King	WA	98052	25
Glenview Heights	10405 SE 172nd St.	Renton	King	WA	98055	10

[3] This is 4 times the number of public housing units as in the East Urban Area

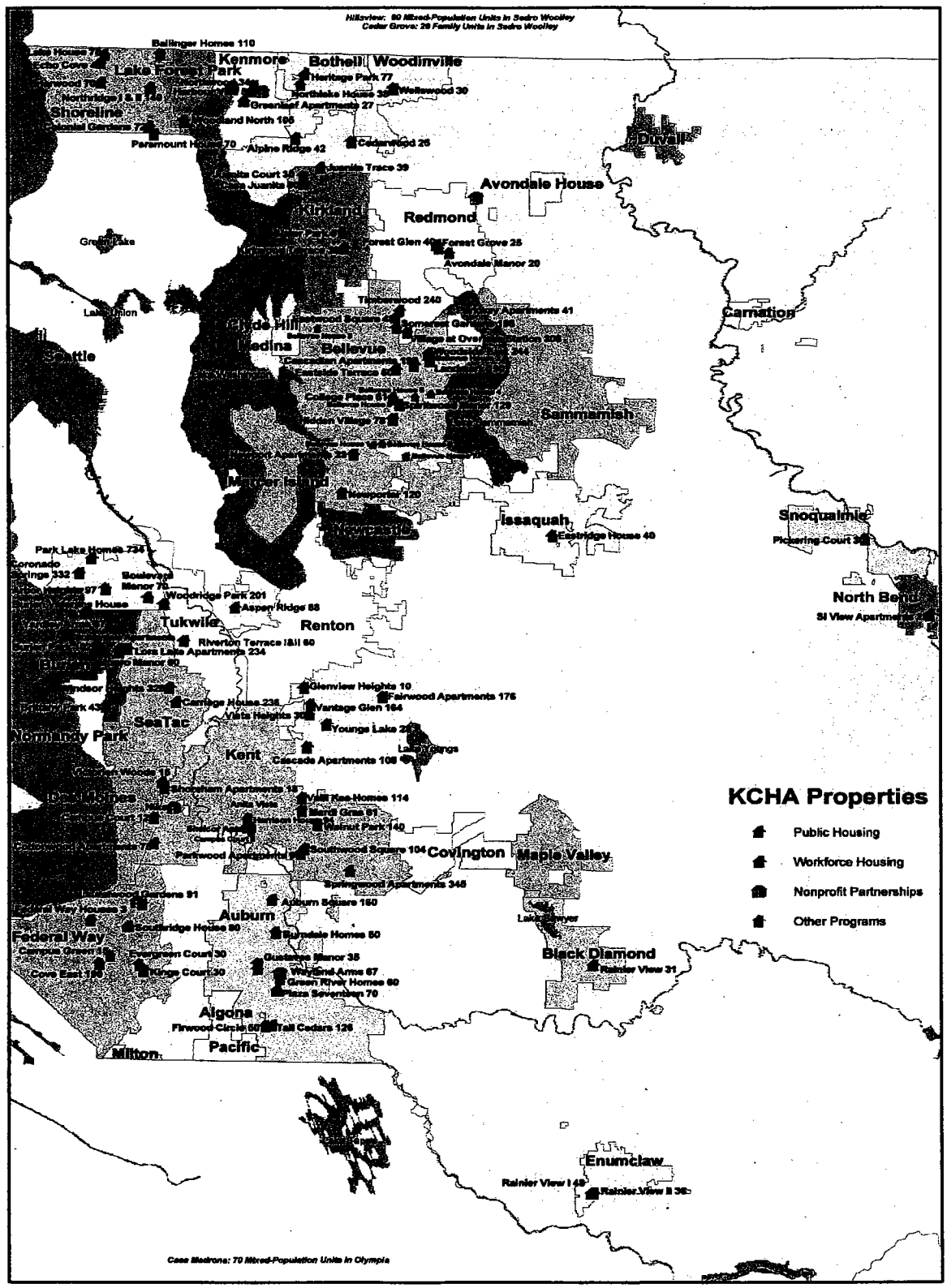
Green River Homes	1103 Ninth St. SE	Auburn	King	WA	98002	60
Greenleaf Apartments	16714 68th Ave. NE	Kenmore	King	WA	98028	27
Gustaves Manor	107 W Main St.	Auburn	King	WA	98001	35
Juanita Court	9926 NE 126th St.	Kirkland	King	WA	98034	30
Juanita Trace I	13137 107th Pl. NE	Kirkland	King	WA	98034	30
Juanita Trace II	13137 107th Pl. NE	Kirkland	King	WA	98034	9
Kings Court	S 333rd St. and 22nd Ln.	Federal Way	King	WA	98003	30
Kirkwood Terrace	11925 NE 81st Circle	Kirkland	King	WA	98033	28
Lake House	1313 N 200th St.	Shoreline	King	WA	98133	70
Mardi Gras	24009 104th Ave. SE	Kent	King	WA	98031	61
Munro Manor	630 S 152nd St.	Burien	King	WA	98148	60
Northridge I	1540 NE 177th St.	Shoreline	King	WA	98155	70
Northridge II	1530 NE 177th St.	Shoreline	King	WA	98155	70
Paramount House	1750 NE 145th St.	Shoreline	King	WA	98155	70
Park Lake Homes I[4]	9800 Eighth Ave. SW	Seattle	King	WA	98106	568
Park Lake Homes	9801 Eighth Ave. SW	Seattle	King	WA	98106	165
Pickering Court	445 Pickering St.	Snoqualmie	King	WA	98065	30
Plaza Seventeen	1001 17th St. SE	Auburn	King	WA	98002	70
Riverton Terrace I	14440 41st Ave. S	Tukwila	King	WA	98168	30
Riverton Terrace II	14440 41st Ave. S	Tukwila	King	WA	98168	30
Shoreham Apartments	22815 30th Ave. S	Des Moines	King	WA	98198	18
Southridge House	30838 14th Ave. S	Federal Way	King	WA	98003	80
Springwood Apartments	27360 129th Pl. SE	Kent	King	WA	98031	333
Valli Kee Homes	23401 104th Ave. SE	Kent	King	WA	98031	114
Victorian Woods	22418 30th Ave. S	Des Moines	King	WA	98198	18
Vista Heights	18415 108th Ave. SE	Renton	King	WA	98055	30
Wayland Arms	307 S Division St.	Auburn	King	WA	98001	67
Wellswood	18100 142nd Ave. NE	Woodinville	King	WA	9807	30

[4] Park Lake Homes I will be redeveloped, and phased demolition will begin in 2005.

					2	
Yardley Arms	1000 SW 130th St.	Burien	King	WA	98146	67
Youngs Lake	19001 116th Ave. SE	Renton	King	WA	98058	28
Total PH Units						3291

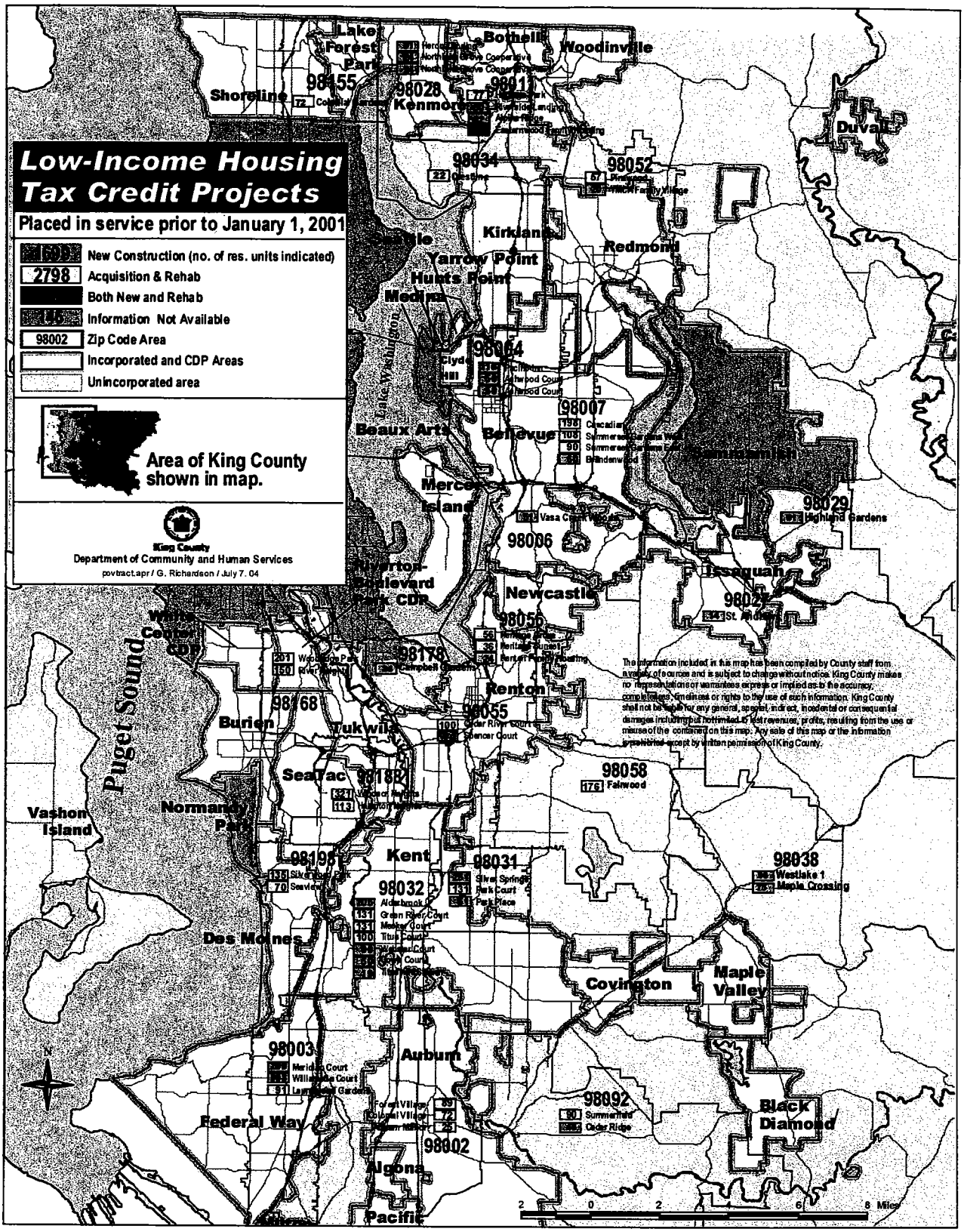
*All of these developments are eligible for Capital Fund investments.

King County Housing Authority



Map 1 – Assisted Housing Inventory

King County Housing Authority Properties in the King County Consortium



Map 2 – Assisted Housing Inventory
Low-Income Housing Tax Credit Projects in the Consortium
In Service Prior to January 1, 2001

The number inside of each box denoting a low-income housing tax credit project is the number of housing units in the project.

Appendix F

Lead Paint

Lead Paint

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

- From 1993 to 2003, 6,085 children statewide were tested for lead; 153 children or 2.5% of those tested, had elevated lead levels
- In 2003, 953 children statewide were tested for lead; 11 children or 1.15% of those tested in 2003, had elevated lead levels

➢ Housing Stock

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

➢ Consortium Actions to Reduce Lead Paint Hazards

- King County has participated on a statewide lead task force that was responsible for developing Washington State Lead-Based Paint Legislation. The legislation was signed by the governor and effective as of June 10, 2004. The legislation created Washington State eligibility for federal lead hazard reduction funds.
- King County participates in a Western Washington networking group that discusses home repair issues, including lead hazards and lead legislation.
- The King County Housing Finance Program, which administers the capital contracts for affordable rental and ownership housing projects for the Consortium, requires all projects to comply with lead paint requirements.
- The King County Housing Repair Program, which coordinates the Consortium's home repair programs for existing ownership housing of low- to moderate-income households conducts lead hazard reduction work in-house.

Three (3) staff persons are currently EPA-certified and soon to be Washington State-certified risk assessors; they conduct paint inspections and risk assessments of each home that is eligible for the program. If lead hazard reduction is required for a given home repair project, the hazard reduction work is incorporated into the scope of the rehabilitation work to be done on the home. Housing Repair staff monitor the lead hazard reduction work and perform "clearance" inspections when required.

Appendix G

Displacement and Federal Relocation Requirements

Displacement and Federal Relocation Requirements

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

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

➢ Displacement Practices For Consortium-Funded Projects

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

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

The Consortium recognizes that, given that acquisition and rehabilitation of rental units for households in the lowest income categories is a priority, displacement of existing tenants may be unavoidable for some projects. Such projects may include special needs housing where services will be provided on-site to special needs residents; housing developments using other fund sources that do not permit non-eligible households to remain in residence; and developments in higher income communities where buildings occupied exclusively by low- to moderate-income households are generally not available. Funding for projects that involve displacement will be evaluated on a case-by-case basis. The elements to be

evaluated for Consortium-funded projects that will cause displacement include, but are not limited to, the following:

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

- **Displacement In Projects Receiving Federal Funds - Federal Relocation Assistance Requirements**

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

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

Uniform Relocation Act (URA)

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

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

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

Tenants who are displaced are eligible for financial benefit. All displaced tenants receive moving costs. In addition, residential tenants who are permanently

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

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

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

Barney Frank Amendment

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

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

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

- The location on a map and the number of dwelling unit by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, King County will identify the general location on an area map and the approximate number of dwelling units by size and provide information identifying the specific location and number of dwelling units by size as it is available;
- The source of funding and a time scheduled for the provision of the replacement dwelling units;
- The basis for concluding that each replacement dwelling unit will remain a low-income dwelling unit for at least 10 years from the date of initial occupancy;
- Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of lower-income households in King County.

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

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

Appendix H

Anti-Poverty Strategy

Anti-Poverty Strategy

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

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

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

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

- Improving public infrastructure makes our communities healthier and safer and, in some cases, more viable for economic activities that can increase local jobs;

- Neighborhood revitalization strategies will help to make high poverty, deteriorated neighborhoods in the Consortium attractive for new investments, and to create new jobs and economic opportunities;

- Assisting small and/or economically disadvantaged businesses in predominantly low- to moderate-income communities with improvements to their commercial property may help to revive a deteriorated commercial area and retain or increase jobs;

- Assisting low- to moderate-income persons in obtaining job skills and employment services helps households to find work or secure a better-paying job.

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

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

C. Partnerships and Initiatives supported by King County and/or the Consortium jurisdictions:

- The King County Jobs Initiative is a means of reducing poverty by helping people gets and keep jobs, currently serving residents of the highest poverty areas in South King County.

- The Committee to End Homeless is developing a Ten Year Plan to End Homelessness in King County.

