



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

March 30, 2009

Ordinance 16428

Proposed No. 2009-0194.1

Sponsors Constantine and Gossett

1 An ORDINANCE adopting 2009 amendments to the King
2 County Consortium Consolidated Housing and Community
3 Development Plan for 2005-2009.

4
5 STATEMENT OF FACTS:

- 6 1. King County is a member of the King County Community
7 Development Block Grant and HOME Investment Partnerships Consortia.
- 8 2. King County is the official applicant, and is responsible to the federal
9 government for all activities undertaken in the King County Consortium
10 with Community Development Block Grant, HOME Investment
11 Partnerships and other federal homeless, housing and community
12 development funds.
- 13 3. Federal legislation requires King County to adopt a consolidated
14 housing and community development plan every three to five years, which
15 identifies housing and community development needs; identifies resources
16 and key partnerships; and establishes objectives to provide decent

17 affordable housing and a suitable living environment for very low to
18 moderate-income residents of the county.

19 4. The King County Consortium's current Consolidated Housing and
20 Community Development Plan is a five-year plan, covering the years 2005
21 through 2009.

22 5. The King County Consortium's Consolidated Housing and Community
23 Development Plan "Consolidated Plan" is a comprehensive affordable
24 housing and community development policy and planning document that
25 guides King County's administration of federal housing, homeless and
26 community development funds, as well local and state homeless and
27 housing funds, on behalf of the consortium.

28 6. The interjurisdictional joint recommendations committee of the King
29 County Consortium member cities have participated in the development of
30 the proposed amendments to the Consolidated Plan 2005-2009, and have
31 approved and recommended such amendments;

32 BE IT ORDAINED BY THE KING COUNTY COUNCIL:

33 SECTION 1. The King County Consortium's Consolidated Plan 2005-2009 as
34 amended by Attachments A, B and C to this ordinance are approved as follows:

35 A. Add United States Department of Housing and Urban Development-required
36 definitions of standard housing unit, substandard housing unit and substandard housing
37 unit suitable for repair in the Attachment A to this ordinance, King County Consortium
38 Consolidated Housing and Community Development Plan, Appendix, A, Needs
39 Assessment, and add Department of Housing and Urban Development-required

40 performance measures for all goals and strategies in the plan, as found in Attachment B
41 to this ordinance, King County Consortium Consolidated Housing and Community
42 Development Plan 2005-2009, Part III, Strategic Plan;

43 B. Make the following strategy amendments, as found in Attachment B to this
44 ordinance, King County Consortium Consolidated Housing and Community
45 Development Plan 2005-2009, Part III, Strategic Plan: Affordable Housing Strategy 1C,
46 page 7; Homelessness Strategy 2B, page 20, and Strategy 3A, page 21; and
47 Community/Economic Development Strategy 2B, page 26, Strategy 3A, page 28, and
48 Strategy 3B, page 28; and

49 C. Add a Neighborhood Revitalization Strategy Area for White Center to the
50

51 King County Consortium's Consolidated Plan 2005-2009 as Appendix M, in substantially
52 the form as Attachment C to this ordinance.

53

Ordinance 16428 was introduced on 3/16/2009 and passed by the Metropolitan King County Council on 3/30/2009, by the following vote:

Yes: 9 - Mr. Constantine, Mr. Ferguson, Ms. Lambert, Ms. Hague, Mr. von Reichbauer, Mr. Gossett, Mr. Phillips, Ms. Patterson and Mr. Dunn

No: 0

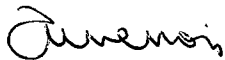
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KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



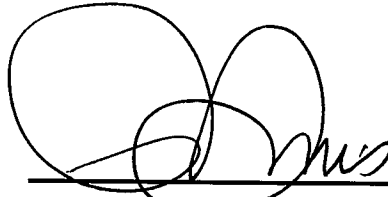
Dow Constantine, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 3 day of April, 2009.



Ron Sims, County Executive

Attachments

A. King County Consortium Consolidated Housing and Community Development Plan Appendix A Needs Assessment, B. King County Consortium Consolidated Housing and Community Development Plan 2005-2009 Part III, C. Appendix M Attachment C Neighborhood Revitalization Strategy Area White Center Neighborhood King County, Washington February 2009

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Attachment A

**King County Consortium
Consolidated Housing and Community
Development Plan**

Appendix A

Needs Assessment

Needs Assessment Section

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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%; 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

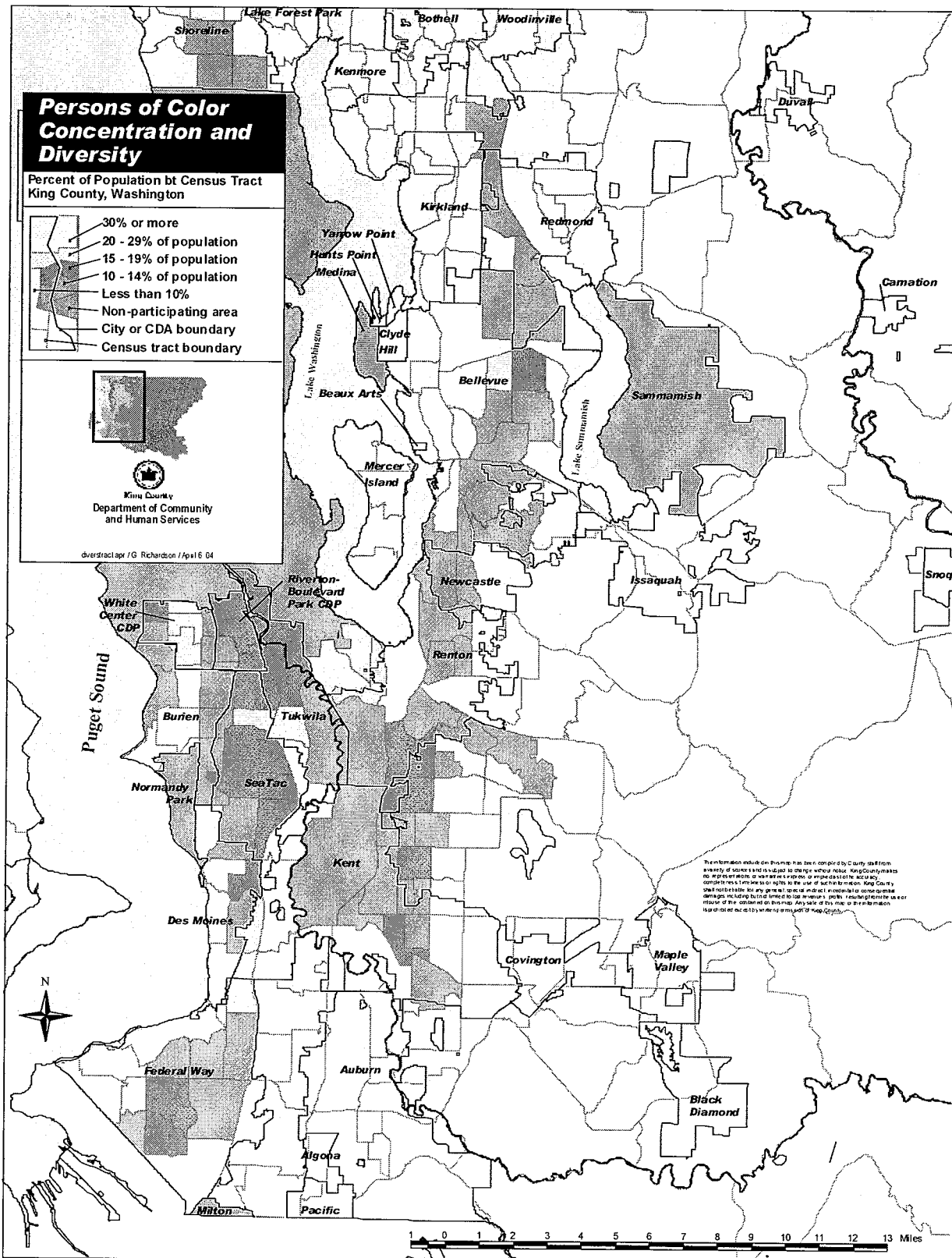
- The percentage of persons of color residing in the Consortium doubled from 10.2% of the population in 1990 to 21.6% of the population in 2000.
- A profile of the Consortium by race:
 - 78.5% of the residents are White
 - 3.9% of the residents are Black/African American
 - 0.9% of the residents are 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

- A profile of the Consortium's Asian Residents:
 - 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



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.

- An average of **50 different languages** are spoken in many jurisdictions in the Consortium, with as many as 77 languages spoken in some jurisdictions¹.
- 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:
 - 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

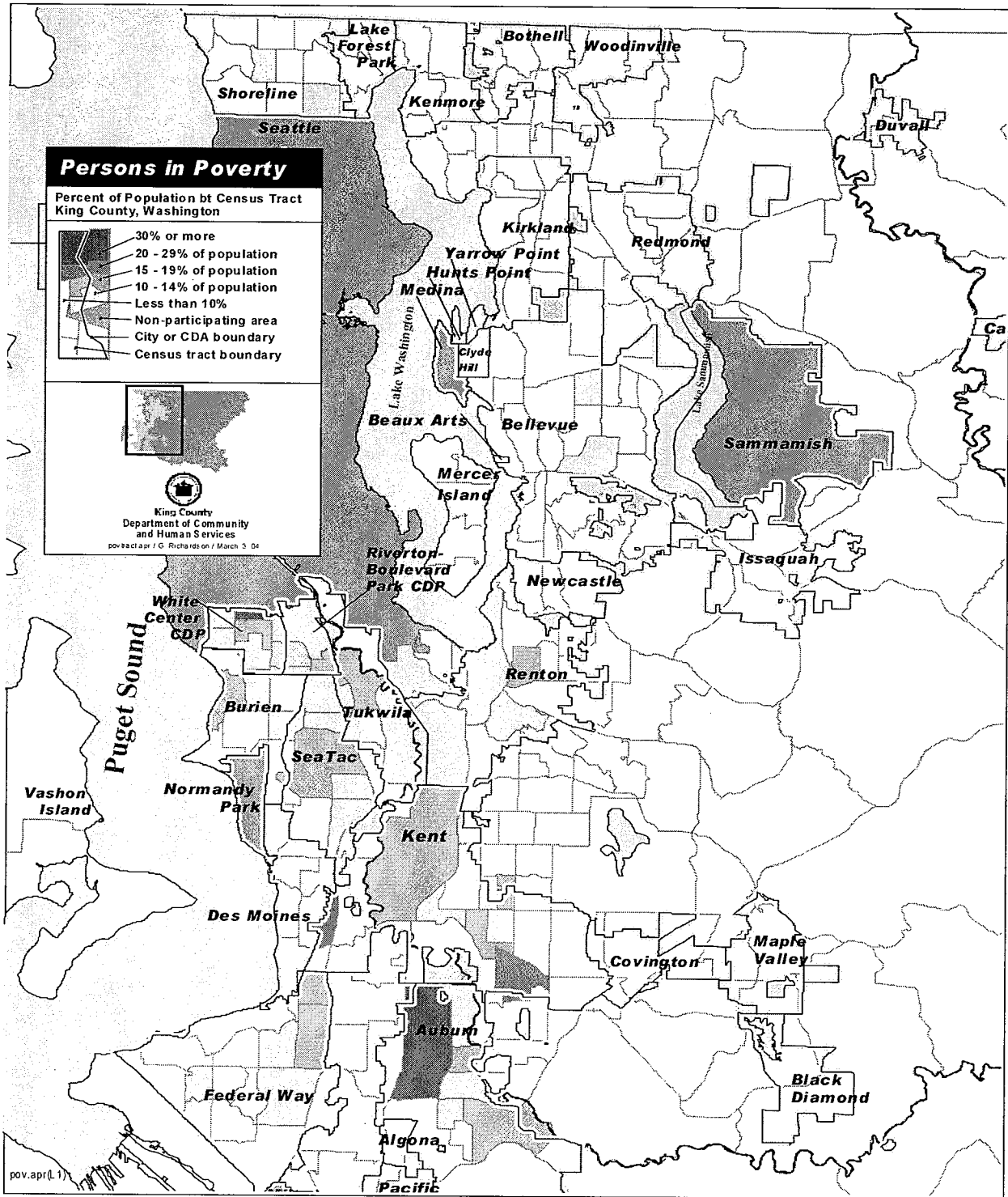
- The percentage of households earning 50% of area median income² (“AMI”) or less increased from 16% to 18% of total households in the Consortium from 1990 to 2000.
- The poverty rate³ increased from 8% to 8.4% of the population in King County from 1990 to 2000 (78,478 persons live in poverty in the 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.

