

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2022 Consolidated Annual Performance and Evaluation Report (CAPER) covers the time period from January 1, 2022, to December 31, 2022. Agencies that received Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds from the King County Consortium (Consortium) completed the following activities in 2022 (including some funded in previous fiscal years):

- Provided homelessness prevention services to 783 people;
- Provided emergency shelter services to 1,958 people;
- Other – Provided diversion services to 1,173 people;
- Completed water main improvements in Black Diamond, serving 1,205 persons annually;
- Completed sidewalk improvements in North Bend, serving 1,415 people annually;
- Completed community center rehabilitation in Burien, serving 39,750 people annually; and
- Provided business assistance to 258 microenterprises.

Several projects have HOME units in development, however, none came online during the program year.

Many of the programs funded with CDBG dollars fell short of 2022 beneficiary goals due to the continuing affects of the COVID-19 pandemic. For example, there have been contractor and supply chain shortages to assist with housing repair activities and staffing shortages in our partner agencies. Additionally, moving to deintensified, non-congregate shelters impacted the number of persons served and will continue to affect outcomes/goals over the course of the current Consolidated Plan.

Affordable Housing Goals - King County continues to experience a housing affordability crisis, which has increased the demand for affordable housing beyond available financial resources. New affordable housing construction takes a few years from funding to lease up, so the outcomes may exceed goals in some years, but may not meet goals in other years of the Consolidated Plan.

Ending Homelessness – The goals set in the 2022 Action Plan have generally not been met. As stated earlier, the pandemic prompted shelters shift focus to deintensify their facilities, resulting in fewer clients being served. The Housing Stability Program and Diversion activities did not serve as many clients as expected in 2022 due to multiple recovery funding sources still being available for programs and the higher financial need of clients.

Community and Economic Development Goals – Public Facility or infrastructure projects far exceeded the annual goals for the number of people served. This is due to the nature of these projects taking more than one year to complete. The Consortium completed projects initially funded in 2019 and 2020, leading to a boost in reported people served in 2022. However, in previous years, annual goals may not have been met because of prolonged construction timelines. The Consortium is attempting to deploy funding earlier in the calendar year than it has in the past. Prior delays in the HUD grant agreement pushed back the Consortium’s ability to complete its projects in a timely manner. King County strives to improve internal processes in order to contract construction projects in early summer which will allow for an optimum bidding and construction mobilization environment.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	75	42	56.00%	15	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	10	60	600.00%	2	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	40	10	25.00%	11	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	1000	400	40.00%	200	134	67.00%

Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%	2	0	0.00%
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7000	83819	1,197.41%	1400	42370	3,026.43%
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	932	93.20%	200	479	239.50%
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		0	0	
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0				
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	600	385	64.17%	200	258	129.00%
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				

Community and Economic Development	Non-Housing Community Development	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
End Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$285768	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted				0		
End Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$285768	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5	0	0.00%			
End Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$285768	Homeless Person Overnight Shelter	Persons Assisted	15000	5437	36.25%	3000	2007	66.90%
End Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$285768	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
End Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$285768	Homelessness Prevention	Persons Assisted	6000	1906	31.77%	1200	0	0.00%
End Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$285768	Other	Other	9000	3647	40.52%	1800	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

1. Affordable Housing: Preserve and expand the supply of affordable housing. This will be accomplished through: 1) competitive funding for new affordable rental and homeownership projects; 2) preservation of existing rental units that provide housing for income-eligible households; 3) housing repair for income eligible homeowners; and 4) innovative and equitable housing models. The Consortium will engage in other housing activities, collaborations and partnerships to enhance opportunities for equitable development and the creation/preservation of affordable housing. During the course of the Consolidated Plan, funding may be prioritized for targeted areas in Skyway-West Hill, North Highline, and South King County as identified through the Communities of Opportunity Initiative and the Skyway-West Hill and North Highline Anti-displacement Strategies Report or other collaborative processes. Efforts to increase affordable housing should work in tandem to support other community assets such as small businesses and cultural assets. Extensive community engagement and mitigation actions should be incorporated in affordable housing development decisions. The Consortium will plan for and support fair housing strategies and initiatives designed to further fair housing choice and increase access to housing and housing programs. Progress toward fair housing goals will be reported annually.

2. Ending Homelessness: Working together with collective impact, King County will work to develop a cohesive and coordinated homeless system grounded in the principle of Housing First and shared outcomes. Investments in projects will ensure that homeless households from all sub-populations (families, youth/young adults, and adults without children) are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasize recovery, as needed; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; receive only what they need to be returned to housing quickly through 1) a range of housing options; 2) programs and services; 3) addressing the temporary housing needs and other needs of households when homelessness occurs; and 4) programs that prevent homelessness and that assist households in being diverted from having to enter the homeless system. Specific programs include 1) rapid re-housing; 2) emergency shelters; 3) transitional housing; 4) housing stability; and 5) shelter diversion. The Consortium will engage in planning and other activities and initiatives to end homelessness in collaboration with the King County Regional Homelessness Authority. The Consortium will also work in partnership to enhance opportunities to engage our region in exploring evidence-based best practices and promising practices to ensure that homelessness is rare, short in duration, and a one-time occurrence.