- Growth Management Planning: the Growth Management Planning Council is working to plan for housing/jobs balance throughout the County so that jurisdictions' housing and employment targets correlate, and there is an adequate supply of affordable housing located in the proximity of jobs

- King County and the Consortium support the King County Housing Authority's effort to revitalize the distressed community of White Center, and to redevelop Park Lake Homes into a mixed-income community with public housing dispersed throughout. KCHA also secures grants and partners with a number of agencies to provide service resources for its residents, especially services that are designed to increase economic self-sufficiency.

Appendix I

Consortium Monitoring Plan

Consortium Monitoring Plan

*Note – the Consortium will provide more specific information about monitoring practices in the Consolidated Annual Performance and Evaluation Report (CAPER).

Level 1 – Long-term Outcomes

This is the broadest level of monitoring. At this level King County and the Consortium will be assessing our impact on the long-term outcomes set by our 5-year Consolidated Plan. The assessment of long-term outcomes for each goal area will generally be conducted over a number of years, and will depend on the indicator chosen in the Consolidated Plan.

Level 2 – Annual Program Measures

At this level King County and the Consortium will monitoring annually such things as our timely expenditure rate, whether we are staying within the caps and spending the required percentage of CDBG funds on activities benefiting low- to moderate-income households, and whether we are meeting our annual short-term outputs and short-term outcomes in each goal area.

Level 3 – Project Compliance Monitoring

a) King County staff will work to ensure that our funded projects are in compliance with the regulations of the fund sources that they receive. When monitoring human services contracts, we will also be ensuring that they follow the King County Community Services Division plan.

   Compliance Monitoring Elements:

   - Time schedule for each project;
   - Cross-program and cross-funder plan for sharing monitoring responsibility;
   - Applicable checklists and monitoring tool for projects in each program area as it relates to applicable fund source(s) – pre and post contract checklist to ensure that everything gets done in compliance with applicable guidelines/regulations;
   - Inclusion of a fair housing monitoring tool;
   - Program monitoring manual;
   - Site visit letters/forms for both pre-monitoring preparation and post-monitoring follow-up.

b) We will work with the Consortium Pass-through cities, providing technical assistance to ensure that they are adequately monitoring themselves and their projects.

Appendix J

Citizen Participation Plan

Citizen Participation Plan

1. Citizen Involvement Guide

- The King County Consortium invites its citizens to participate in all of the planning processes for the allocation of federal, state and local funds for housing and community development programs, including the planning process for the HOME and CDBG Consortia Interlocal Cooperation Agreements.

- The King County Consortium publishes a "Citizen Involvement Guide" that is available on our web site at **http://www.metrokc.gov/dchs/csd/Housing/CitizenGuide.htm**

  or, the guide can be obtained in the mail by contacting staff listed at the end of this section of the plan.

- The Guide contains the following information:

  1) An overview of the sources, use and administration of Consortium funds

  2) How funds are shared within the King County Consortium

  3) How the programs are administered

  4) An annual calendar of activities that includes fund application cyclus

  5) Contact names and phone numbers

  6) Other programs and resources that are available to the community

- The Consortium is preparing to launch the Citizen Involvement Guide in several languages other than English in 2005.

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

- Every five years the King County Consortium produces a new *Consolidated Plan* that guides our use of federal and some state and local funds for affordable housing and community/economic development (see Introduction Section to this plan).

- The Consortium provides many opportunities for public and stakeholder input during the development process and uses the input in the production of the plan.

- Public Input forums are held at many locations in the County, especially in locations that facilitate input from low – to moderate-income members of the community. The locations of the public input forums are announced in local newspapers, on our website and through flyers sent to community-based agencies.

- Stakeholders are invited to participate in focus groups and/or surveys or other comparable forums to provide input to the development of the *Consolidated Plan.*

3. Consolidated Housing and Community Development Plan: Public Review

- The public is invited to comment on the *Consolidated Plan* for a period of 30 days prior to its adoption by the King County Council. A notice of availability of the proposed new proposed *Consolidated Plan* is published in the legal section of the Seattle Times and other selected local newspapers, on the HCD website and through community-based agencies. Free copies of the *Draft Consolidated Plan* are available during the period of public review by mail, at the King County Housing and Community Development office and via the King County web site, which can be accessed at any public library.

- The public is also invited to comment at the King County Council hearings where the *Consolidated Plan* is discussed and adopted. All comments that are submitted in writing or provided orally during the public comment period or at public hearings or meetings shall be considered in preparing the final plan. A summary of comments received and how they were handled, as well as the reasoning behind the rejection of any comments that are not accepted for inclusion in the *Consolidated Plan* will be included in the Public Comment Section.

4. Public Review of Changes to the Consolidated Housing & Community Development Plan

- Minor Changes

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

- Substantial Changes:

  1) alter the purpose or intended beneficiaries of a strategy identified in the "Strategic Plan" section;

  2) add or delete a strategy in the "Strategic Plan";

  3) alter the annual accomplishment goals and/or the long-term goals of the major strategies in the "Strategic Plan".

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

4. Availability of the adopted Consolidated Housing & Community Development Plan

- The adopted *Consolidated Plan* will be available on the Housing and Community Development web site: www.metrokc.gov/dchs/csd/Housing/Reports.htm, and in a hard copy booklet available by mail from the Housing and Community Development Program office (see contact information at the end of this section) and at each library in the King County Public Library system.

5. Availability of funds to meet the Objectives of the Consolidated Plan is Announced Every Year

- Funds available through the larger suburban cities (also known as the pass-through cities[1]), are announced every Spring with applications due from April through July, depending on the jurisdiction. The pass-through cities receive entitlement funds through a formula distribution each year and conduct their own allocation processes. Notifications of funds available are made via newspapers, flyers and other forms of media announcements, such as individual jurisdiction web sites

[1] Large cities in the Consortium that receive a "pass-through" of federal funds to allocate through their city (for more information about the Consortium structure and pass-through cities, see the Introduction to the "Consolidated Plan."

- Funds available for community development objectives in unincorporated King County or the small cities in the Consortium are administered by King County staff, and are announced every Spring, with applications due in June.

- Funds for affordable housing objectives of the plan. The King County Housing Finance Program ("HFP") administers HOME funds for the entire HOME Consortium, with allocation decisions made in conjunction with the cities in the HOME Consortium. Funds available for affordable housing projects throughout King County through the HFP are announced every Summer, with applications due in September.

- ESG and CDBG funds for homeless housing operations and services through King County staff (the King County Homeless Housing Planning Section) are announced and available every two years in the Spring (May – July).

- Fund availability is announced in local papers, on the King County Housing and Community Development Program web site and through notices to stakeholders. The web site address is: http://www.metrokc.gov/dchs/csd/Housing/index.htm

6. The Consortium Provides Technical Assistance to Fund Applicants

- Every Spring, King County and Consortium pass-through cities organize application workshops at various locations in the County to provide technical assistance to potential applicants for funds. The workshops provide information about federal requirements, local priorities and application instructions. Technical assistance may be provided to individual applicants upon request.

7. Proposed Use of Funds Each Year: the Annual Action Plan

- Every year after the Consortium has announced the availability of funds and made technical assistance available, it determines the specific projects it will fund in the coming year, consistent with the goals, objectives and strategies outlined in the *Consolidated Plan*. This annual plan for how the coming years' funds will be utilized is called the "Annual Action Plan."

- Each pass-through city in the Consortium holds public hearings in the fall on their proposed CDBG projects before the projects are adopted by their respective City Councils.

- Most cities in the north and east areas of the Consortium do not select specific housing projects in the fall, but do set aside funds for housing development through A Regional Coalition for Housing (ARCH). Specific

housing development projects are then selected twice a year by ARCH for approval by each City Council in the coalition, and added to the Annual Action Plan by amendment.

- The Joint Recommendations Committee of the King County Consortium holds a public meeting in the late summer each year on the proposed projects to be awarded funds for the following year. Specific housing projects are not selected at this time. Funds for housing development projects are set aside, and projects are selected later in the year for JRC approval and added to the Annual Action Plan by amendment.

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

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

9. Public Comment on Changes to the Annual Action Plan

- After the Annual Action Plan is submitted to HUD in mid-November each year, 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 certain amendments to the plan, as specified below, are being proposed for CDBG, HOME or ESG funds.

Minor Changes

1) a change the amount awarded to a project by less than 25%; or

2) a change in the eligible activity or location, or the estimated number of intended beneficiaries, but not the purpose, scope or intended beneficiaries of a project.

Minor changes do not require public notice or Council action. The sub-recipient[2] requesting the minor change(s) will inform the County in writing before they are implemented.

[2] A sub-recipient is the entity awarded funds for a project.

Amendments

1) a change in the amount awarded to a project by 25%, plus or minus (unless the minus is merely the result of an under-run); or

2) a change in the purpose, scope or intended beneficiaries of a project; or

3) a cancellation of a project or addition of a new project, including new housing projects selected by the ARCH cities or the JRC after the Annual Action Plan is submitted to HUD.

All amendments to adopted projects must be approved by the city or the Joint Recommendations Committee("JRC"), whichever body initially awarded the funds, and submitted for public comment for 14 days before they are submitted to HUD. Amendments that have been approved by the city or the JRC will be published in local newspapers for at least 14 days before they are implemented and the public will be invited to comment during the 14 day period. All public comments will be considered before implementation, and before the amendment is submitted to HUD.

Amendments to the cities' CDBG projects, including housing development projects recommended by ARCH, can be adopted by the local jurisdictions' councils through a consent agenda or regular Council meeting. Similarly, amendments to the County and Small Cities CDBG fund, including housing development projects recommended by the Housing Finance Program, can be adopted by the JRC at a regular meeting. The County will submit the changes to HUD as necessary.

Substantial Change

1) A change in the amount of CDBG or HOME awarded to a project by more than 10% of the annual entitlement (approximately $700,000 or more for a CDBG project and $350,000 or more for a HOME project).

All substantial changes must be approved by the city or the Joint Recommendations Committee("JRC"), whichever body initially awarded the funds and submitted for public comment for a period of 30 days before the County submits the change(s) to HUD.

Substantial changes that are approved by a jurisdiction will be published in the regional and/or local newspaper for at least 30 days before they are

implemented and the public will be invited to comment during the 30-day period. All public comments will be considered before implementation, and before the substantial change is submitted to HUD.

All comments that are submitted, either orally or in writing, shall be considered in any substantial changes to the Annual Action Plan. A summary of public comments made and how they influenced the plan, as well as the reasoning for comments that were rejected and did not influence the plan, will be attached to the substantial amendment. The County will submit the changes to HUD as necessary.

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

- Every year in mid-March, a notice of availability of the Consortium's "Consolidated Annual Performance and Evaluation Report" (CAPER)[3] is published in the legal section of the Seattle Times newspaper. Copies of the CAPER are available on the Housing and Community Development web site: www.metrokc.gov/dchs/csd/Housing/Reports.htm, and at the King County Housing & Community Development office.

- The public is invited to a meeting to review and comment on the *CAPER* report at least 15 days before it is submitted to HUD.

11. King County Housing & Community Development Office Staff Contacts

- General office line 206-296-8672

- For information about the *Consolidated Plan*:

  Cheryl Markham
  Coordinator, Affordable Housing Planning & Development
  cheryl.markham@metrokc.gov
  206-205-1417

- For information about the *Annual Action Plan* or the *CAPER:*

  Kathy Tremper
  Coordinator, Community Development Section
  kathy.tremper@metrokc.gov
  206-205-6431