¹ United Way of King County, “Languages Spoken in King County School Districts.”

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

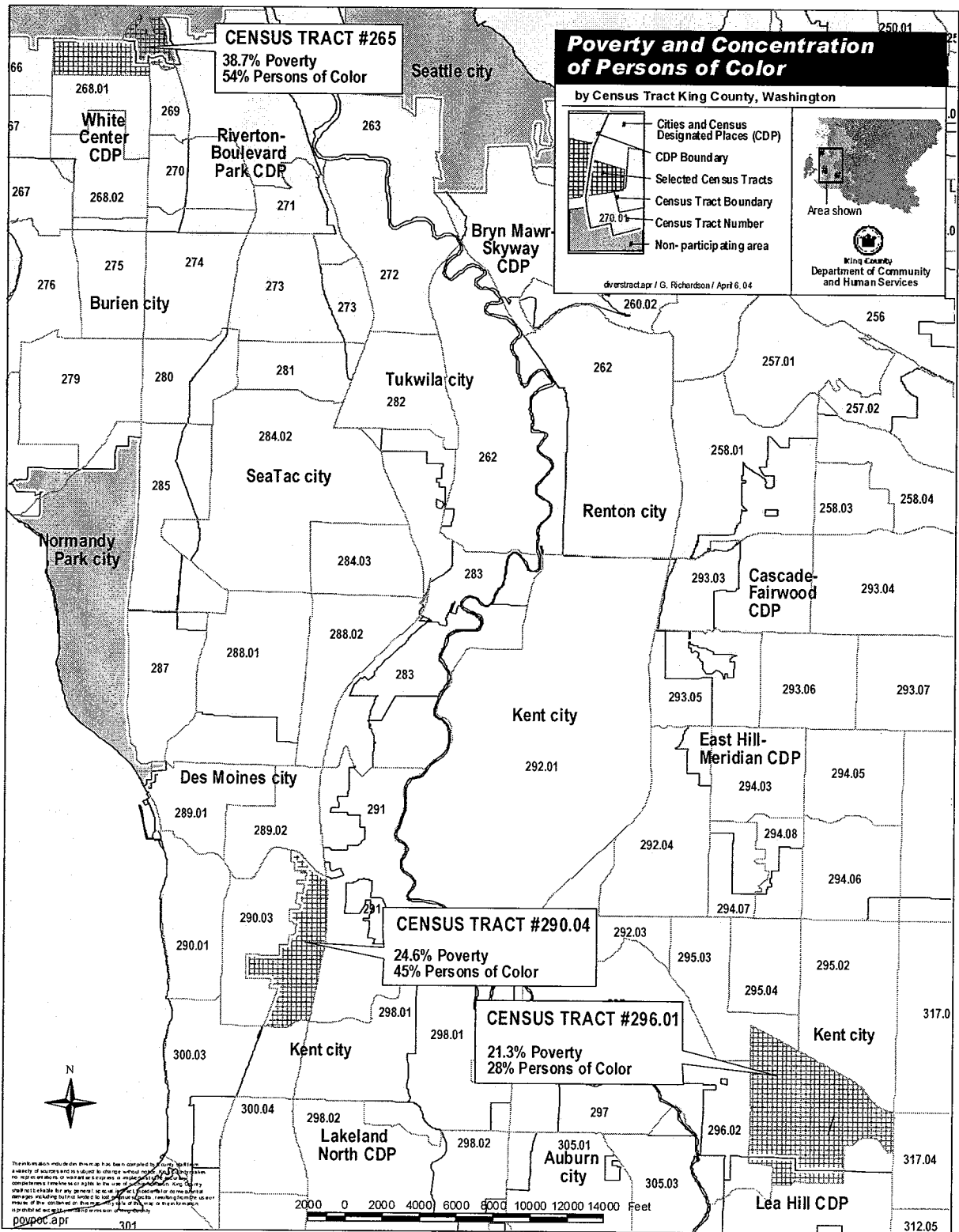
³ The poverty level is a threshold measure prescribed by the federal government. The measure has two components, income level and family size by number of related children. Unrelated individuals and two-person households are further differentiated by age (under 65 & 65 and over). The poverty level in 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.

- Poverty in the Consortium is most concentrated in the South Urban Area (see Maps that follow).
- The percentage of persons living in poverty in the East Urban Area doubled between 1990 and 2000 from 2.16% to 4.68%.



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.

5. The Jobless Rate has Steadily Increased Since 2001

- 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.

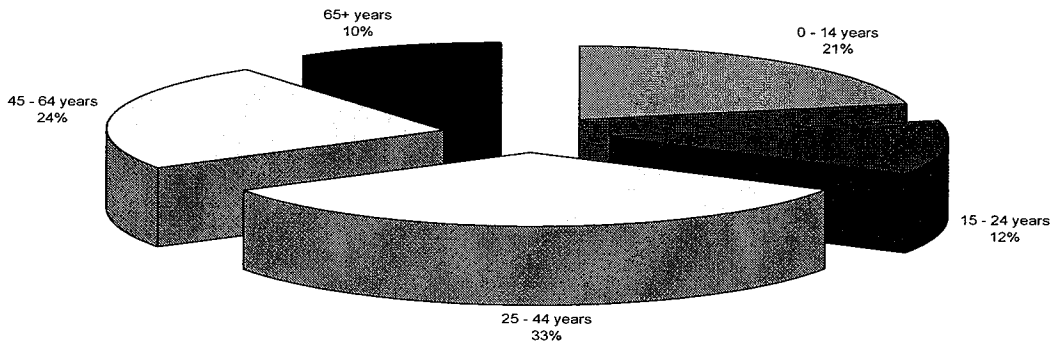
7. Non-family Households Increased

- 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 County⁴.
- 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.

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 recidivism⁶.

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% prevalence 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 incomes⁷. 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 2003⁸.

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 calls⁹ 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.

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 include 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 Findings¹¹

- 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 for 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.

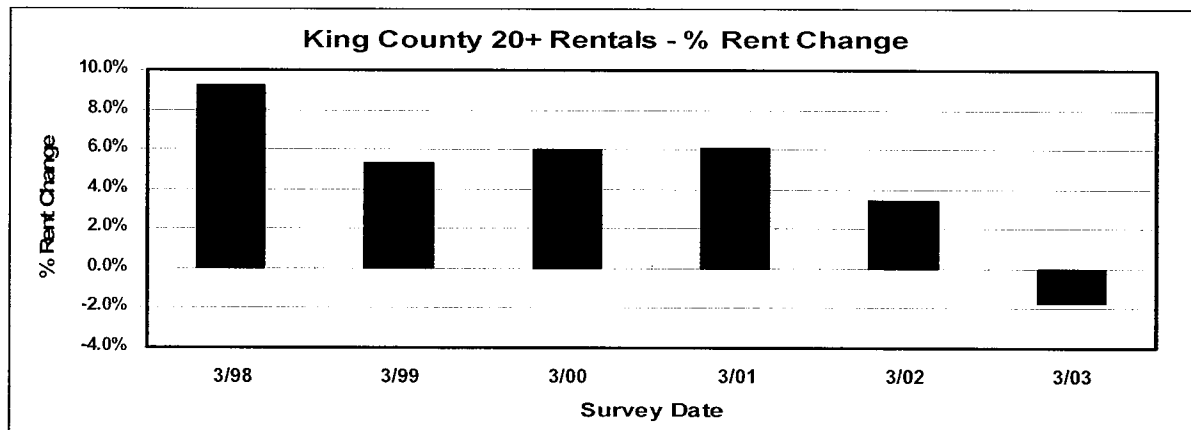
A. Rental Housing Affordability Trends

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.

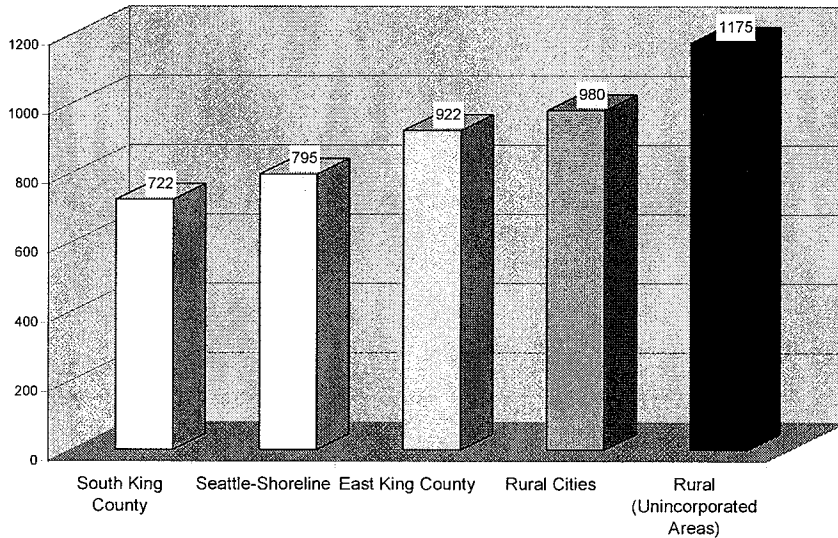
RENTAL AFFORDABILITY BASED ON 2003 INCOME LEVELS

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



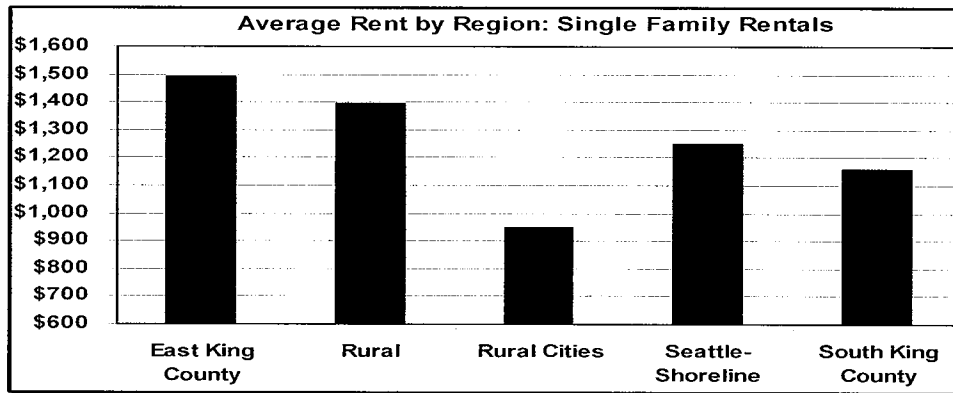
4. Rents for Single Family Home Rentals are More Expensive than Rents for Multi-Family Units

- 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.