3. Community and Economic Development: Investments across the Consortium in low-income communities benefit low-income people and ensure equitable opportunities for good health, happiness, safety, and connection to community. Investments in new developments in eligible communities are designed to promote a healthy lifestyle, reflect the range of income levels in our region, and have accessible connectivity with

amenities, services and opportunities. This includes support for incubator, local and small businesses, especially if owned by BIPOC populations.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	1,736	1	0
Black or African American	1,512	0	0
Asian	163	3	0
American Indian or American Native	132	0	0
Native Hawaiian or Other Pacific Islander	114	6	0
<b>Total</b>	<b>3,657</b>	<b>10</b>	<b>0</b>
Hispanic	490	0	0
Not Hispanic	3,167	10	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The race and ethnicity numbers above, for the CDBG program, do not include the multiracial categories American Indian/Alaskan Native and White, Asian/White, Black/African American and White, American Indian/Alaskan Native and Black/African American, which increases those served by 455 persons, 51 reporting as Hispanic and two additional households. Although this information is captured in IDIS it doesn't report in the CAPER data.

Additionally, although captured through IDIS beneficiary data, the CAPER reporting does not have Other Multi-Racial data. King County served an additional 1,695 persons identifying as Other Multi-Racial, 741 of whom reported as Hispanic and 34 Other Multi-Racial households of whom one reported as Hispanic.

CDBG-CV funding served 371 persons identifying as Other Multi-Racia, 42 of whom reported as Hispanic and 9 persons identifying as American Indian/Alaskan Native and White, Asian/White, Black/African American and White, American Indian/Alaskan Native and Black/African American, 1 of whom reported as Hispanic.

HOME data reflects homeowner housing repair, not any HOME units constructed.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	11,428,944	6,146,711
HOME	public - federal	4,277,395	2,948,579
ESG	public - federal	285,768	225,726

**Table 3 - Resources Made Available**

### Narrative

In 2022, King County and the Joint Agreement Cities (JACs) utilized King County Community Development Block Grant-Coronavirus (CDBG-CV) funds for a variety of public services activities listed below.

- Substance Payments (Rent Assistance) – 276 persons, \$331,034
- Job training – 9 adults and 7 youth, \$51,237
- Victims of Domestic Violence – 47 persons, \$30,700
- Legal Services – 22 persons, \$45,062
- Food Banks – 371 persons, \$48,000
- Mental Health Services – 139 persons, \$43,392
- Shelter services – 49 persons, \$10,391

Of those served, 401 persons/households were Extremely-low Income, 87 were Low-Moderate Income and 432 were Moderate Income.

PR-26 – IDIS is not calculating Percent Low-Mod Benefit correctly. Staff, therefore, had to manually calculate costs related to all housing repair programs and adjust the PR-26. While King County typically spends 100% of CDBG funds on low-moderate benefit activities, the 2022 PR-26 shows 99.44%.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
North/East Sub-Region			Other
South Sub-Region			
Unincorporated King County			Other

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative



## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Federal funds leverage private, state and local funds. The primary sources of matching funds for HOME-funded housing were King County’s Veterans, Seniors, and Human Services Levy capital funds, Document Recording Fee, and MIDD Behavioral Health tax (MIDD) housing capital funds. The Document Recording Fee is a dedicated, state-adopted housing resource administered by King County. The Veterans, Seniors, and Human Services Levy capital funds targeted housing development projects providing permanent supportive housing to homeless veterans and other vulnerable communities. The source of match for the HOME-funded owner-occupied rehabilitation activities was owner contributions. The primary source of match for ESG projects was Washington State Consolidated Homeless Grant and Document Recording Fee funds. King County made publicly owned land available for developing affordable housing on county-owned property in 2022. The King County Council approved an ordinance to enter into a development agreement with Bridge Housing Corporation and Community Roots Housing to develop the Northgate Park and Ride lot for affordable housing. The Council also approved an ordinance authorizing the King County Executive to convey surplus property in Bellevue Washington to Polaris at Eastgate, LLC to develop affordable housing.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	29,435,568
2. Match contributed during current Federal fiscal year	6,135,177
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	35,570,745
4. Match liability for current Federal fiscal year	1,338,234
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	34,232,511

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
6242252	09/30/2022	0	6,135,177	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
669,933	106,966	480,849	0	296,050

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	11	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>11</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	11	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>11</b>	<b>0</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

King County experienced a housing affordability crisis throughout this Consolidated Plan period, which increased demand beyond available financial resources. Rapidly rising regional population and job growth, escalating costs of labor and construction materials, and constraints on land use and zoning have driven significant increases in the housing affordability gap. Due to economic difficulties related to the ongoing pandemic, the local concrete strike, and the escalating costs of labor and construction materials, projects were slower to get fully funded and slower to start construction, and have delays in

completion. Although no HOME units were completed this year, there should be several projects completing in early 2023 (including Habitat’s La Fortuna and Plymouth’s Eastgate PSH).