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

Appendix K

Public Comment Section

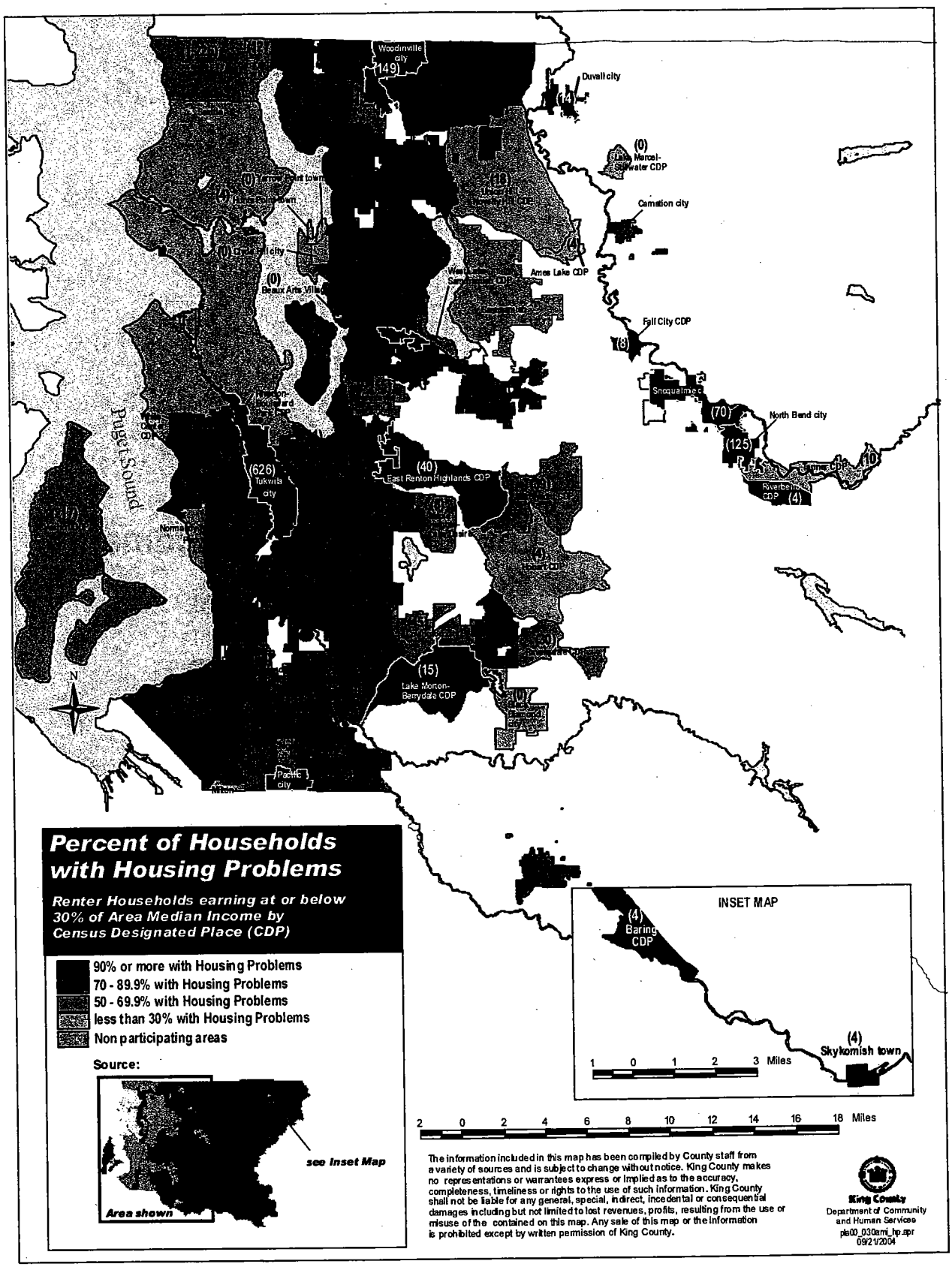
Public Comment Section

Comment Source	Comment	How Comment was Handled
Agency	The comment was in support of a specific project, an employment training and counseling project on Vashon Island that has been funded with CDBG funds (through Rural WorkSource Connection Project). The commenter described the program and stated that it has been successful – approximately 25% of the participants have found jobs that pay at least $10 an hour. The commenter stated that it is an important project for the community and urged us to continue funding it.	The Consolidated Plan does not make any decisions about specific projects. Due to the data we have about the sagging local economy, the joblessness rate and large amount of public and stakeholder support for employment training and counseling programs, we adopted a strategy under Goal Three (Community & Economic Development), Objective #3 to "assist low- to moderate-income persons in obtaining living wage jobs through the provision of job training and other employment services." The adoption of this strategy allows this program to continue to apply for funding during the appropriate funding round (see Citizen Participation Plan).
Agency	The commenter wrote in support of the Rural Connection Project, an employment training and counseling project. The commenter also wrote about the need for supportive services related to employment, especially for those people who need more individual attention and support to be able to use existing resources. The commenter generally like the plan but was concerned that we did not include as much data on jobs and the economy as we included on housing, and was concerned that this would affect the funding of projects like the Rural Connection Project. The commenter asked that we include in the plan an acknowledgment of the need for additional background data before we make any funding decisions that could eliminate any employment training and counseling projects.	The Consortium did include some key data on incomes, and the jobless rate. In addition, the public and stakeholder input concerning the need for employment training and counseling programs was all considered in our decision to adopt Strategy 3.B. under Objective #3 of the Community & Economic Development Goal (see above notes). The Consortium agrees that it is desireable to gather additional data from available sources as well as from stakeholders and the public before making any decisions that would adversely affect funding for any of the strategies, including Strategy 3.B.
Agency	The commenter wrote that the plan is thorough, well laid out, easy to understand and captures the picture of needs in King County, particularly housing needs. The commenter asked to add some additional language to the Key Finding regarding diversity and languages, concerning the need for ESL opportunities for persons who do not speak English.	An additional phrase was added to the finding, as follows: "The increase in diversity and languages in the region indicates a need for greater cultural competency, including the availability of program information in languages other than English, amongst agencies serving the public, as well as adequate opportunities for individuals to learn English as a second language."

Appendix L

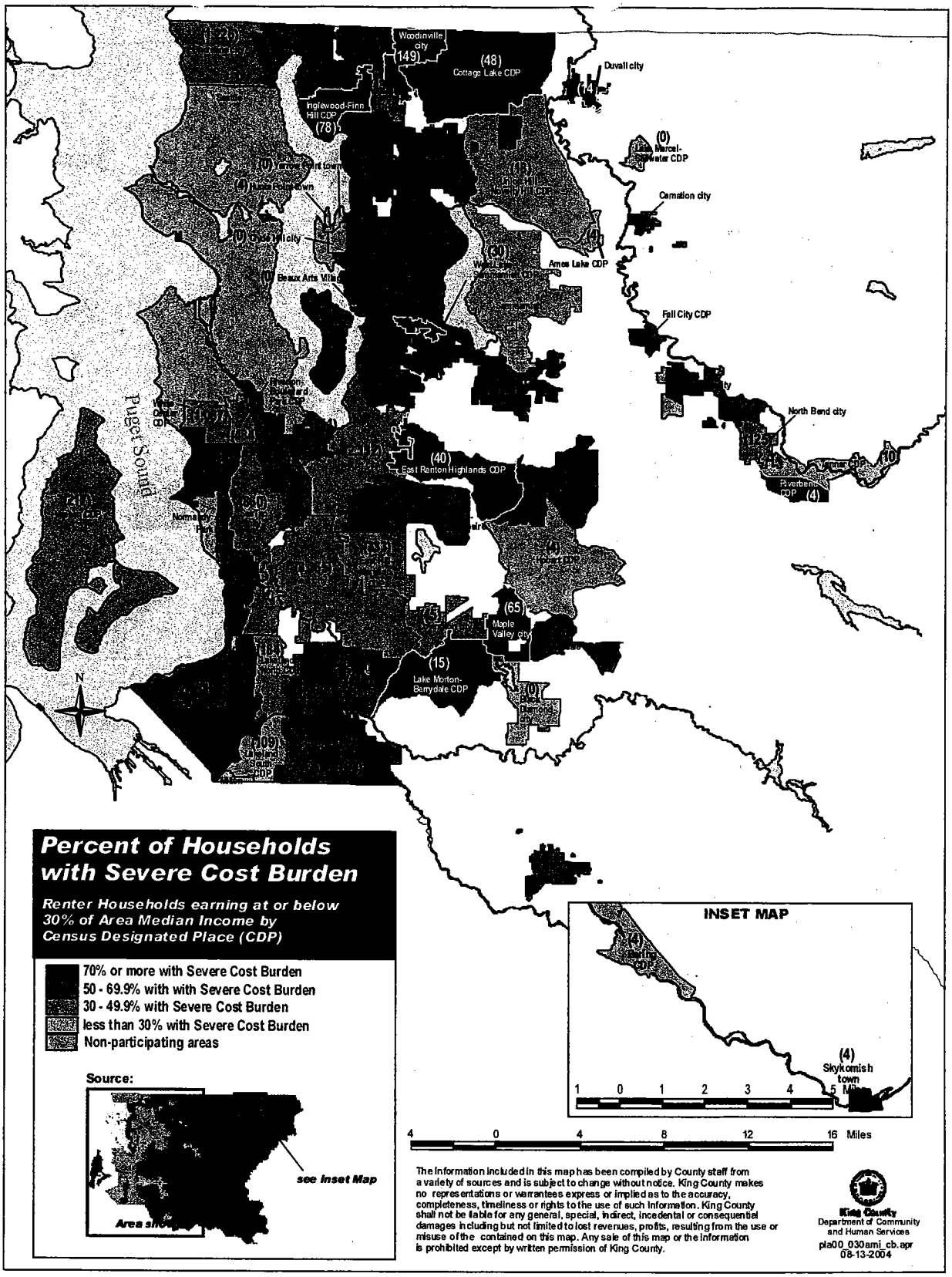
Maps

Percentage of Very Low- to Moderate-Income Renter Households with Housing Problems and a Severe Housing Cost Burden in the Consortium



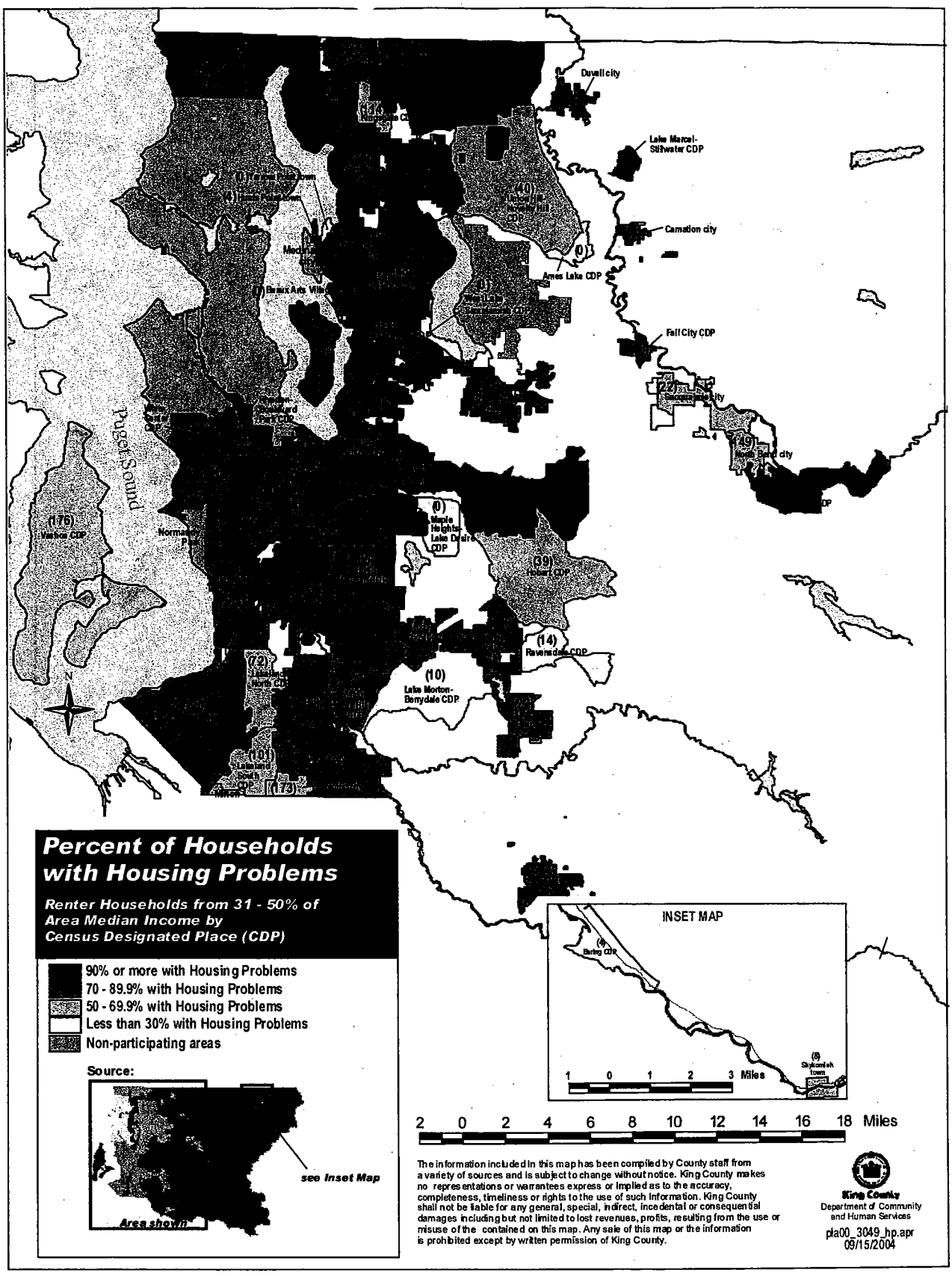
Map 1 – Very Low-Income Renter Households in the Consortium with Housing Problems

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Housing Problems"** include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. Very low-income in 2000 was: $15,800 for a household of two, $17,750 for a household of three and $19,750 for a household of four.



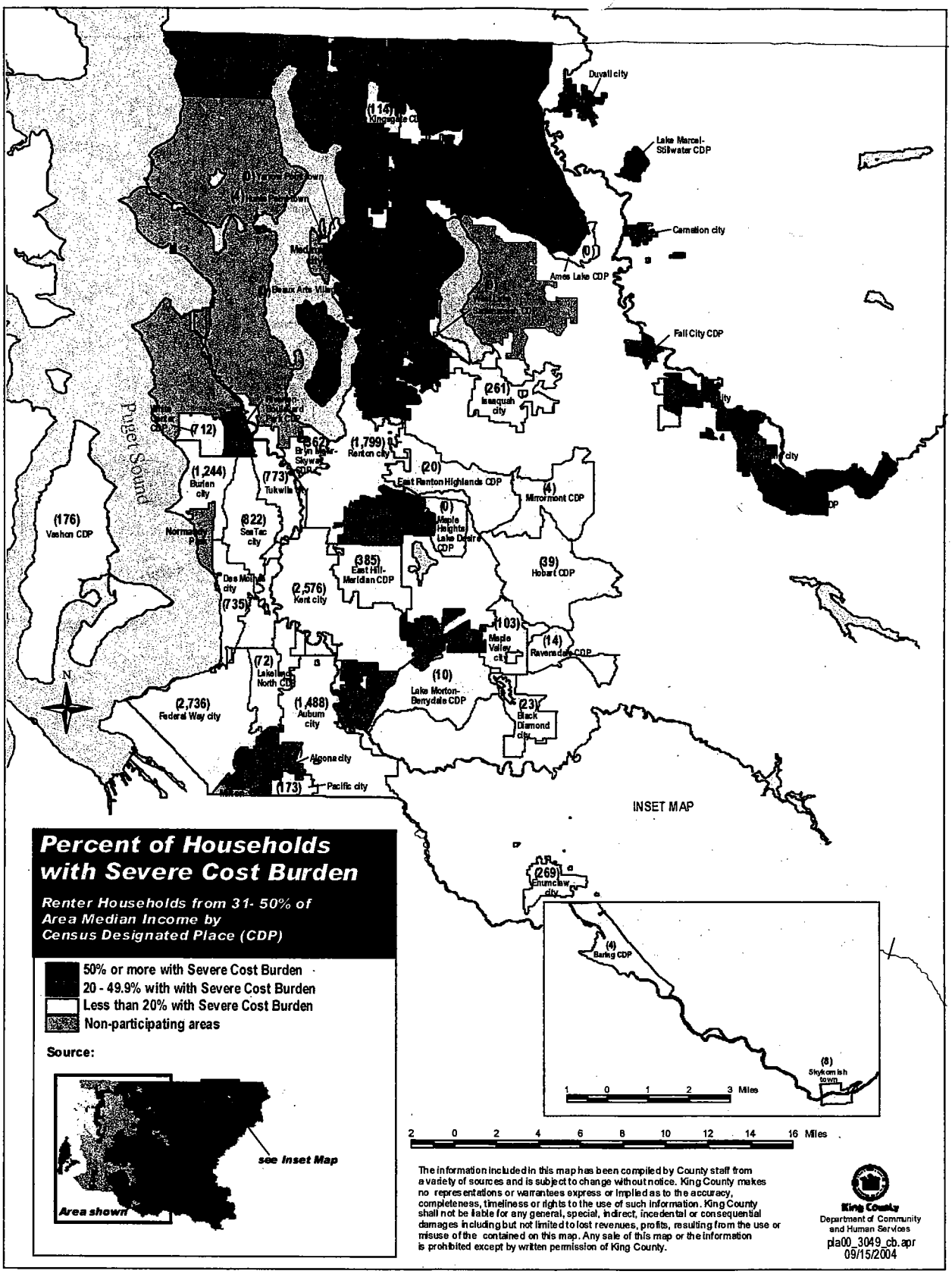
Map 2 – Very Low-Income Renter Households in the Consortium with a Severe Housing Cost Burden

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. Very low-income in 2000 was: $15,800 for a household of two, $17,750 for a household of three and $19,750 for a household of four.