Affordability Gap Chart for Very Low-Income Household:

	<u>2000</u>	<u>2003</u>
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%.

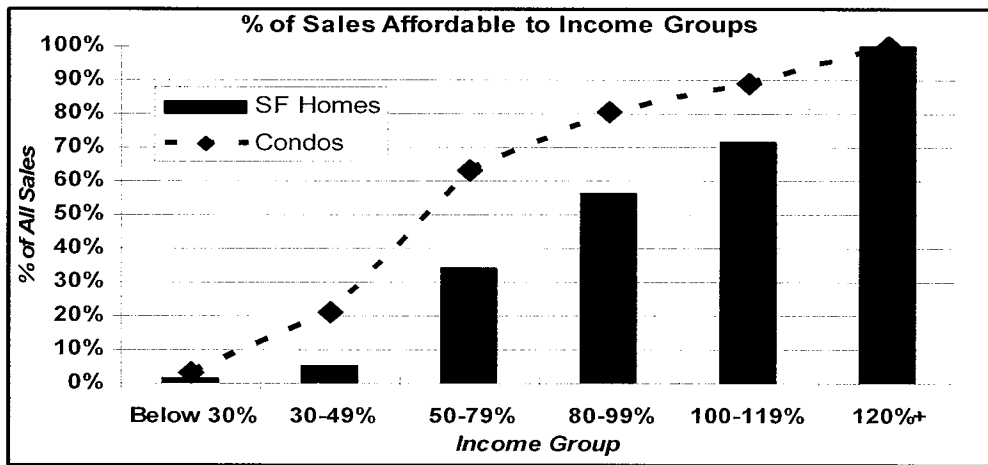
- The average rate of increase in median sales prices for single family homes (5%) have outpaced the average rate of increase in median income, which has been about 2% per year in the early 2000's.

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.

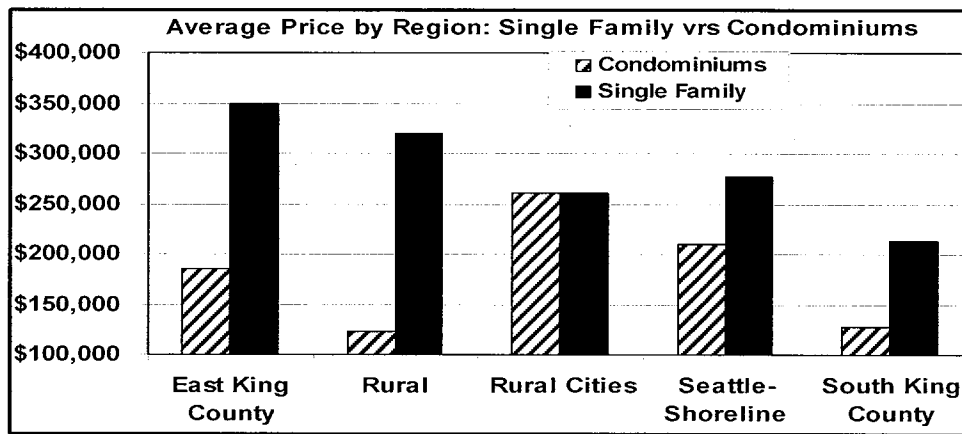
AFFORDABILITY OF HOME SALES BASED ON 2003 INCOME LEVELS

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):

	<u>2000</u>	<u>2003</u>
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):

	<u>2000</u>	<u>2003</u>
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

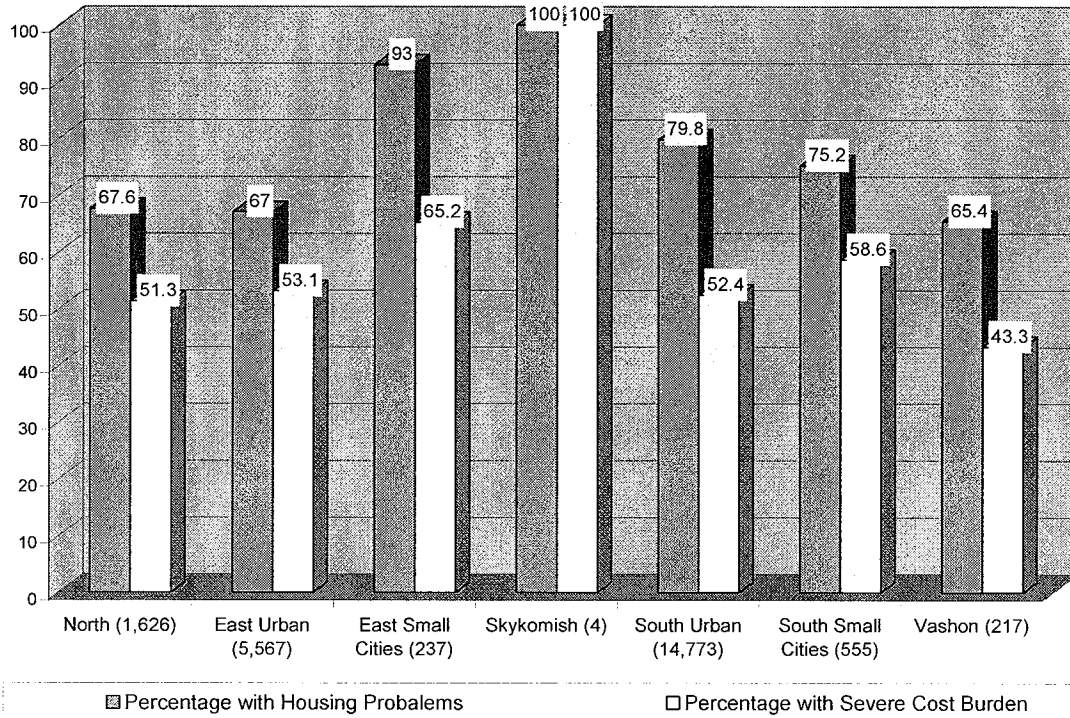
1. Very Low-Income¹² Renter Households are the Most Severely Cost Burdened Households in the Consortium

- 63.1% of the very low-income households in the Consortium are living in rental housing that is not affordable¹³, 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 on the next page).
- 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.

Very Low-Income Renter Households



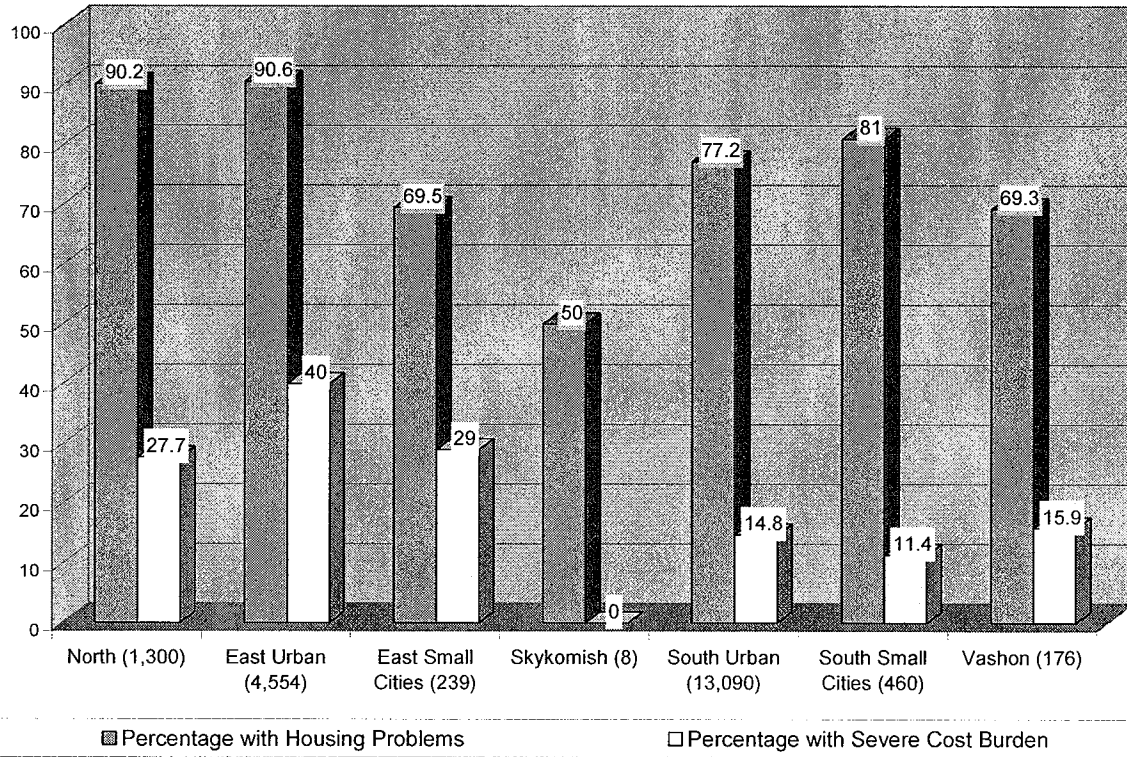
Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS). () = Total number of very low-income renter households for the respective geographic area of the Consortium. "Housing Problems" include the following: housing cost burden exceeding 30% of household 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 the Map Appendix of this Plan.

2. Low-Income¹⁴ 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 on the next page).

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.