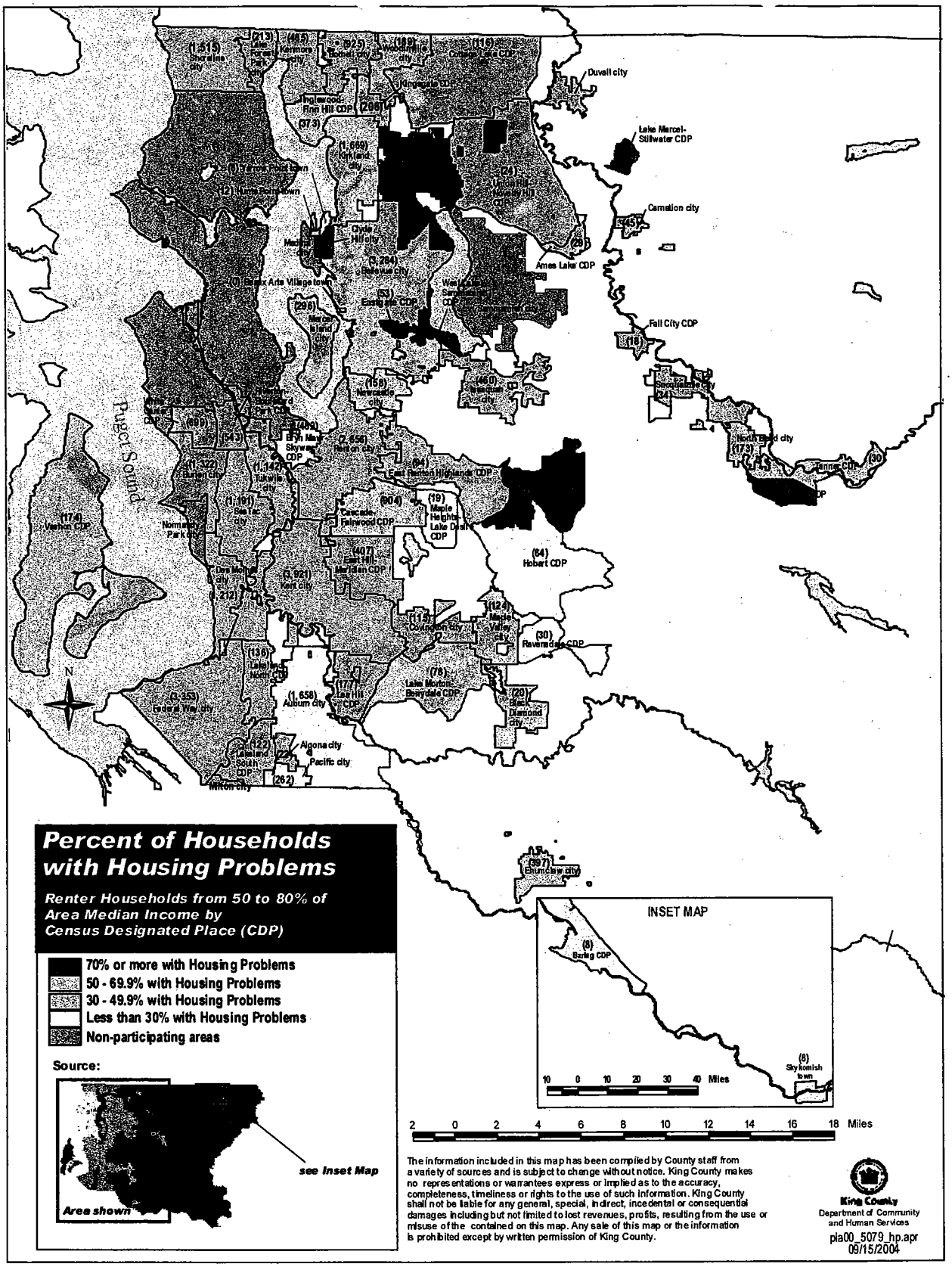
Map 3 – Low-Income Renter Households in the Consortium with Housing Problems

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Housing Problems"** include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. Low-income in 2000 was: $26,300 for a household of two, $29,600 for a household of three, and $32,900 for a household of four.



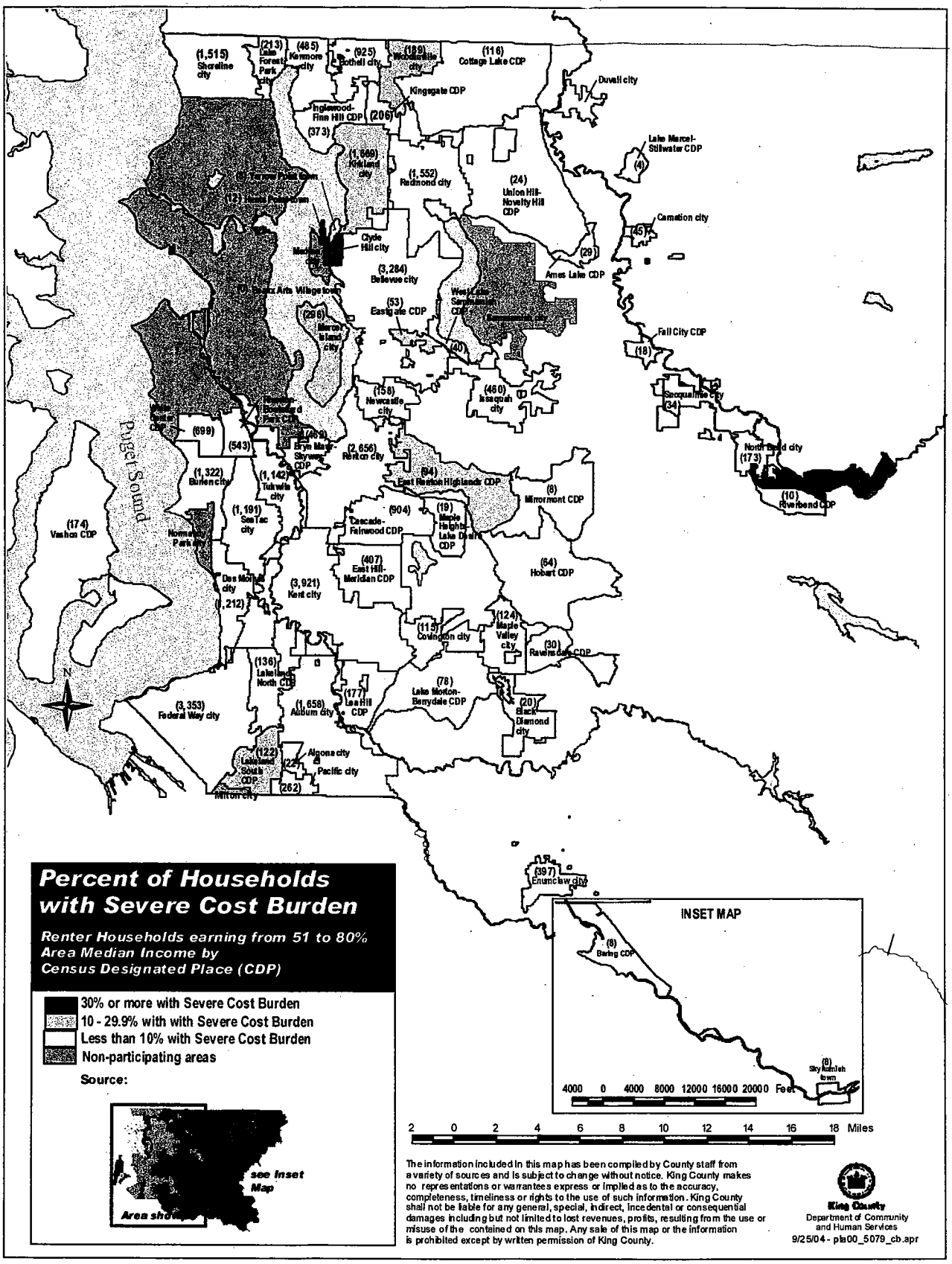
Map 4 – Low-Income Renter Households in the Consortium with a Severe Cost Burden

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses **( )** is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. Low-income in 2000 was: $26,300 for a household of two, $29,600 for a household of three, and $32,900 for a household of four.



Map 5 – Moderate-Income Renter Households in the Consortium with Housing Problems

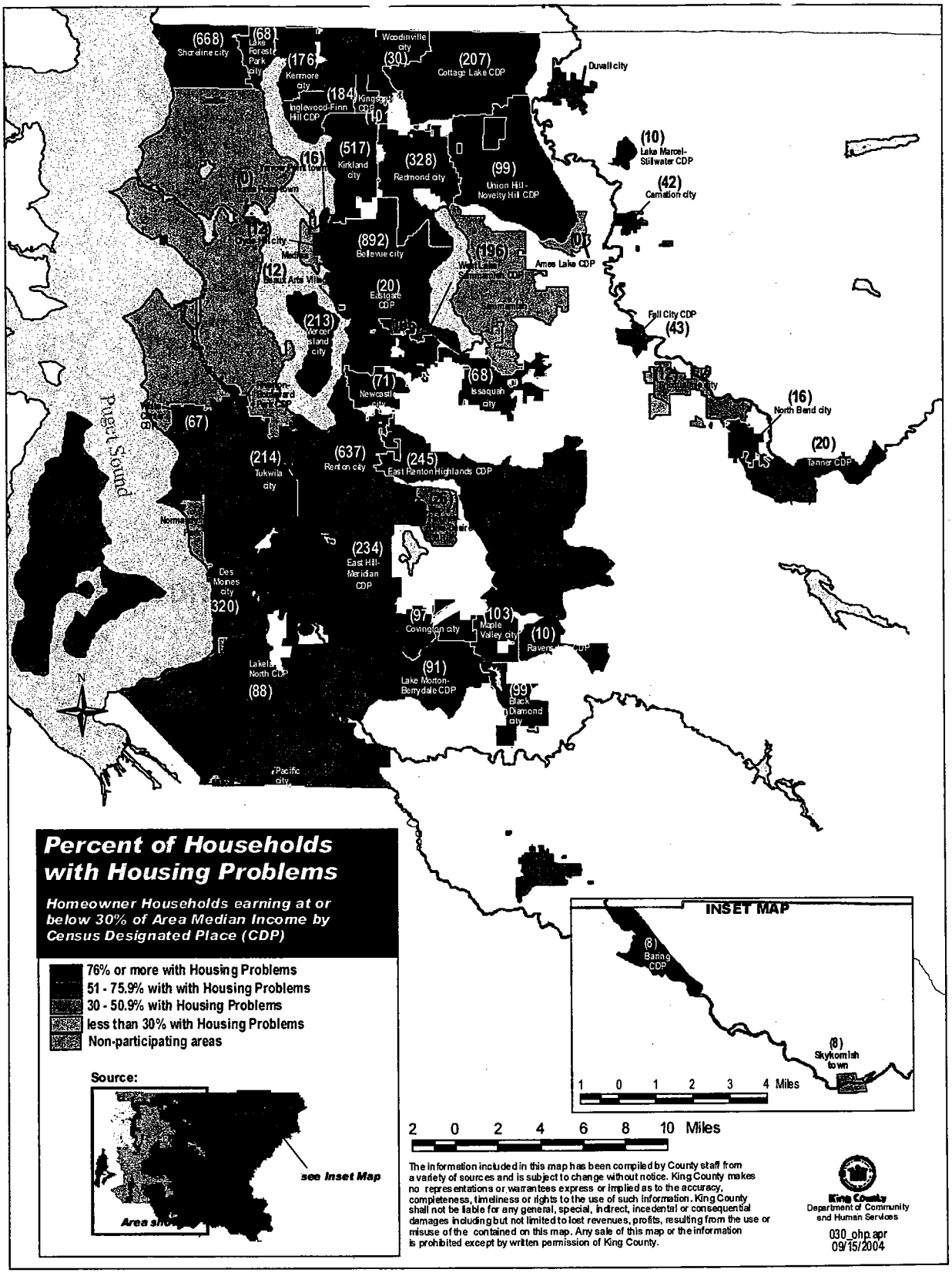
Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Housing Problems"** include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. Moderate-income in 2000 was: $40,150 for a household of two, $45,200 for a household of three, and $50,200 for a household of four.



Map 6 – Moderate-Income Renter Households in the Consortium with a Severe Cost Burden

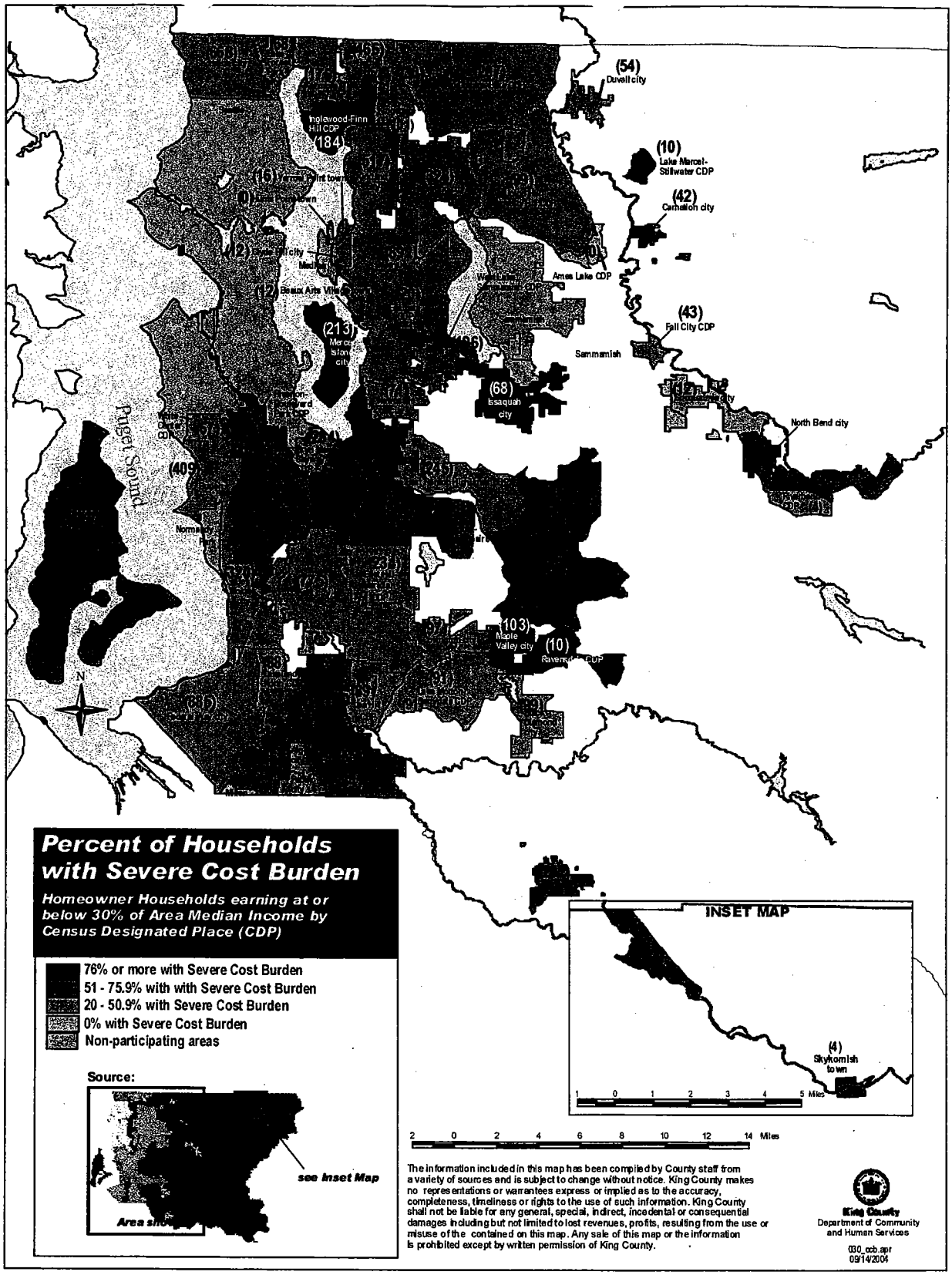
Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. Moderate-income in 2000 was: $40,150 for a household of two, $45,200 for a household of three, and $50,200 for a household of four.