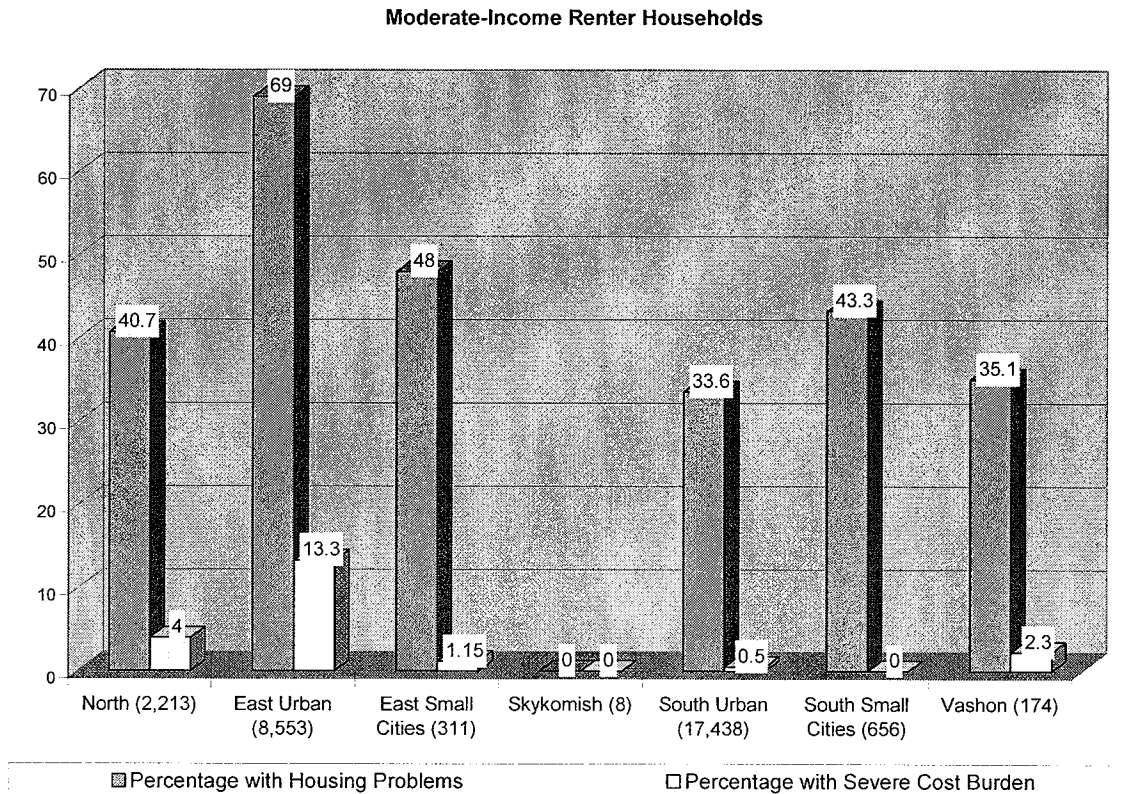
“Housing Problems” include the following: housing cost burden exceeding 30% of household income, overcrowding and/or incomplete or substandard kitchen/plumbing facilities. “Severe Cost Burden” is a housing payment of more than 50% of household income. Low-income in 2000 was: \$26,300 for a household 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 the Map Appendix of this Plan.

3. Moderate-Income¹⁵ 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 in 2000).
- 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 percentage of moderate-income renters that have a severe 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 the Map Appendix 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.

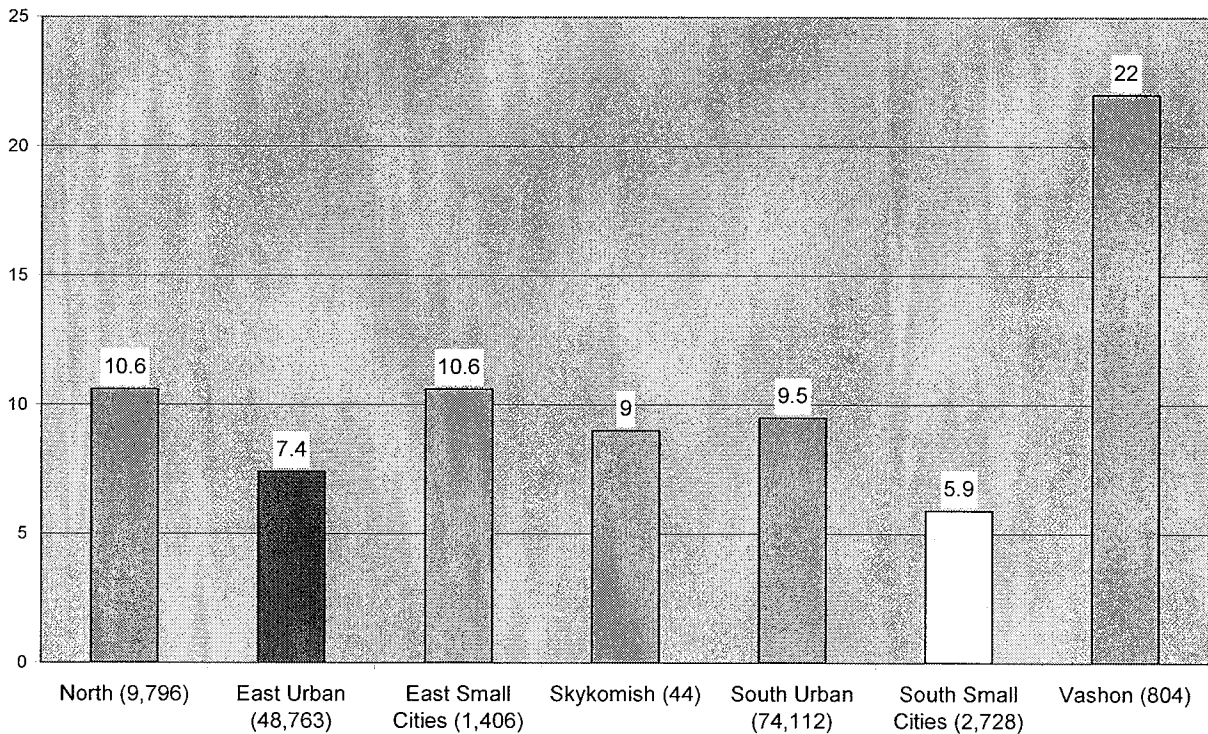
- 1.4% of the low-to moderate-income renter households are Native American/Alaska Native.
 - 9% of the low-to moderate-income renter households are Asian.
 - 8.7% of the low-to moderate-income renter households are of Hispanic/Latino ethnicity
- 5. The most over-represented racial/ethnic groups among 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 percentage 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



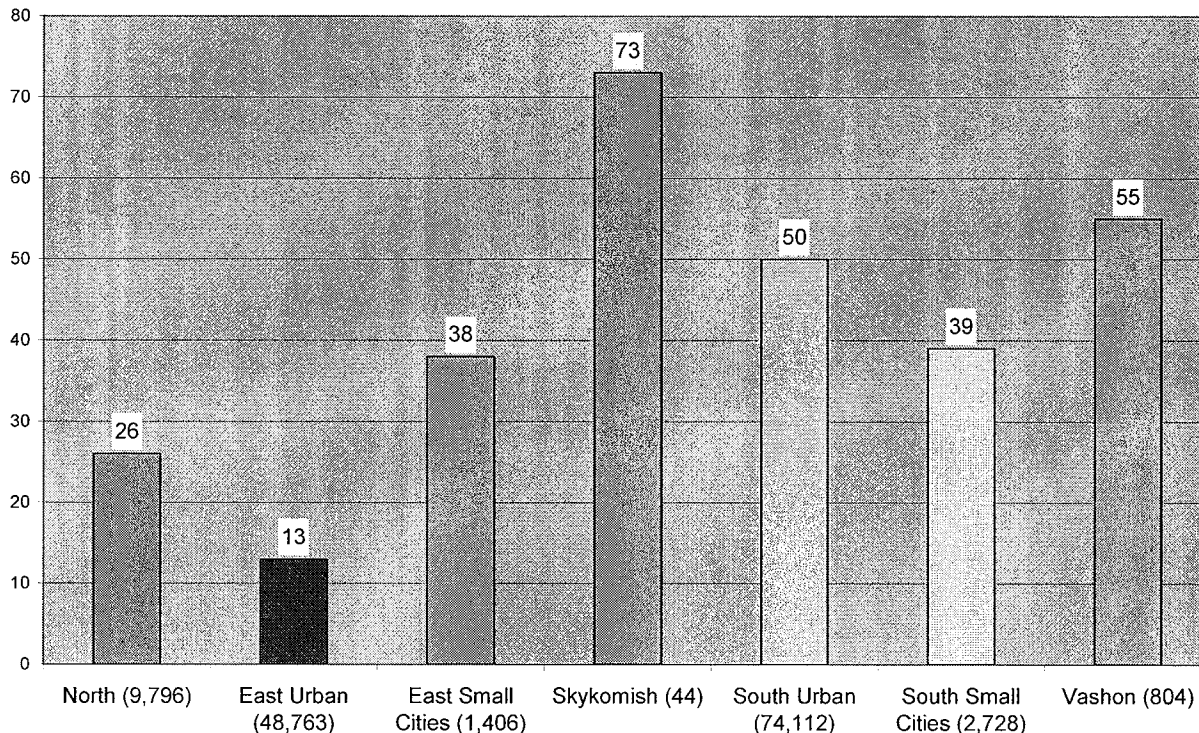
Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).

() = 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 the Map Appendix of this Plan.

2. The South Urban Area has the highest percentage of rental units affordable to low-income households of the urban areas, and the highest number 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 Area, which has approximately 6,339 units (see Bar Chart that follows on the next page).

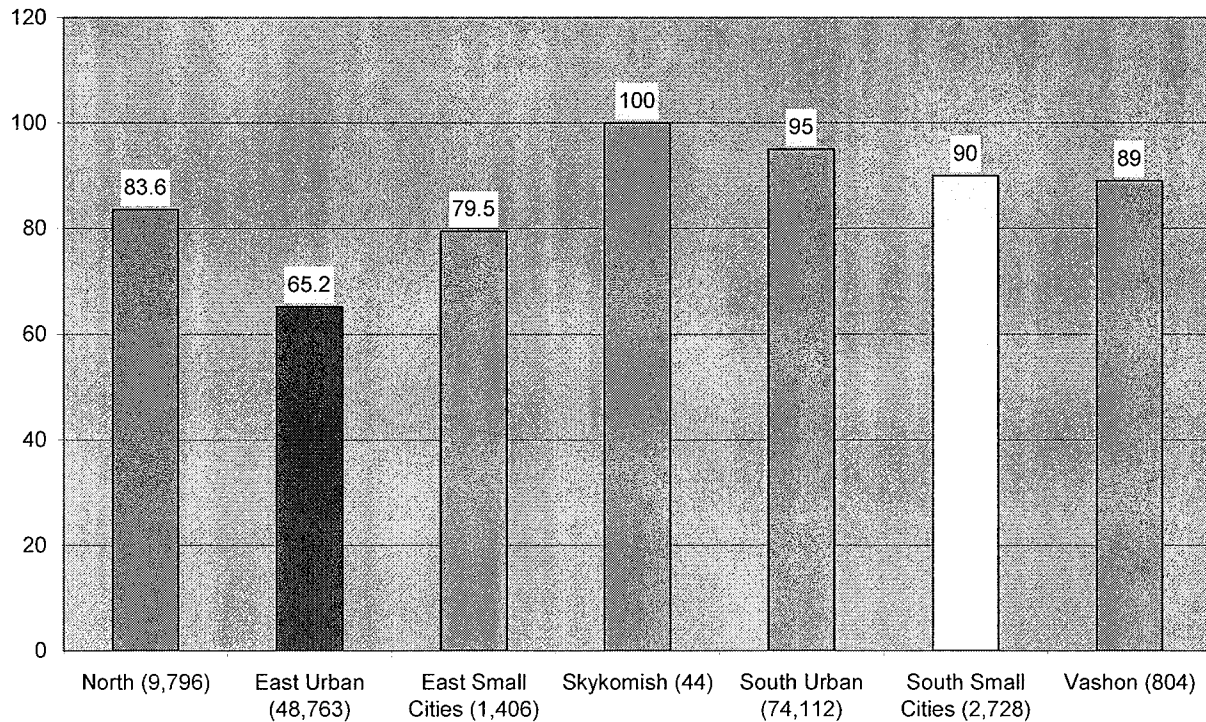
Percent of Rental Housing Affordable to Low-Income Households



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 the Map Appendix of this Plan.

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

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 the Map Appendix of this 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 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 on the next page).
- 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 Renter 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	

Source: HUD 2000 SOCDS:CHAS Data; Affordability Mismatch

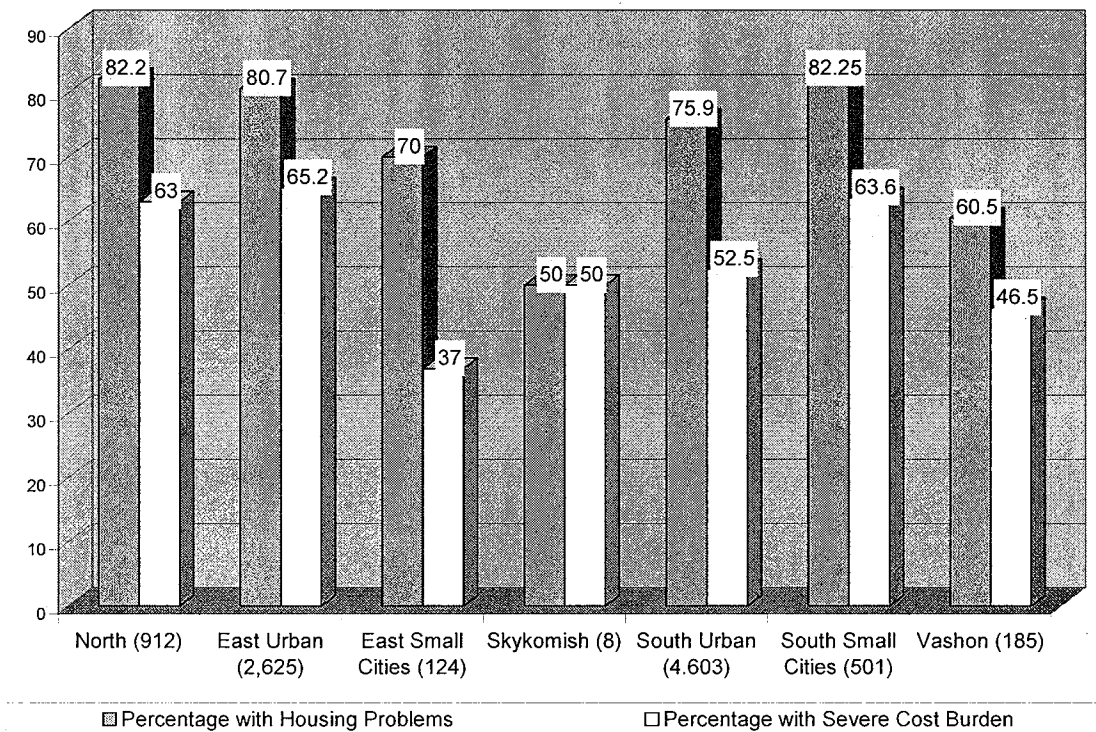
V. Housing Needs Data: Very Low- to Moderate-Income Home Owners and Owner Housing Stock

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-income¹⁶ 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 on the next page).

¹⁶ See footnote 12 above.

Very Low-Income Owner Households



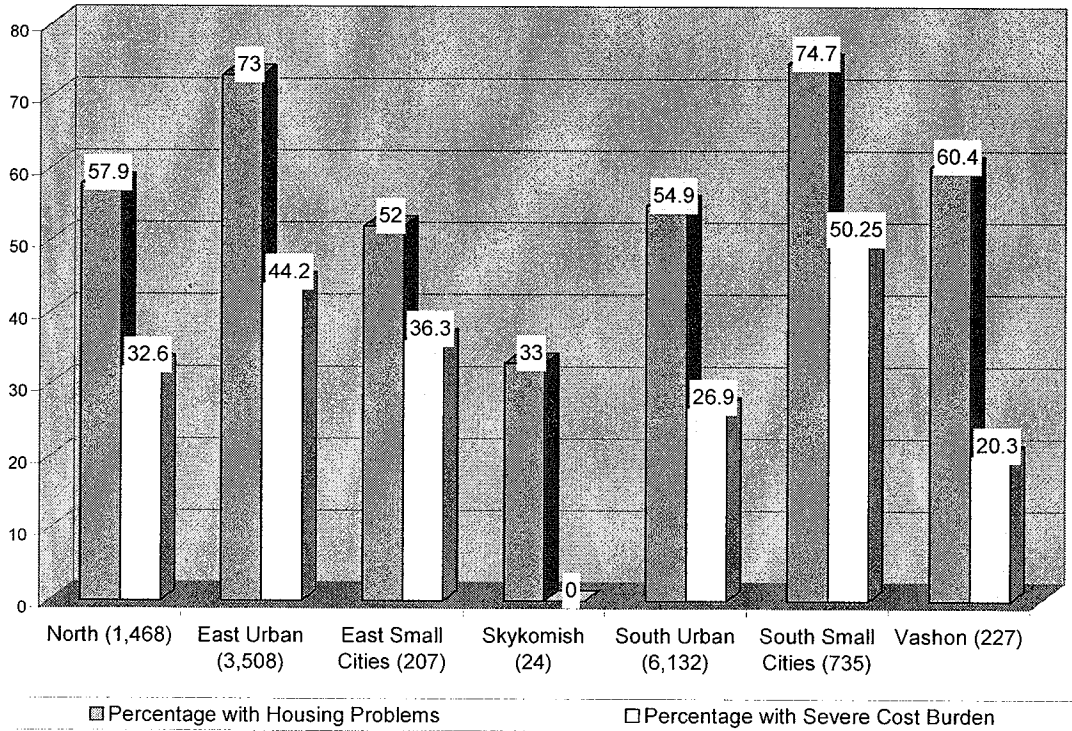
Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS). () = Total number of very low-income owner households for the respective geographic area of the Consortium. "Housing Problems" include the following: housing cost burden exceeding 30% of household 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 the Map Appendix of this Plan.

4. Low-income¹⁷ 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 on the next page).

¹⁷ See footnote 14 above.

Low-Income Owner Households



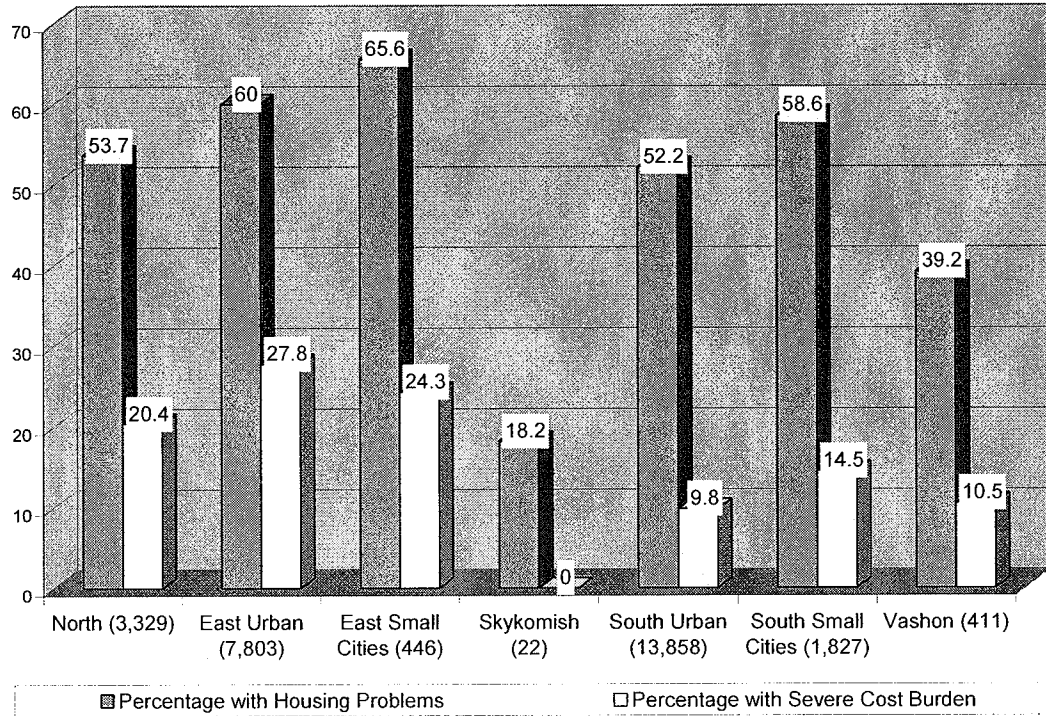
Source: HUD 2000 State of the Cities Data System: Comprehensive Housing Affordability Strategy (SOCDS:CHAS).
 () = Total number of low-income owner households for the respective geographic area of the Consortium.
 “**Housing Problems**” include the following: housing cost burden exceeding 30% of household 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 the Map Appendix of this Plan.

5. Moderate-income¹⁸ 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 on the next page).

¹⁸ See footnote 15 above.

Moderate-Income Owner Households



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 the Map Appendix 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 (they are 85% of the 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.**

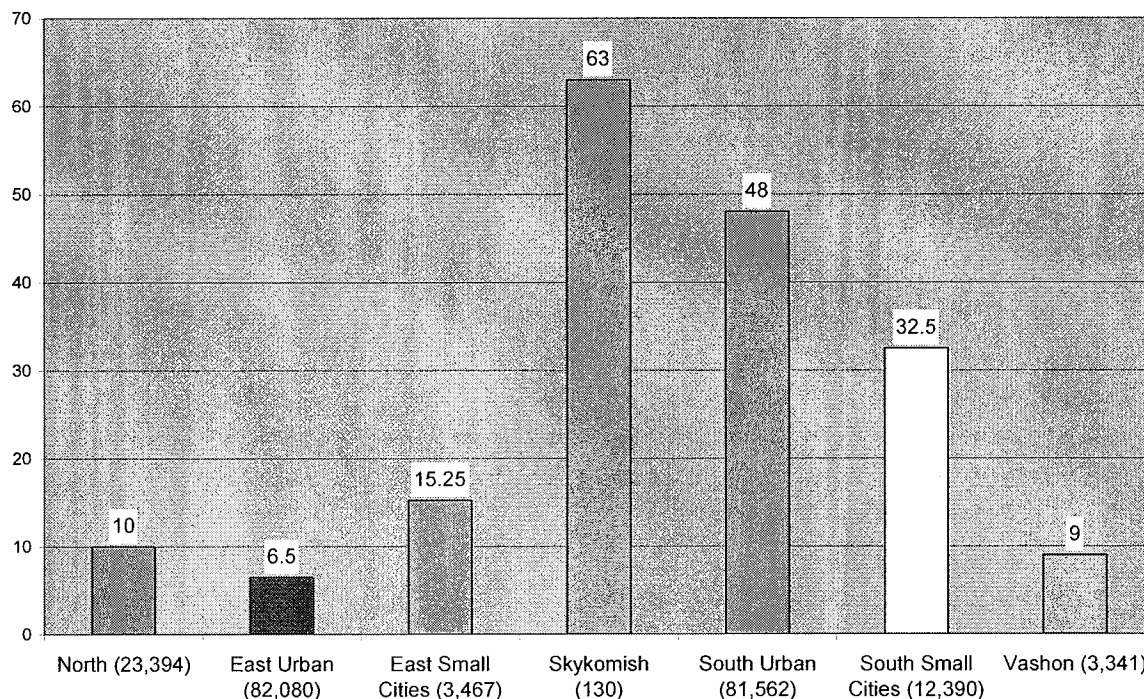
- 9. Approximately 7% of the low- to moderate-income households of all races/ethnicities are elderly households with one member who is at least 75 years old.**

- 10. In the Urban Areas, the East Urban Area has the highest percentage 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

Percent of Owner Housing Affordable to 80% AMI and Below



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 the Map Appendix 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.