Percentage of Very Low- to Moderate-Income Owner Households with Housing Problems and a Severe Housing Cost Burden in the Consortium



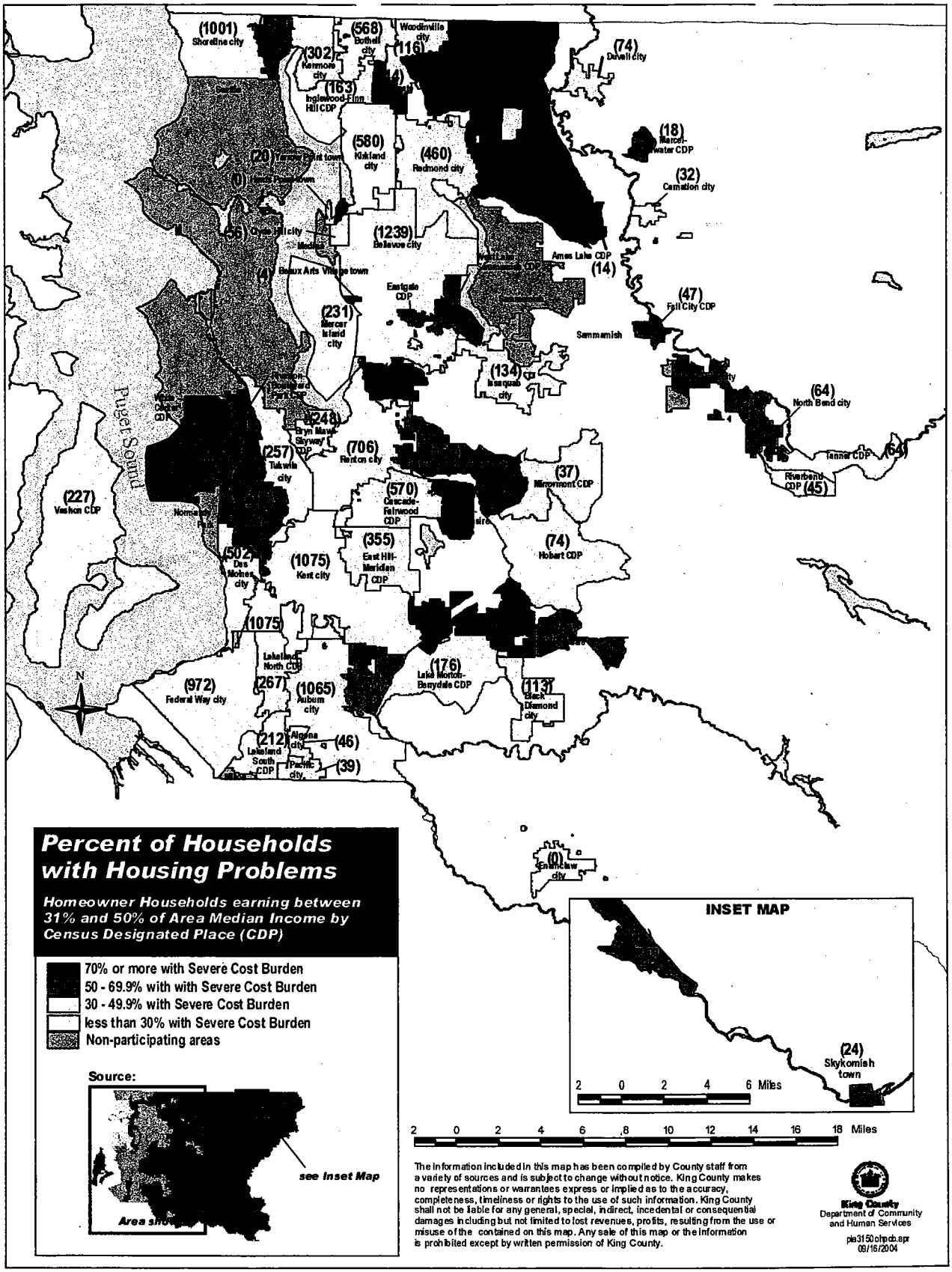
Map 7 – Very Low-Income Home Owner Households in the Consortium with Housing Problems

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Housing Problems"** include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. Very low-income in 2000 was: $15,800 for a household of two, $17,750 for a household of three and $19,750 for a household of four.



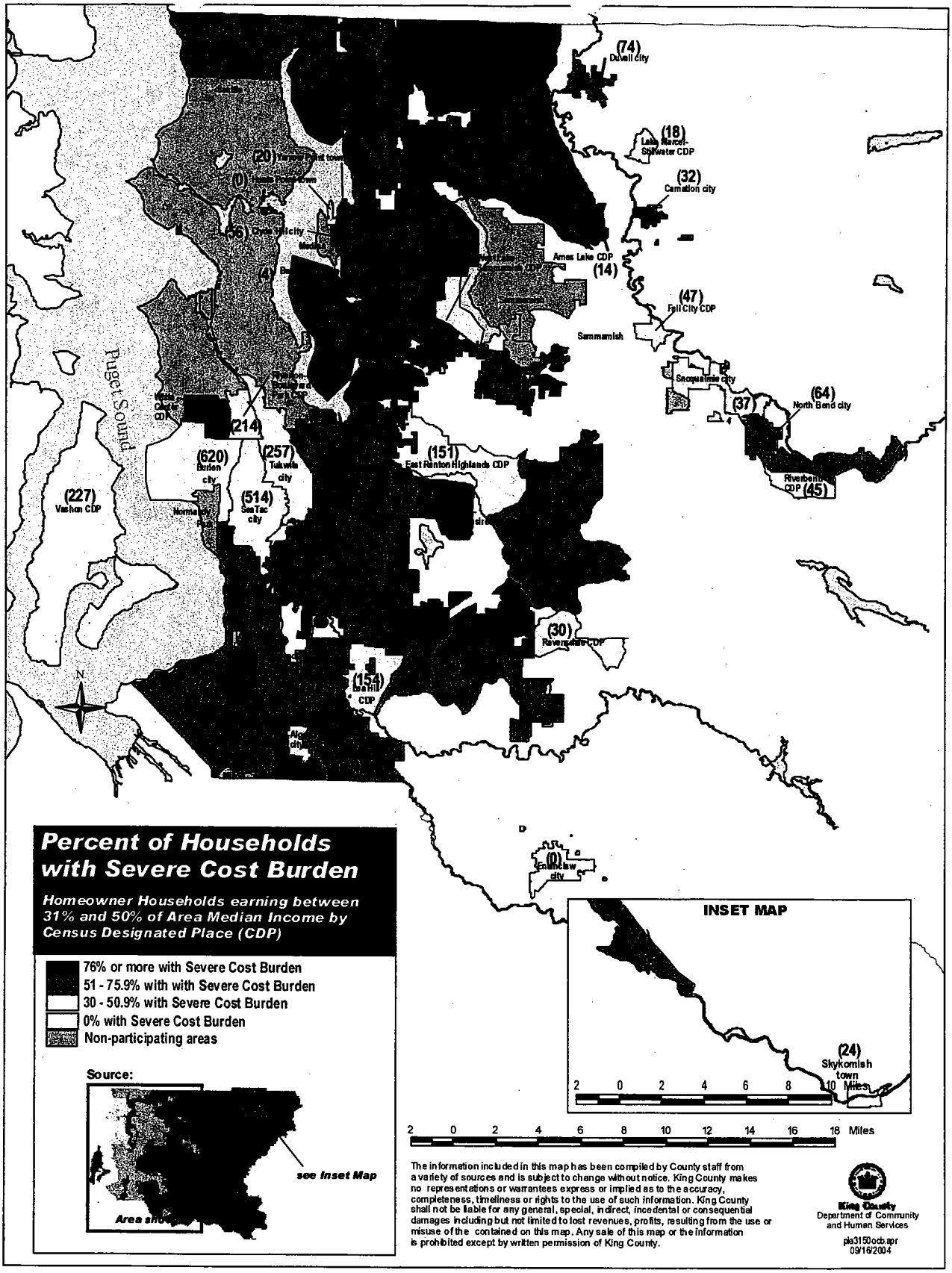
Map 8 – Very Low-Income Owner Households in the Consortium with a Severe Cost Burden

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. Very low-income in 2000 was: $15,800 for a household of two, $17,750 for a household of three and $19,750 for a household of four.



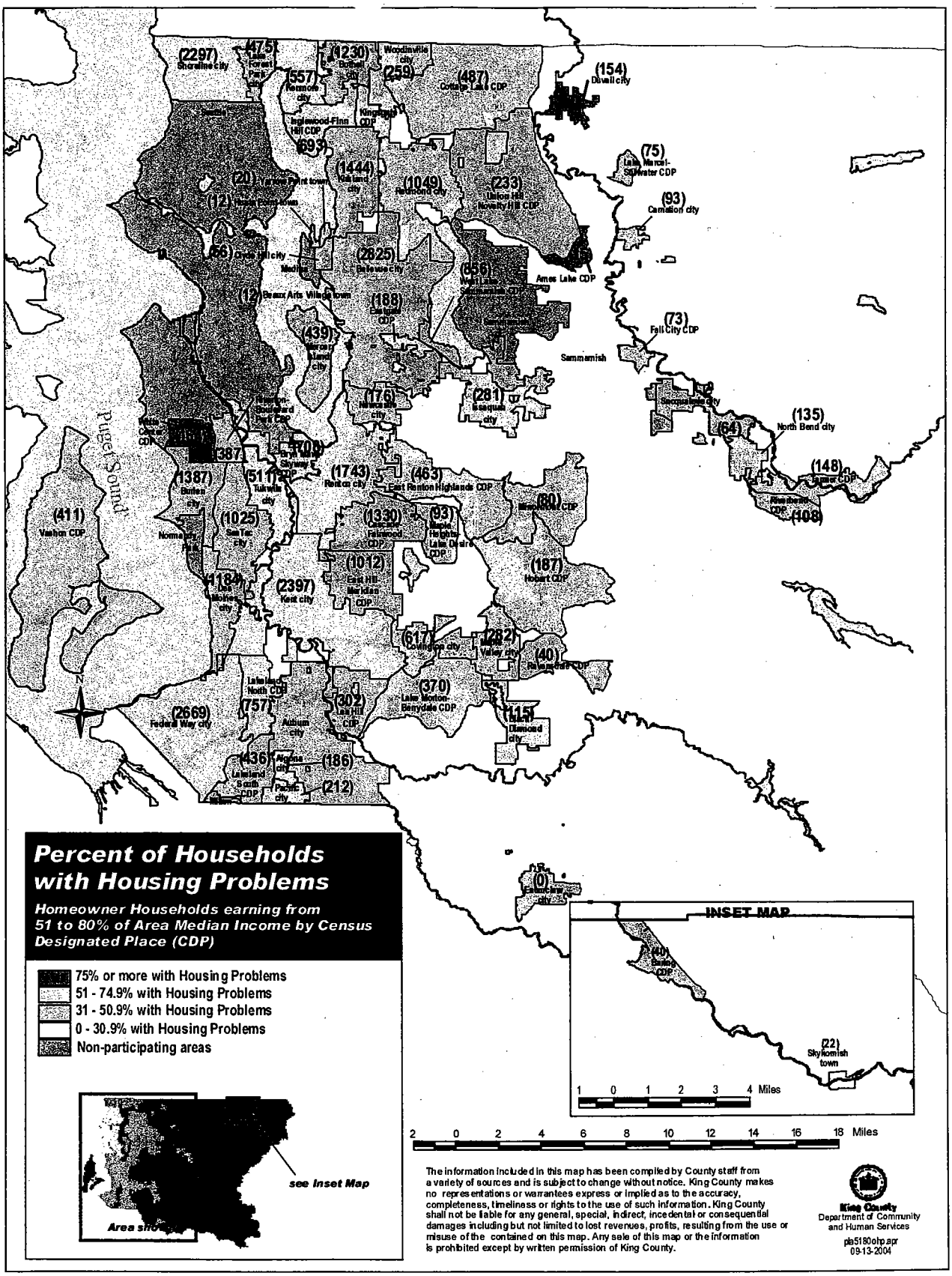
Map 9 – Low-Income Owner Households in the Consortium with Housing Problems

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Housing Problems"** include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. Low-income in 2000 was: $26,300 for a household of two, $29,600 for a household of three, and $32,900 for a household of four.