3. The King County Consortium defines standard, substandard and substandard housing unit suitable for repair for the purposes of housing repair and rehabilitation as follows:

Standard Housing Unit

A standard housing unit in King County is any dwelling, which substantially meets HUD’s Housing Quality Standard and or the Uniform Housing Code standards.

Substandard Housing Unit

A substandard housing unit is any dwelling unit that possesses health and safety issues that are irreconcilable, and will not substantially meet the Uniform Housing Codes. Rehabilitation of this unit is deemed unreasonable by the Project Engineer, and the health and safety issues of the dwelling are too numerous to correct economically.

Substandard Housing Unit Suitable for Repair

A substandard housing unit has a reasonably sound basic structure, which contains one or more defective systems within the unit. The project Engineer will determine the scope of work that will elevate the living unit to the adopted housing standard. In some instances, the unit repair will only address the health and safety issues of the unit, thus substantially improving and providing a safe and decent living unit.

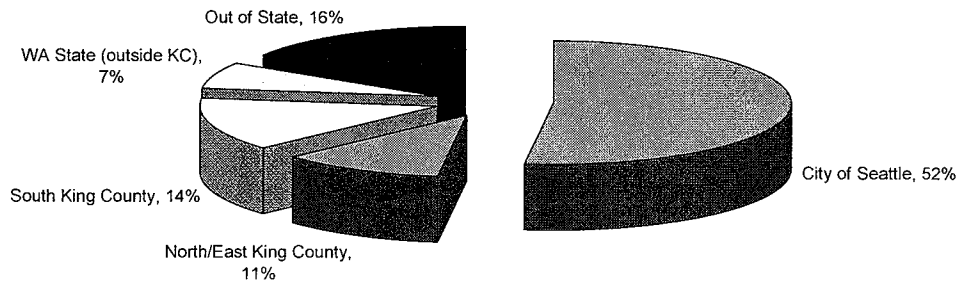
VII. Homelessness¹⁹

1. It is estimated that 7,980 people are homeless on the streets, in shelters and transitional housing programs on any given night²⁰ 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



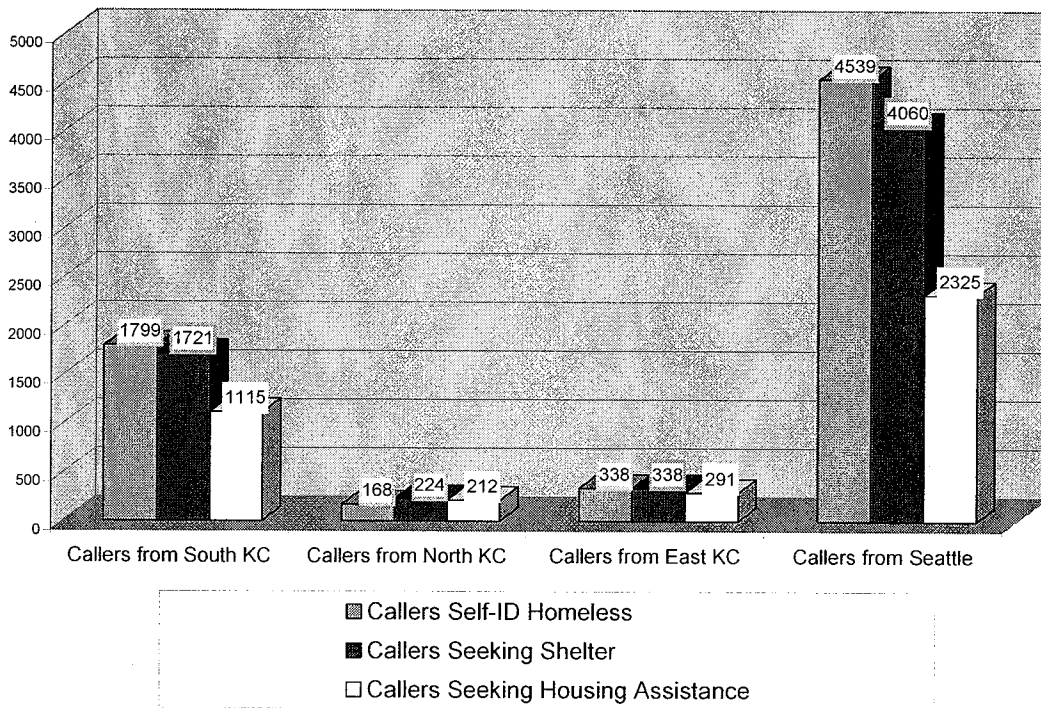
¹⁹ A thorough homelessness needs assessment for our region is being conducted by the Committee to End Homelessness, and will be published later this year in the Committee's "Ten Year Plan to End Homelessness". The Committee to End Homelessness is the official Continuum of Care planning entity for the 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

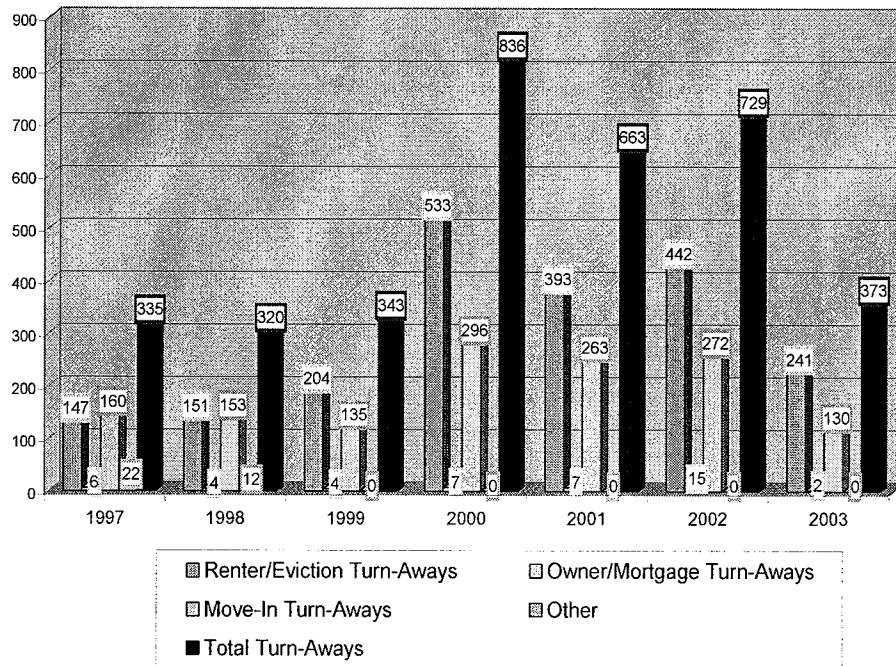
Community Info Line 2003



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 Program²² ("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.

King County HSP Households Turned Away By Year



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

King County Consortium Consolidated Housing and Community Development Plan 2005-2009

Part III

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 strategies¹.

Finally, most of the strategies also have annual performance measures associated with them². 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.

¹ 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.

² 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 Income³ who are severely cost-burdened⁴ 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 rehabilitated⁵. At least **50** of the 300 units of rental housing shall be targeted to persons/households with special needs.⁶

³ 50% of Area Median Income for a household of three is \$35,050 in 2004.

⁴ Severely cost-burdened means paying more than 50% of one's household income for housing.

⁵ This number is an estimate, as the type of projects funded and other factors may affect the annual outputs.

⁶ 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.

2. An average of **500 new renter households**⁷ will be served by rental units completed during the year⁸ (see table below for breakdown of the goals for household types and income levels that will be served annually).

Strategy 1A HUD Community Planning and Development (CPD) Performance Measures:

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

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 Needs⁹	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

⁷ See footnote 15 above.

⁸ A portion of our units turn over and may be occupied by more than one household in a given year.

⁹ 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.

Total Renter Households Served Annual Goal = 500	175	250	50	25

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 Needs¹⁰
- 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”¹¹ 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:

¹⁰ See footnote 16 above.

¹¹ 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.

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

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 1B HUD Community Planning and Development (CPD) Performance Measures:

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

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 assist non-profit affordable housing development organizations in assessing their need for development technical assistance, and will consider providing funds for such assistance through the funding cycle for affordable housing capital, depending on the documented need of an organization.
- 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”¹² 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.

Strategy 1C HUD Community Planning and Development (CPD) Performance Measures:

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

¹² For more information about Universal Design see Affordable Housing Objective #3, Strategy 3.B.

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). 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 2A HUD Community Planning and Development (CPD) Performance Measures:

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

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 2B HUD Community Planning and Development (CPD) Performance Measures:

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

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.

Strategy 2C HUD Community Planning and Development (CPD) Performance Measures:

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

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-recipients¹³ have not traditionally been monitored for fair housing compliance.

¹³ Sub-recipients are entities that are awarded funds for a project.

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

Strategy 3A HUD Community Planning and Development (CPD) Performance Measures:

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

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-income households in finding available units of affordable housing, in accessing applications for

such affordable housing in an efficient manner, and in locating housing units that are accessible to persons with a disability.

2. Fair Housing Forums, Conferences and Meetings

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

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

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

3. Fair Housing Enforcement

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

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

Strategy 3B HUD Community Planning and Development (CPD) Performance Measures:

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

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 Homelessness¹⁴. 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.

¹⁴ 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 1A HUD Community Planning and Development (CPD) Performance Measures:

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

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 for households with disabilities 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:

Homeless Housing and Services Program funded with state-authorized 2163/1359 funds and other fund sources, as available, such as Veterans and Human Services Levy. Increase the number of permanent housing units available to homeless households through the provision of rental subsidies and support services that are linked to permanent housing.

Strategy 2B Annual Output Measure: Provide **250 homeless households** with rental assistance and/or housing support services.