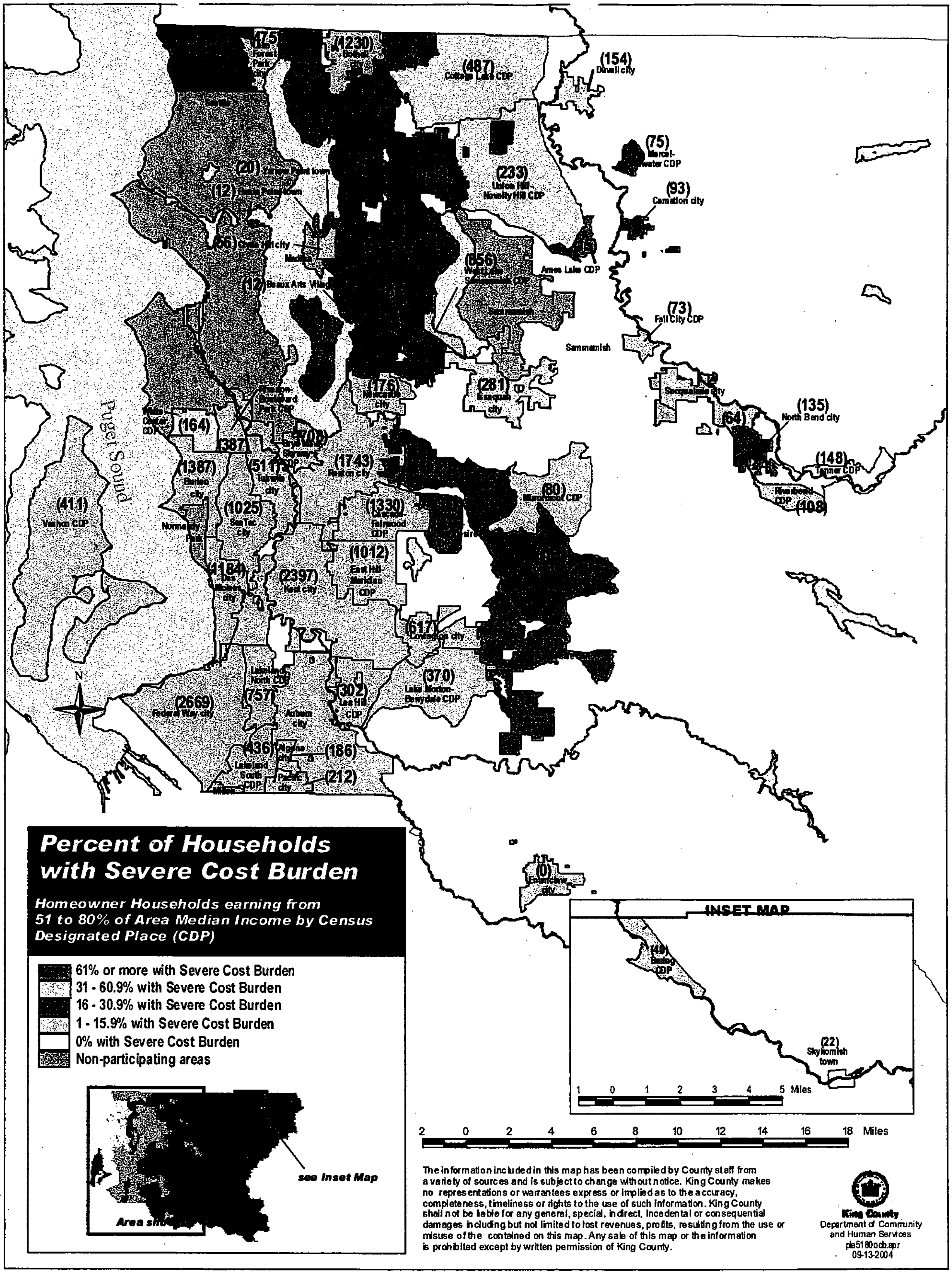
Map 10 – Low-Income Owner Households in the Consortium with a Severe Housing Cost Burden

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. Low-income in 2000 was: $26,300 for a household of two, $29,600 for a household of three, and $32,900 for a household of four.



Map 11 – Moderate-Income Owner Households in the Consortium with Housing Problems

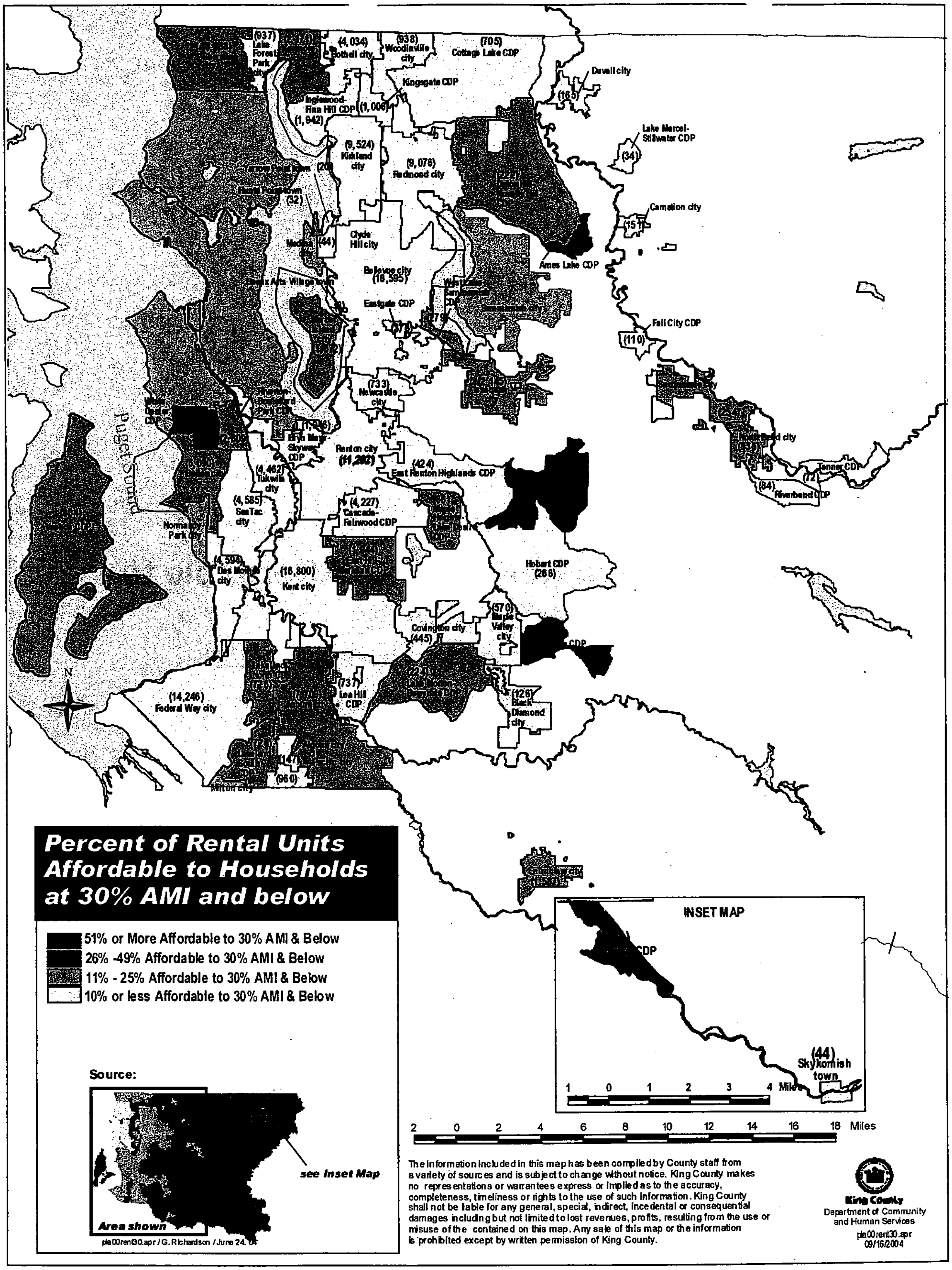
Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Housing Problems"** include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. Moderate-income in 2000 was: $40,150 for a household of two, $45,200 for a household of three, and $50,200 for a household of four.



Map 12 – Moderate-Income Owner Households in the Consortium with a Severe Housing Cost Burden

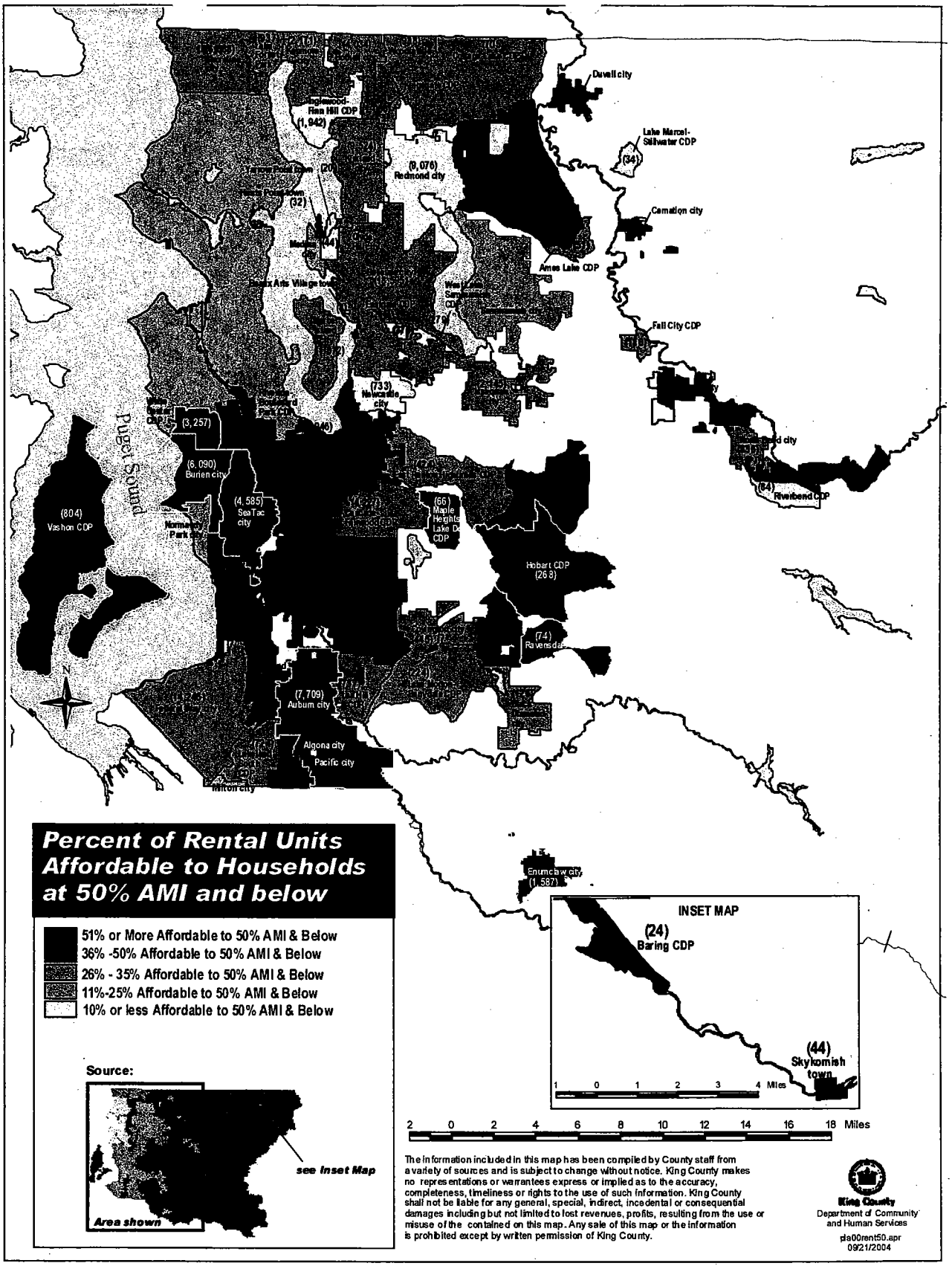
Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of very low-income households in the Jurisdiction/Census Designated Place. **"Severe Cost Burden"** is a housing payment of more than 50% of household income. Moderate-income in 2000 was: $40,150 for a household of two, $45,200 for a household of three, and $50,200 for a household of four.

Percentage of Rental Units Affordable to Very Low- to Moderate-Income Households in the Consortium



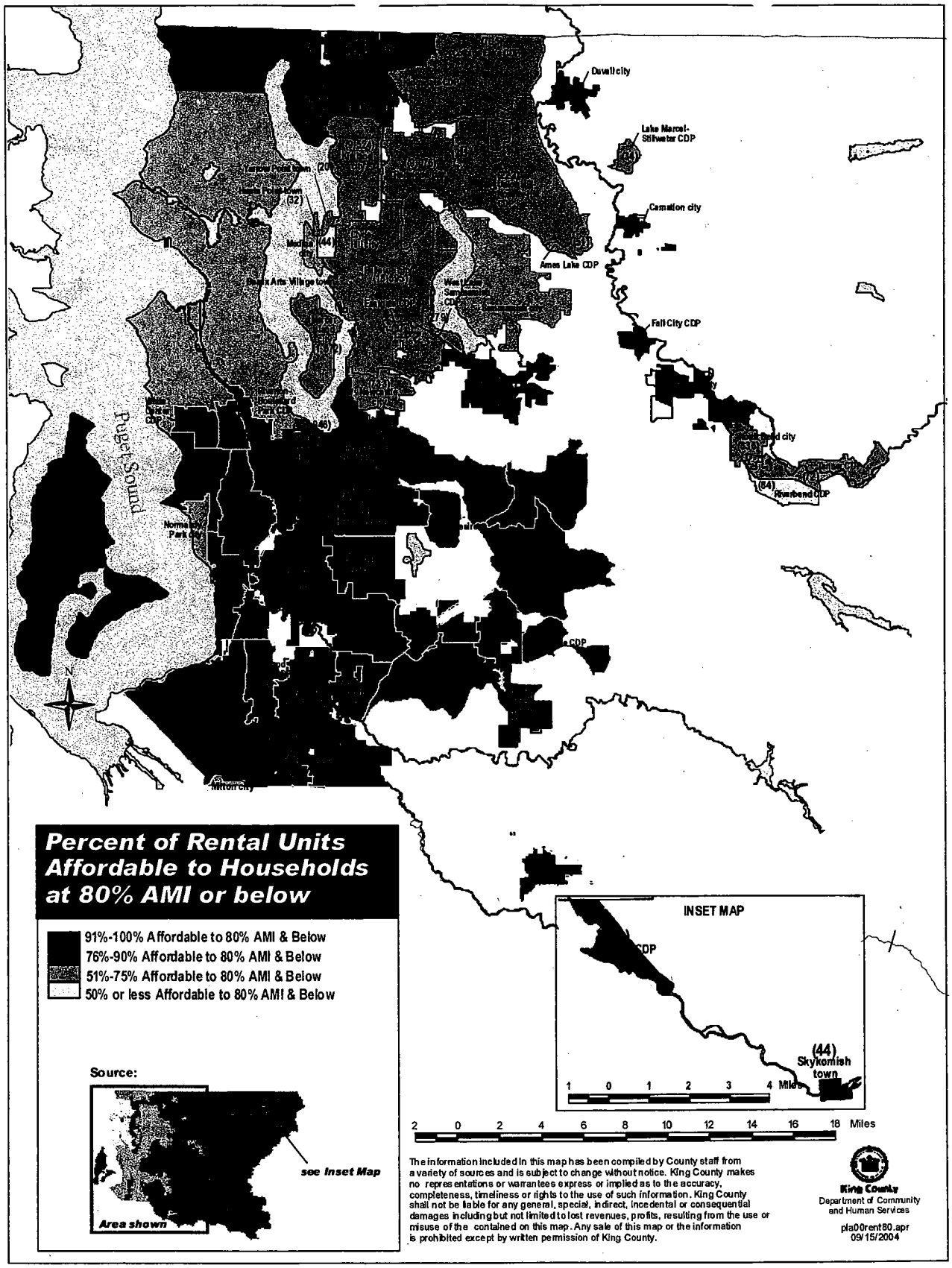
Map 13 - Rental Units Affordable to Very Low-Income Households in the Consortium

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of rental units in the Jurisdiction/Census Designated Place. **Affordable** means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a very low-income household. Very low-income in 2000 was: $15,800 for a household of two, $17,750 for a household of three and $19,750 for a household of four.