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

Strategy 2B Outcome Indicator: Number and percentage of households that obtain permanent housing and remain permanently housed one year after obtaining housing.

Strategy 2CB:

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 2DC:

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 **86,000 unit nights** ~~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) #2¹⁵ 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”¹⁶.

Strategy 3A HUD Community Planning and Development (CPD) Performance Measures:

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

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

¹⁵ These indicators may be used to set a baseline for long term outcomes in the future.

¹⁶ 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 1A HUD Community Planning and Development (CPD) Performance Measures:

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

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.

Strategy 1B HUD Community Planning and Development (CPD) Performance Measures:

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

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

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

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

Strategy 2A:

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

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

Strategy 2A HUD Community Planning and Development (CPD) Performance Measures:

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

Strategy 2B:

Revitalize deteriorated areas with high rates of poverty in the Consortium.

King County has developed a Neighborhood Revitalization Strategy Area (NRSA) for the White Center neighborhood in unincorporated King County, which has the highest poverty rate in the county. The White Center NRSA is appended to the Consolidated Plan as Appendix M.

~~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 NRSA and whether there are human services needs that are specific to NRSA neighborhoods.

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

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

Strategy 2B HUD Community Planning and Development (CPD) Performance Measures:

- **Objective: Economic Opportunity**

- **Outcome: Sustainability**

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.

Strategy 2C HUD Community Planning and Development (CPD) Performance Measures:

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

**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 that provide services to predominantly low to moderate-income communities and/or businesses that create or retain jobs for low and to moderate-income persons, by providing CDBG loans and loan guarantees.

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

Strategy 3A Outputs and Outcomes: This strategy does not have annual goals, and will be reported by narrative in the CAPER as opportunities arise. See related benchmarks in the White Center NRSA, Appendix M.

~~**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 100¹⁷ or more low to moderate income persons by 2009.~~

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

Strategy 3A HUD Community Planning and Development (CPD) Performance Measures:

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

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.~~

¹⁷ This is an average of 20 jobs per year retained or created, but the annual figure may vary greatly. Some years there will be fewer, but in other years we will have opportunities to create/retain a much larger number of jobs through the provision of CDBG interim (float) loans or Section 108 loan guarantees.

Resources Available to Address the Goals of the Consolidated Plan

Revenue Outlook for 2005-2009

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

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

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

<u>Fund Source</u>	<u>Average Amount Per Year</u>
Housing Opportunity Fund ¹⁸	\$1,000,000
Regional Affordable Housing Program ¹⁹	\$2,300,000
McKinney Homeless Assistance Programs ²⁰ :	
• Shelter Plus Care	\$4,000,000
• Supportive Housing Program	\$844,000
Transitional Housing Operating and Rental Assistance Program (THOR) ²¹	\$1,000,000
<hr/>	
Total Other Fund Sources (Average)	\$9,144,000
Administered by King County to Support Consolidated Plan Objectives	

¹⁸ 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.

¹⁹ 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.

²⁰ McKinney funds are applied for annually in a competitive process. Seattle and King County apply together for the region.

²¹ 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.

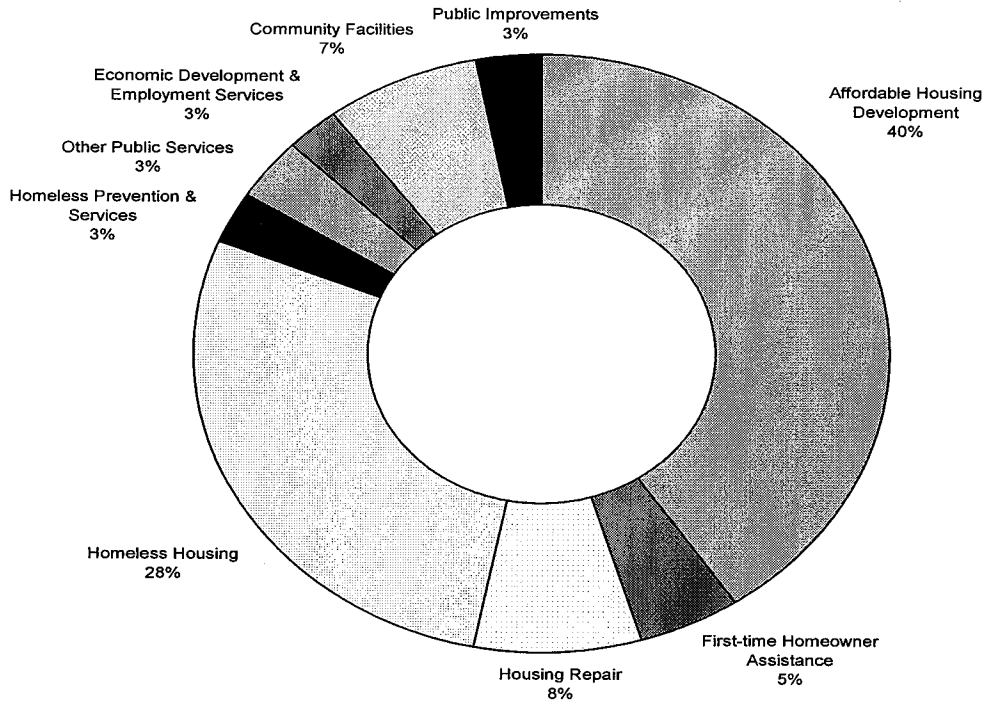
While the annual revenue that the Consortium administers is helpful in addressing the broad goals of the Consolidated Plan, it is not adequate to meet all of the needs of low- to moderate-income residents in our region. In order to allocate limited resources to address broad goals for the region, the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

Attachment C

Neighborhood Revitalization Strategy Area

**White Center Neighborhood
King County, Washington**

February 2009

Prepared by

DEPARTMENT OF COMMUNITY AND HUMAN SERVICES

and

OFFICE OF BUSINESS RELATIONS & ECONOMIC DEVELOPMENT



King County

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INTRODUCTION

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

King County's Housing and Community Development Program in the Department of Community and Human Services on behalf of the King County Consortia, and the Office of Business Relations and Economic Development are the lead county agencies involved in the development of the strategy for the White Center neighborhood. The county has also engaged stakeholders of the community including the White Center Community Development Association, White Center Chamber of Commerce, North Highline Unincorporated Council and the King County Housing Authority.

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

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

This Neighborhood Revitalization Strategy Area follows HUD guidelines and includes details on neighborhood and demographic criteria, community consultation, assessment, promotion of economic empowerment and specific performance measures.

HISTORY AND BACKGROUND

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

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

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

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

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

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

The commercial districts have struggled in the post-war era and have continually adapted to the demographic changes occurring in the surrounding residential neighborhoods. Recent immigrants from Asia, Latin America, Eastern Europe and East Africa, and second and third

generation business and property owners are shaping the character of these business districts and their surrounding residential neighborhoods. Business signage, decorations and advertising are in a variety of languages and are distinctive from each other. Retail and service businesses market and sell to a socially, economically and ethnically diverse group of consumers.

As with housing costs, rents for commercial space in the area have been lower than the King County average commercial rates. The lower commercial rents have supported an “incubator” environment in the area, allowing small businesses to get a foothold. However, as in other areas of the Puget Sound region there has been a recent increase in housing costs and rents for commercial spaces caused by new construction and the rise in the general economy. The long-term “affordability” of housing and commercial space in White Center is in question.

COMMUNITY PLANNING

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

The White Center Planning Area was created, and in November 1994 the County adopted “*Creating the Future: White Center Community Action Plan and Area Zoning*”.¹ This document was a 6 to 10 year action plan for the area and was based upon a vision statement and strategies identified by White Center citizens. The plan targeted County, public and private resources to help citizens reach the goals identified in three areas:

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

The plan identified the boundaries of the planning area, public and private resources and services for the area and actions to be taken by the public and private sector to assist the citizens in attaining the identified goals. A progress report was produced in February 1996², with an update that followed in 2001³. These reports detailed the progress and accomplishments on the goals, strategies and vision outlined in the 1994 plan and what remained to be accomplished.

COMMUNITY VISION AND CONSULTATION

Community and economic development planning for the White Center area has been an on-going process since the White Center plan of 1994. As a follow up to the 1994 plan and a 1996 progress report, King County partnered with the Annie E. Casey Foundation to form the White Center Resident Leadership Council (RLC) in 2001. The purpose of this effort was to gather

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

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

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

together 50 community leaders representing all of the major constituencies of the White Center area and help them to form move forward in carrying out community planning.

The RLC leaders discussed the area's needs, assets and priorities and their visions for a healthy and viable White Center Community. Meetings were held at least twice a month from January to June of 2001. King County Housing and Community Development (HCD) and Business Relations and Economic Development (BRED) staff were very active in working with the RLC on housing and economic development planning issues during this period. From these meetings the following priorities were established⁴:

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

During the period of time in which the RLC was meeting, the King County Housing Authority (KCHA) announced its intention to seek a HOPE VI grant to revitalize most of Park Lake Homes, a very large complex of old World War II public housing in White Center. KCHA sought and has now received HOPE VI funding to complement the RLC work, and included the White Center community in its planning for two HOPE VI applications (Park Lake I and Park Lake II), as well as the implementation of the projects. The RLC is very supportive of the HOPE VI project and several RLC members continue to participate in the HOPE VI community meetings. King County staff has also worked on the HOPE VI project in its various stages and King County is a major contributor of funds to the project.

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

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

The documents reviewed included the following:

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

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

- *Creating the Future: White Center Community Action Plan and Area Zoning* (1994) prepared by King County;
- *Progress Report: White Center Community Action Plan and Area Zoning*(1996) prepared by King County;
- *2000 Final Update, White Center Community Action Plan and Area Zoning* (2001)
- *White Center Community Development Investment Plan* (2001) prepared by King County;
- *Survey Report – Survey & Inventory of Historic Resources in White Center* (2002) King County Historic Preservation Program;
- *White Center Business District Analysis and Revitalization Plan* (2002) study prepared for King County by Economic Consulting Services, Kasprisin-Pettinari Design, InsightGIS and Transportation Solutions, Inc.;
- *White Center Main-Street Use and Design Guidelines* (2004)
- *The 2006 Annual King County Growth Report* (2006) prepared by King County;
- *Consolidated Housing & Community Development Plan for 2005-2007* King County Consortium;

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

- White Center Community Development Association
- North Highline Unincorporated Area Council
- White Center Chamber of Commerce
- King County Housing Authority
- King County Consortium Joint Recommendations Committee

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

- King County Sheriff Department
- King County Transportation (Roads)
- King County Department of Housing & Community Services
- Office of Business Relations & Economic Development

NEIGHBORHOOD AND DEMOGRAPHIC CRITERIA

Geographic Area Description

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

many can be considered economically disadvantaged or underutilized enterprises. The exact boundaries of the proposed NRSA are as follows:

North: From 18th Avenue SW east along SW Roxbury to 2nd Avenue SW, east along the City of Seattle borderline to SR 509;

South: From S124th Street and SR 509 to SW 126th Street to 112th SW;

East: State Route 509 from S 99th Street to S 124th Street;

West: North from SW 126th SW along 12th Avenue SW then west on SW 116th Street to 16th Avenue SW, north to SW 112th Street, west to 19th Avenue SW and north to SW Roxbury.