Map 14 – Rental Units Affordable to Low-Income Households in the Consortium

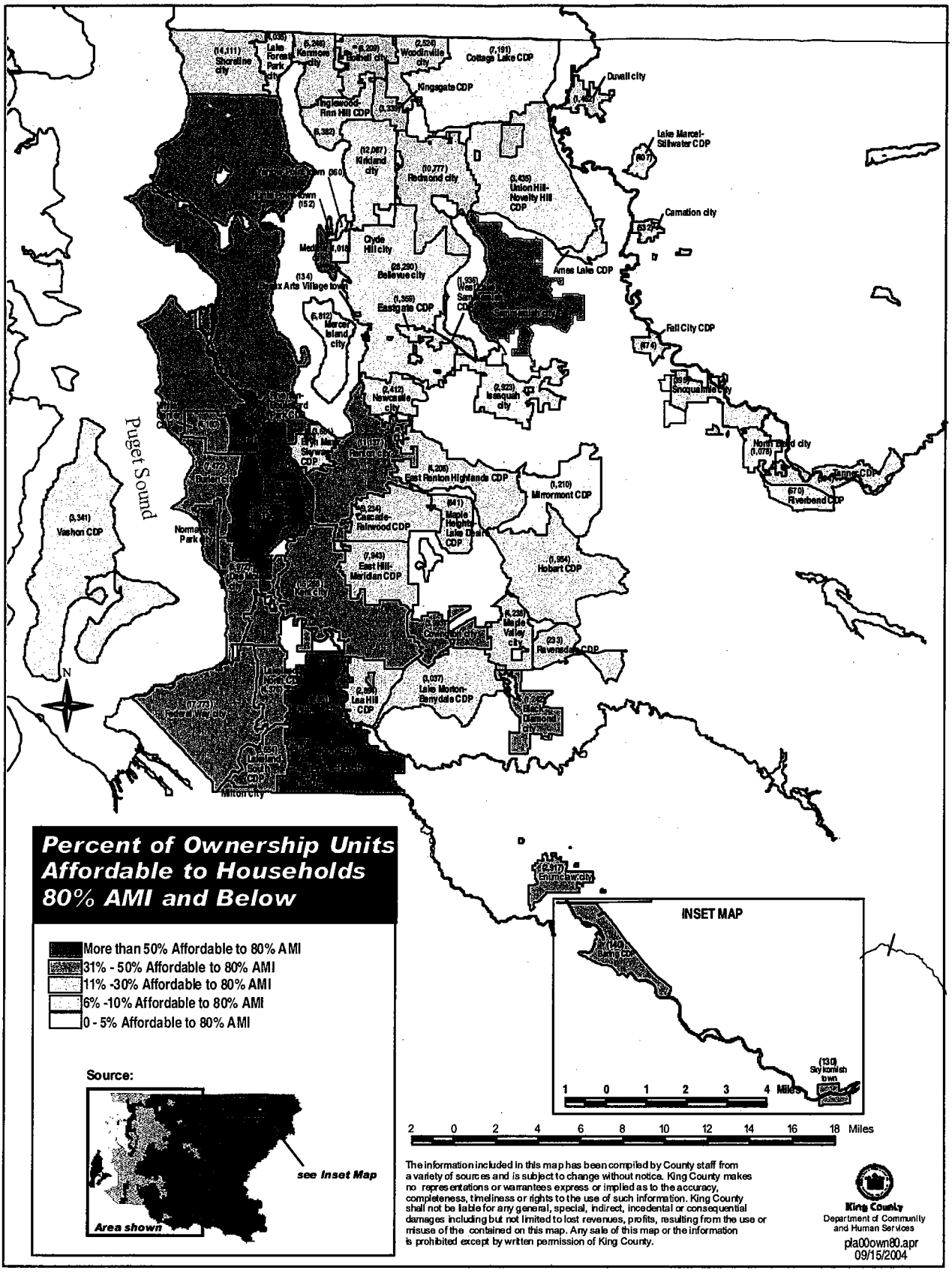
Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of rental units in the Jurisdiction/Census Designated Place. **Affordable** means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a low-income household. Low-income in 2000 was: $26,300 for a household of two, $29,600 for a household of three, and $32,900 for a household of four.



Map 15 – Rental Units Affordable to Moderate-Income Households in the Consortium

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of rental units in the Jurisdiction/Census Designated Place. **Affordable** means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a moderate-income household. Moderate-income in 2000 was: $40,150 for a household of two, $45,200 for a household of three, and $50,200 for a household of four.

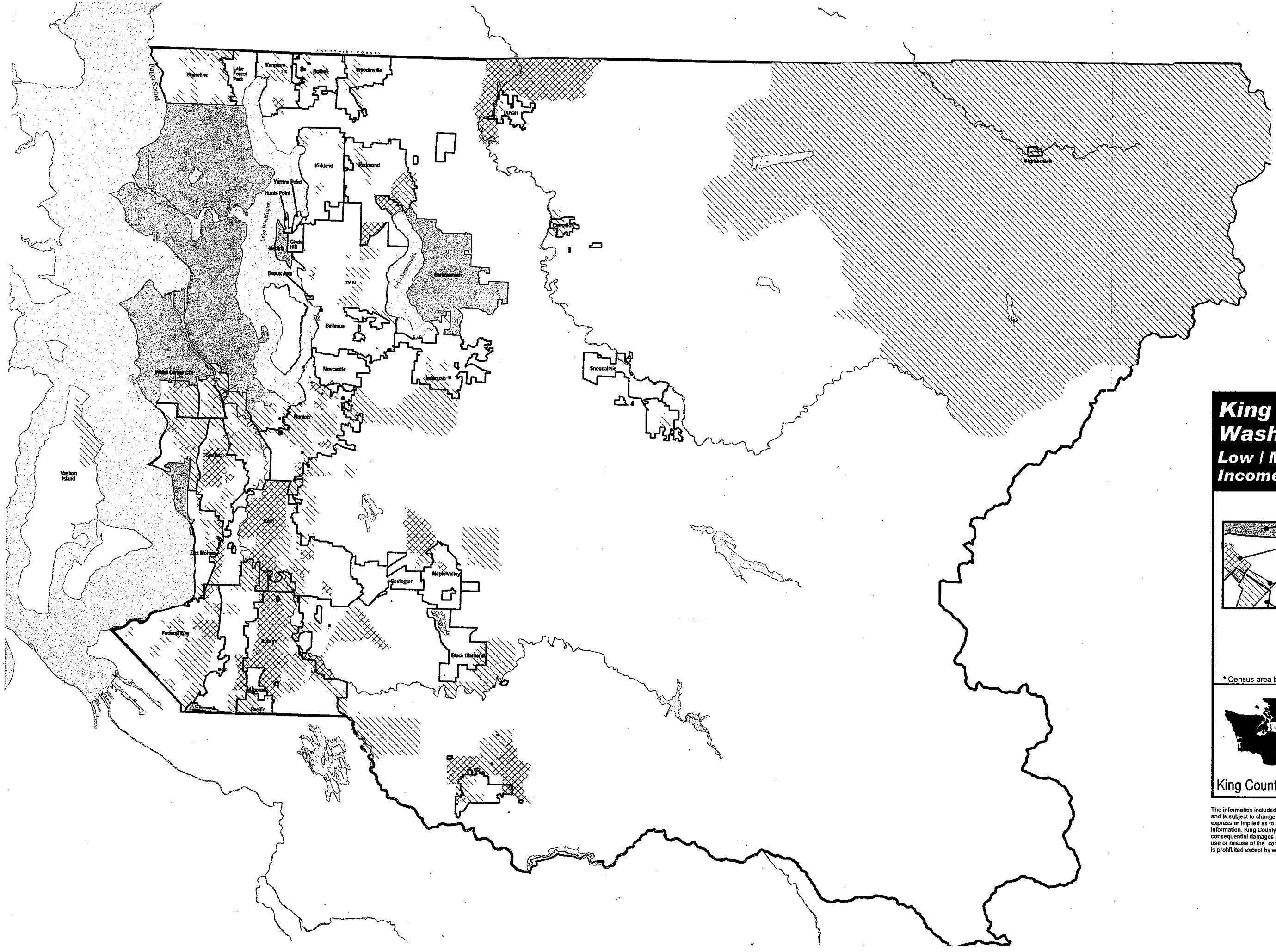
Percentage of Ownership Units Affordable to Households at the Moderate-Income Level and Below



Map 16 – Ownership Units Affordable to Households at the Moderate Income Level and Below In the Consortium

Source: HUD 2000 SOCDS:CHAS Data. Number in parentheses ( ) is the total number of ownership units in the Jurisdiction/Census Designated Place. **Affordable** means that the monthly housing cost, including heat and utilities, would not exceed 30% of household monthly income for a moderate-income household. Moderate-income in 2000 was: $40,150 for a household of two, $45,200 for a household of three, and $50,200 for a household of four.

Census Blockgroups in the Consortium Where at Least 45.2% of the Households are Very Low- to Moderate-Income



King County, Washington

Low / Moderate Household Income by Census Blockgroup

Non-participating Cities

Double cross-hatch indicates Low / Moderate Income Households >69.9% of Total Households by Census Blockgroup

Single cross-hatch indicates Low / Moderate Income Households from 45.2% to 69.9% of Total Households by Census Blockgroup