A map of the NRSA is included in this plan as Attachment I.

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

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

Population Demographics

According to the 2000 US Census the proposed NRSA has 6,022 households with a population of 16,285. Within the area over 11% of the population does not speak English or speaks it as a second language. Over 45 different languages are spoken and 35% of the population speaks a language other than English in their homes. Forty-five percent (45%) of the population are renters. Other demographic highlights of the NRSA are as follows:

- 64.9% or 10,570 persons are low-to-moderate income;
- 64.9% or 3,908 households are low-to-moderate income;
- Over 14% of the population is living below the poverty level;
- Taken as an aggregate the unemployment level is 00.0% or 0% higher than the King County average.

The table below details the percentage of low-to-moderate income households by census tract and block group.

Table 1

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

Source: US 2000 Census

Empowerment Zone or Enterprise Community Designation

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

ASSESSMENT

Economic Conditions

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

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

Levels of unemployment. Based on the 2000 Census, the proposed area has an unemployment rate of 9%, much higher the average of King County. Several block groups have unemployment rates as high as 39%. The Census also indicates that 22% of the area's population lives below the poverty level.

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

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

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

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

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

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

In June 2004 the community-based White Center Community Development Association held a "Community Housing Forum". In addition to the forum, the organization also gathered over 100 housing surveys from residents. Through the survey and the forum residents indicated the following:

- 48% wanted to own their own home;
- 87% believed that the area should be a neighborhood of all income levels;
- renters wanted larger units to accommodate their extended families;
- over half of the forum attendees believed that the next major housing development should be a mixed-use project.

Availability of economic development capacity. Until 2002 when the White Center Community Development Association was formed, there was no community-based organization in the area devoted to economic development. This has limited the community's ability to carry out many of the strategies outlined in the plans developed during the past 12 years. King County staff is working with the Community Development Association to build local capacity for economic development activities. As the area grows with new developments and projects, there is a desire

for one or more additional business “associations” to be formed that support the community’s diverse ethnicities and cultures.

Opportunities

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

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

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

- The Business Assistance Center at the White Center Community Development Association (CDA). This Center is a partnership between the CDA, King County and Washington State Employment Security, and offers technical assistance to business owners and entrepreneurs.
- Small Business Development Center (SBDC) at Highline Community College. The SBDC provides technical assistance, business training and access to capital to those enterprises that meet the small business size standards of the Small Business Administration. The SBDC at Highline serves five cities in southwest King County besides the North Highline unincorporated area.
- University of Washington. Three schools within the university provide expertise to businesses and communities in the area. The Business School provides technical assistance to small businesses through its Business and Economic Development Program and Retail Marketing classes. The School of Urban Planning and Architecture provides storefront and infrastructure design and the Evans School provides assistance to a number of community organizations, including the White Center CDA.

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

HOPE VI Projects Create New Opportunities

Phase I - The Greenbridge/Phase I redevelopment of Park Lake Homes in White Center is well under way and King County has invested significant resources to this effort. The rental housing and community services development phase of Greenbridge is now nearing

completion. By fall 2009, 341 rental housing units will be occupied at Greenbridge. Residents who had to relocate for the redevelopment have had the first right to return and over 50% have returned. The construction of the last rental phase will begin in spring 2009 and finish in 2010.

Over 100,000 square feet of community service space has either been constructed or is under construction. These spaces include a new K to Grade Five school, the renovated Jim Wiley Center which houses Southwest Boy's and Girls Club, Neighborhood House, Highline Community College and a community room. A new YWCA family services and career development center collocated with a King County Library branch opened in spring 2009. A regional early learning center which will provide comprehensive early learning services to the entire community is under construction and will open in late fall 2009. Affordable home ownership will be provided by Habitat for Humanity beginning summer of 2009. Up to 400 additional units of home ownership will be built by private developers in 2010 through 2014. The \$182 million development has leveraged \$10 million in King County investment, made at the time the HOPE VI grant was awarded by HUD in 2001. Additional investment has been made in parks, trails, housing, and public infrastructure in the surrounding White Center community.

Phase II - KCHA received \$20,000,000 in HOPE VI funds in September 2008 to revitalize Park Lake II (PL II). PL II is home to 588 residents, nearly two thirds of which have immigrated from Africa, Eastern Europe or Southeast Asia. Many do not speak English and may not read or write their own language. Eighty-two percent of PL II households live on less than 30% of AMI, with average household income reaching only \$12,528. Forty-two percent of the population is youth under the age of 19.

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

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

KCHA will also construct 6,500 square feet of space for provision of community support services. The space will be designed to accommodate a wide variety of uses, and will include a large

community room with kitchen, the Neighborhood Networks Center, offices for a variety of community support service providers, and a multi-purpose room. The goal of the community services support program is to bring services on-site to improve access by residents. KCHA will partner with 11 social service agencies to deliver the Community Support Services Program.

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

Problems

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

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

ECONOMIC EMPOWERMENT PLAN

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

Provide technical assistance to entrepreneurs and business owners. Through partnerships with the White Center CDA, the Small Business Development Center at Highline Community College, the University of Washington and King County, business, financial planning and marketing assistance, as well as access to capital, will be offered to business owners operating a business in the proposed NRSA.

Assist business owners with façade/tenant improvements. Using CDBG and/or other funds, King County will assist business owners with improvements that will enhance their businesses and create job opportunities for low to moderate-income persons.

Assist the community with any need for a new business association/organization in the area that will focus on the needs of culturally and ethnically diverse business owners.

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

Provide training to residents of the NRSA who wish to start a business venture. In partnership with the University of Washington School of Business, the SBDC at Highline, the White Center CDA and possibly the local Chamber of Commerce, workshops or seminars will be presented in the area for residents interested in starting a business.

Link job opportunities with local residents, especially low-moderate income persons. The King County Jobs Initiative (KCJI) will provide vocational training, job placement and retention services for low income persons in the proposed NRSA, increasing opportunities for employment and job retention.

Provide Section 108 loan assistance for economic development opportunities within the NRSA. King County is working with the King County CDBG Consortium to provide Section 8 loan assistance for the development of a new office building on vacant, underutilized property in one of the White Center business districts, which will create new jobs, provide expanded services to the neighborhood and contribute to the revitalization of the neighborhood.

Work with community partners to create new mixed-use and mixed-income housing opportunities, and to improve the overall housing stock, including investments in revitalizing Park Lake I and Park Lake II. King County will work with the White Center CDA, Impact Capital, the King County Housing Authority and other housing development entities. Through the use of HOME, CDBG and other fund sources, as well as other development incentives, the County will support the creation of new affordable housing, specifically including low-income and workforce housing serving households earning 80% or less of the area median gross income, and to expand housing repair services in the neighborhood.

Work with the Department of Transportation's Transit Oriented Development Program (TOD) to locate a TOD project in the NRSA. The TOD project is expected to be a mixed-use, mixed income project that will combine commuter parking, commercial space and mixed-income housing within the White Center neighborhood business district. The design of TOD projects promote walkable business districts with wider sidewalks, better lighting and shared parking.

Work with community partners on the 96th Street initiative to create a safe and well-lit walking connection between the business district and the dense housing at Greenbridge. King County will work with community partners to create safe walking spaces that connect residents with transit and businesses, and through such projects, improve the economic development of the neighborhood.

Reduce crime rate in the neighborhood through the combined efforts of these activities.

PERFORMANCE MEASURES

The strategies outlined above are designed to create economic development activities that will revitalize the business districts of the NRSA, provide a viable retail and service area for the surrounding residential areas and create job opportunities for residents. The goal is that the outcomes of these strategies will result in the economic empowerment of low to moderate-income residents and a community that has diverse and vibrant business districts. The King County Housing and Community Development Program will be the lead entity responsible for reporting on the benchmarks to be achieved over the five-year period of the plan, which will be effective once it is appended to the King County Consortium Consolidated Plan. The desired outcomes and benchmarks include:

Strategy	Outcome	Baseline Data	Benchmark
Provide support to and partner with organizations to provide technical assistance to entrepreneurs and small business owners	Businesses are stable, able to expand and hire more staff.	There are approximately 350 businesses in the area, many of whom need help with financial, marketing, operations, and staffing in order to position themselves better to recapture the retail spending leakage from White Center.	The partners in this effort will provide technical assistance to 25 entrepreneurs and business owners
Assist property owners and business owners with façade/tenant improvements.	Deteriorated storefront facades are upgraded to a presentable and marketable appearance.	Many buildings in the central business district were built in the 1920s and 1930s and the storefronts are in extremely deteriorated conditions.	Provide technical assistance and/or funding to improve the storefronts of 20 businesses.
Assist the community with any need for a new business association/organization in the area that will focus on the needs of culturally and ethnically diverse business owners.	If feasible and desirable, such an organization is established.	No such organization is active at this time.	Explore and analyze need for and viability of such an organization.
Provide training to residents of the NRSA who wish to start a business venture.	Residents start new businesses in White Center.	There is no current data available on how many residents wish to start a business, however, unemployment is high in the neighborhood (9% to 39%), as stated in the section entitled Economic Conditions.	Recruit participants and provide 10 workshops or seminars on business development to residents over the next five years.

Provide training and employment opportunities to low-income residents.	Area residents have access to jobs that provide a wage of at least \$9.00/ hour with benefits.	22% of the area's population lives below the poverty level. Overall unemployment is 9%, with many block groups as high as 39%; this is well above the county average.	150 residents are placed in livable wage jobs by the end of the NRSA plan period.
Provide Section 108 loan assistance for economic development opportunities within the NRSA.	Neighborhood is revitalized through economic development project that creates living wage jobs.	22% of the area's population lives below the poverty level. Overall unemployment is 9%, with many block groups as high as 39%; this is well above the county average.	60 living wage jobs are created.
Work with community partners to create new mixed-use and mixed-income housing opportunities, specifically including low-income and workforce housing serving households earning 80% or less of the area median gross income, and to improve the overall housing stock.	Neighborhood is revitalized through new and improved housing stock.	Several underutilized properties in the community have been identified for potential housing use; no current data on homes needing repair/improvements but an outreach campaign will be conducted.	200 mixed- income rental and ownership housing units are created. 50 housing units are repaired/improved.
Work with the Department of Transportation's Transit Oriented Development Program (TOD) to locate a TOD project in the NRSA.	Smart urban design that promotes the use of public transportation is incorporated into the neighborhood.	Staff will work with TOD to identify potential baseline measure/s.	TOD project is successfully located in White Center business area.
Work with community partners on the 96 th Street initiative to create a safe and well-lit walking connection between the business district and the residential neighborhood, including the new housing at Greenbridge.	Smart and safe walkways that encourage walking in the community and to the local business district.	Staff will work to identify potential baseline measure/s.	96 th Street walking connection is accomplished.

Reduce crime rate in the area through combination of above activities.	Crime rate reduced through focus on shared streets and positive use of public spaces	Staff will identify baseline measure from King County Sheriff.	Crime rate reduced by 10%.
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