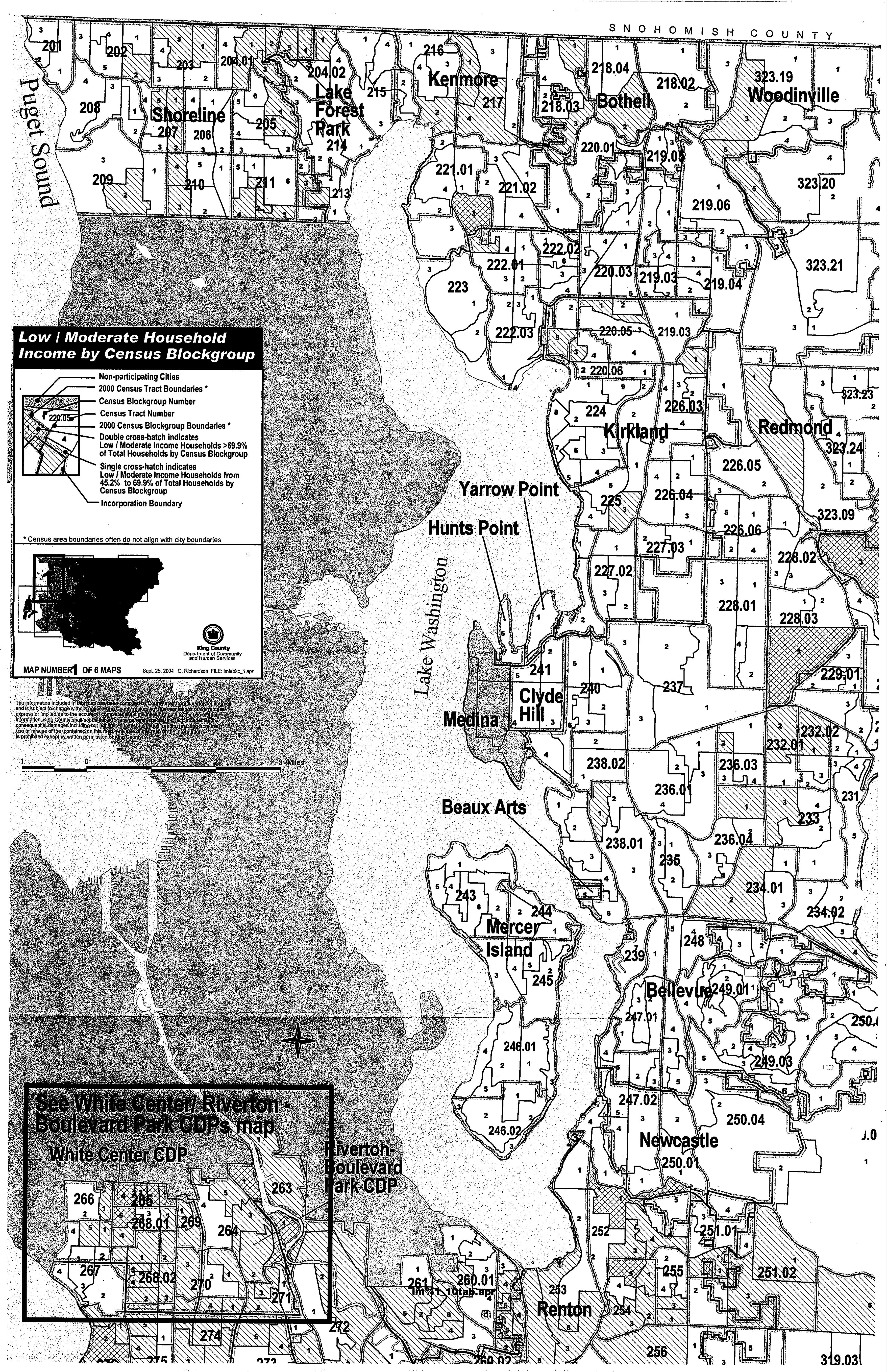
Incorporation Boundary

Sept. 25, 2004 G. Richardson FILE: lmkc1117.apr

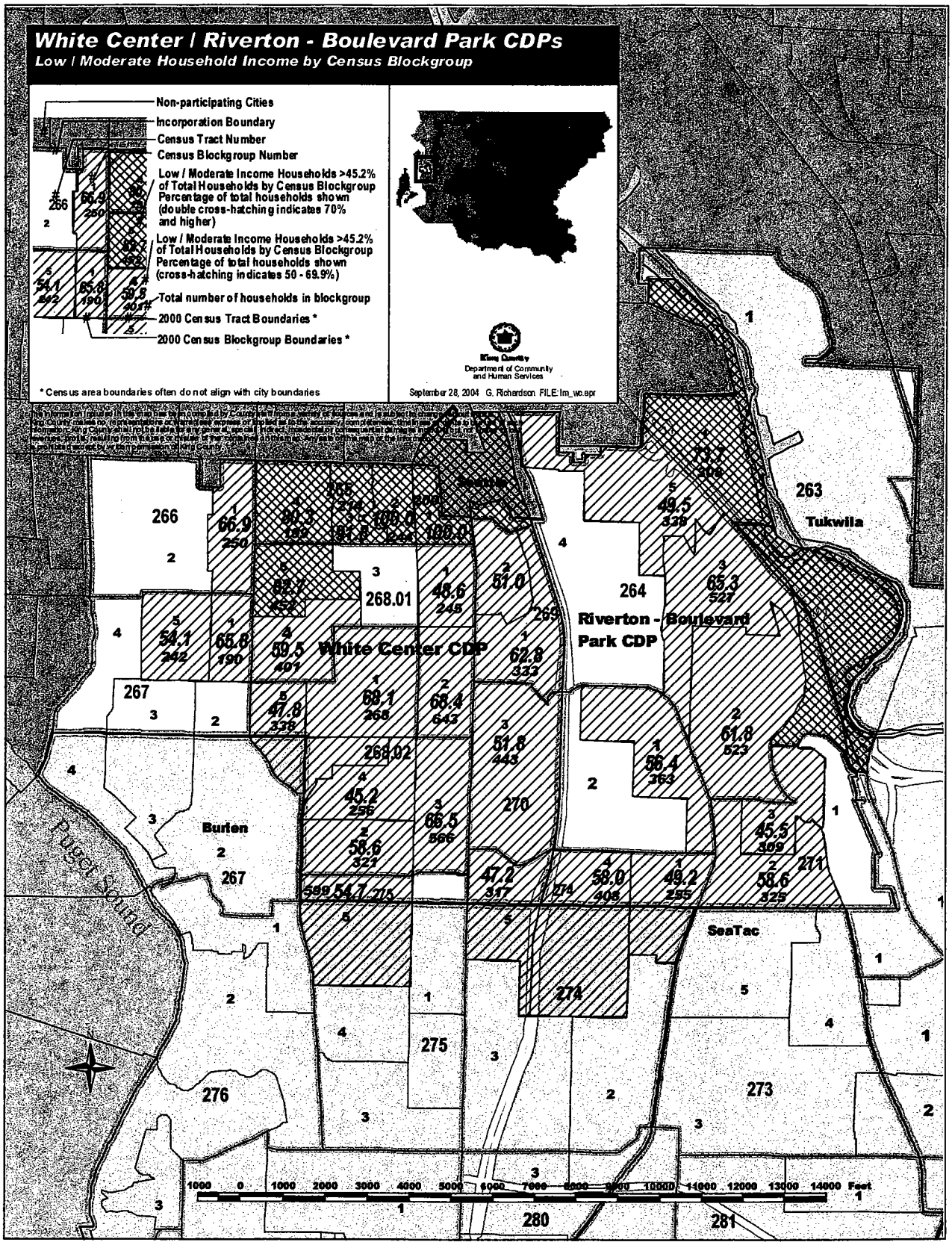
* Census area boundaries often do not align with city boundaries

King County in the State of Washington

King County
Department of Community and Human Services



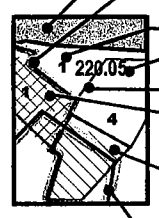
SNOHOMISH COUNTY
Puget Sound
Shoreline
Lake Forest Park
Kenmore
Bothell
Woodinville
Kirkland
Redmond
Yarrow Point
Hunts Point
Lake Washington
Medina
Clyde Hill
Beaux Arts
Mercer Island
Bellevue
Newcastle
Renton
Low / Moderate Household Income by Census Blockgroup
Non-participating Cities
2000 Census Tract Boundaries *
Census Blockgroup Number
Census Tract Number
2000 Census Blockgroup Boundaries *
Double cross-hatch indicates Low / Moderate Income Households >69.9% of Total Households by Census Blockgroup
Single cross-hatch indicates Low / Moderate Income Households from 45.2% to 69.9% of Total Households by Census Blockgroup
Incorporation Boundary
* Census area boundaries often do not align with city boundaries
King County
Department of Community and Human Services
MAP NUMBER 1 OF 6 MAPS
Sept. 25, 2004 G. Richardson FILE: lmtabkc_1.apr
1 0 1 2 3 Miles
See White Center/ Riverton - Boulevard Park CDPs map
White Center CDP
Riverton-Boulevard Park CDP



White Center Census Designated Place (Unincorporated King County)

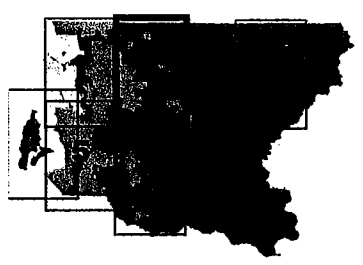
Census Block Groups where Very Low- to Moderate-Income Households Are at least 45.2% of the Population of Households

Low / Moderate Household Income by Census Blockgroup



- Non-participating Cities
- 2000 Census Tract Boundaries *
- Census Blockgroup Number
- Census Tract Number
- 2000 Census Blockgroup Boundaries *
- Double cross-hatch indicates Low / Moderate Income Households >69.9% of Total Households by Census Blockgroup
- Single cross-hatch indicates Low / Moderate Income Households from 45.2% to 69.9% of Total Households by Census Blockgroup
- Incorporation Boundary

* Census area boundaries often do not align with city boundaries



King County
Department of Community and Human Services

MAP NUMBER 2 OF 6 MAPS Sept. 25, 2004 G. Richardson FILE: lmtabkc_2no.apr

323.07 323.11 324.01 Duvall 323.22 323.12 324.02 323.23 323.24 323.14 323.13 323.15 323.16 323.18 325 Carnation 229.02 230 231 Lake Sammamish 322.09 Sammamish 325 326.01 322.11 322.10 250.03 322.08 322.10 326.02 250.04 321.03 Issaquah 321.04 321.02 Snoqualmie 319.04 321.02 327.0 320.03

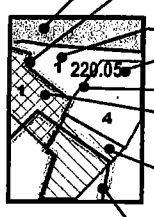
1 0 1 2 3 Miles

3

Skykomish

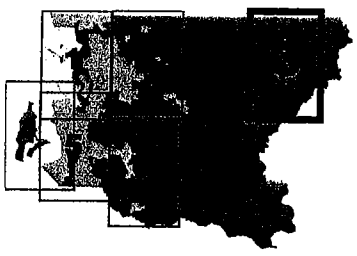
N

Low / Moderate Household Income by Census Blockgroup



- Non-participating Cities
- 2000 Census Tract Boundaries *
- Census Blockgroup Number
- Census Tract Number
- 2000 Census Blockgroup Boundaries *
- Double cross-hatch indicates Low / Moderate Income Households >69.9% of Total Households by Census Blockgroup
- Single cross-hatch indicates Low / Moderate Income Households from 45.2% to 69.9% of Total Households by Census Blockgroup
- Incorporation Boundary

* Census area boundaries often do not align with city boundaries



King County
Department of Community and Human Services

MAP NUMBER 3 OF 6 MAPS

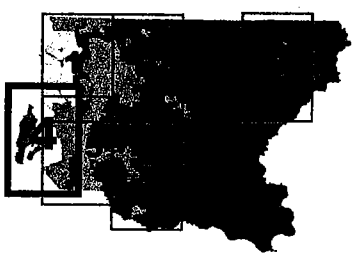
Sept. 25, 2004 G. Richardson FILE: lmtabkc_3no.apr

1 0 1 2 3 Miles

Low / Moderate Household Income by Census Blockgroup

- Non-participating Cities
- 2000 Census Tract Boundaries *
- Census Blockgroup Number
- Census Tract Number
- 2000 Census Blockgroup Boundaries *
- Double cross-hatch indicates Low / Moderate Income Households >69.9% of Total Households by Census Blockgroup
- Single cross-hatch indicates Low / Moderate Income Households from 45.2% to 69.9% of Total Households by Census Blockgroup
- Incorporation Boundary

* Census area boundaries often do not align with city boundaries



King County
Department of Community and Human Services

MAP NUMBER 4 OF 6 MAPS

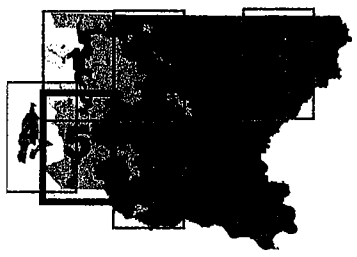
Sept. 25, 2004 G. Richardson FILE: lmtabkc_4no.apr

Vashon Island
277.01
277.02
Puget Sound
White Center CDP
Riverton-Boulevard Park CDP
263
266
265
268.01
269
264
267
268.02
270
271
272
274
276
275
273
Burien
279
280
281
282
278
SeaTac
284.02
285
Tukw
Normandy Park
284.03
288.02
288.01
287
289.01
291
289.02
290.01
290.03
Des Moines
290.04
298.01
300.03
300.04
298.02
301
300.02
299.02
303.05
302.01
302.02
299.01
Federal Way
303.06
303.11
303.08
303.03
303.09
303.12
303.10
304.01
303.04
304.04
304.03
Milton
N
1 0 1 2 3 Miles

Low / Moderate Household Income by Census Blockgroup

- Non-participating Cities
- 2000 Census Tract Boundaries *
- Census Blockgroup Number
- Census Tract Number
- 2000 Census Blockgroup Boundaries *
- Double cross-hatch indicates Low / Moderate Income Households >69.9% of Total Households by Census Blockgroup
- Single cross-hatch indicates Low / Moderate Income Households from 45.2% to 69.9% of Total Households by Census Blockgroup
- Incorporation Boundary

* Census area boundaries often do not align with city boundaries



King County
Department of Community and Human Services

MAP NUMBER 5 OF 6 MAPS

Sept. 25, 2004 G. Richardson FILE: lmtabkc_5no.apr

White Center CDP

Riverton-Boulevard Park CDP

Puget Sound

Renton

Burien

SeaTac

Tukwila

Normandy Park

Kent

Des Moines

Federal Way

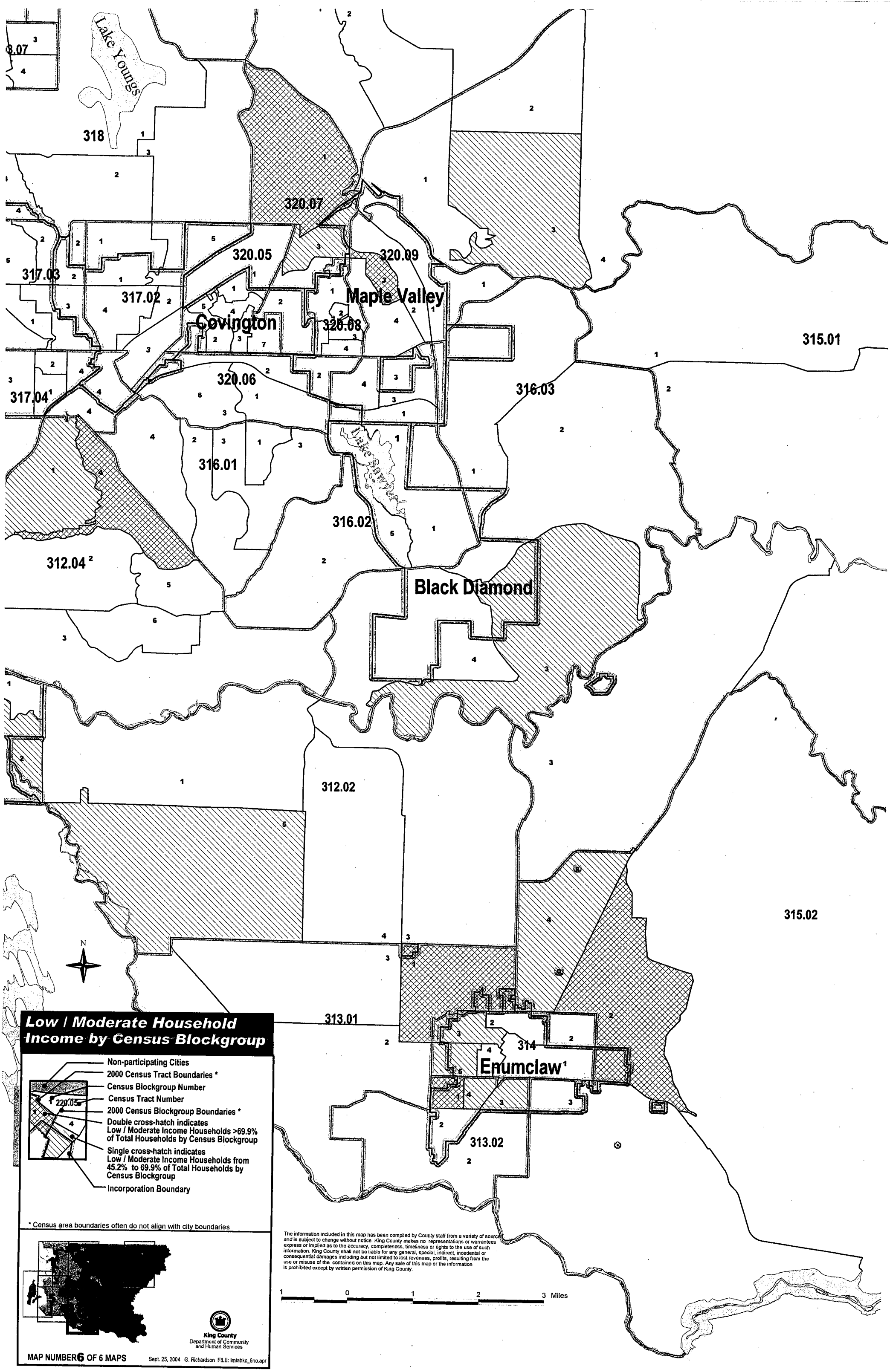
Auburn

Algona

Pacific

Milton

1 0 1 2 3 Miles


Lake Youngs
318
320.07
320.05
320.09
317.03
317.02
Maple Valley
Covington
320.08
315.01
320.06
317.04
316.03
316.01
316.02
Lake Wilderness
312.04
Black Diamond
312.02
315.02
313.01
314
Enumclaw
313.02
N
Low / Moderate Household Income by Census Blockgroup
Non-participating Cities
2000 Census Tract Boundaries *
Census Blockgroup Number
Census Tract Number
2000 Census Blockgroup Boundaries *
Double cross-hatch indicates Low / Moderate Income Households >69.9% of Total Households by Census Blockgroup
Single cross-hatch indicates Low / Moderate Income Households from 45.2% to 69.9% of Total Households by Census Blockgroup
Incorporation Boundary
220.05
* Census area boundaries often do not align with city boundaries
King County
Department of Community and Human Services
MAP NUMBER 6 OF 6 MAPS
Sept. 25, 2004 G. Richardson FILE: lmtabkc_6no.apr
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1 0 1 2 3 Miles