**Discuss how these outcomes will impact future annual action plans.**

The King County Consortium is looking at ways to prioritize goals and funding resources with particular emphasis on deeply affordable housing, and housing for people who are homeless or have special needs.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	81	0
Low-income	38	0
Moderate-income	24	0
<b>Total</b>	<b>143</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

Consortium 2022 HOME funds did not meet the requirements for serving extremely low-income, low-income and moderate-income individuals due to delays in project completions. Next year we should be able to make up for this year’s lack of production.

HOME funds will assist households with incomes at or below 50% of Area Median Income for rental projects and will be used to assist households with incomes at or below 80% of Area Median Income for homeownership projects.

CDBG funds were used for eligible housing activities such as homeowner repairs.

Projects undertaken in 2022 met the requirements of Section 215.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Outreach to homeless persons is an important component of efforts to end homelessness in King County. Numerous long standing programs focus on individuals with behavioral health conditions (PATH, DESC, HOST, PACT, Valley Cities Veteran Services, CCS Scope) and chronic substance use disorder (ETS REACH and Recovery Cafe). A mobile medical outreach team operates in south King County, and Healthcare for the Homeless Network nurse/mental health outreach teams operate in six cities. Outreach workers, coordinated at a system level, provide outreach to homeless/LGBTQ/at-risk youth. They are responsible for identifying unsheltered homeless neighbors through direct street outreach activities. Outreach workers administer assessment tools, facilitate placement into emergency short-term shelter and permanent housing programs, and connect to social services. Vehicle-focused outreach is active in east and south King County focusing on individuals sleeping overnight in a vehicle. It is the largest category of unsheltered people accounting for more than 40% of the unsheltered population. Vehicle Outreach workers directly connect with people living out of their vehicles and RV's to help provide services to stabilize their situation, and put them on the path to permanent housing. Kids Plus works with families on the streets, in tent cities, or car camps countywide. Veteran outreach is undertaken by King County Veterans programs, as well as federal Supportive Services for Veteran Families program. Many of these teams take advantage of existing meal programs to make non-threatening contact with individuals or families.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Consortium utilizes CDBG and ESG resources for emergency shelter and rapid rehousing. Additionally, King County Regional Homelessness Authority (the RHA) collaborated with King County and other jurisdictions to open emergency winter shelters to address increased need. The RHA received approval from HUD to conduct the 2022 unsheltered count as part of a qualitative interview process over the month of March, using a methodology called Sampling. The sheltered count was pulled from HMIS data on March 1. This methodology has a strong track record for producing high-quality demographic and population estimates, confirmed by numerous studies by academic researchers and the World Health Organization. For the 2022 unsheltered PIT, the RHA worked with an expert statistician at the University of Washington to advise on sampling design and statistical modeling. The Point in Time Count identified 7,620 people as unsheltered in King County. This is up from 5,578 people who were identified as unsheltered in 2020. In 2022, there remain over 600 units of non-congregate shelter beds to address high density settings.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely**

**low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The King County Consortium funds programs and services to assist the most vulnerable members of the community, including programs for children, youth and young adults, seniors, survivors of domestic violence, persons with developmental disabilities, and veterans returning home and rebuilding their lives. Services provided include employment and education resources, the King County Veterans Program, assistance to residents with developmental disabilities and their families, and the Child Welfare Early Learning Partnership. The Behavioral Health and Recovery Division (BHRD) provides direct services for crisis outreach and investigation for involuntary commitment, mental health client services, and outreach and triage on the streets for people incapacitated by alcohol or drugs. Beds for people discharged from publicly-funded institutions are identified as a high need and the RHA is working closely with the BHRD to address this issue.

The King County Consortium prioritized both homeless housing and system-connected housing in the 2022 Housing Finance Program's Affordable Housing Capital Projects RFP, awarding funding to these types of projects throughout the county. Homeless housing projects reflect Housing First principles with a focus on moving people experiencing homelessness into housing as quickly as possible. Homeless housing projects are required to use the CEA system. System-connected housing serves individuals or households with a member of the household who is involved in existing systems, such as the criminal justice system, or in-patient medical or behavioral health systems.

In 2022, King County Regional Homelessness Authority established the Emergency Housing Voucher (EHV) Housing Search and Tenancy Support Services program to provide ongoing support to newly housed households to ensure they have the wraparound services to sustain housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In 2022, the King County Regional Homeless Authority operated the local Continuum of Care including Coordinated Entry (CE) system. Progress is ongoing in making the system more effective and efficient. Several key parts of this work include determining how to prioritize people who are experiencing homelessness while addressing racial equity, developing effective and culturally sensitive outreach, overcoming barriers to people obtaining housing, and reducing screening and other barriers identified.



Along with the ongoing coordinated entry work, the Housing Connector, works directly with private market and nonprofit housing providers to create a bridge that connects private property owners and managers to those most in need of housing. They use a housing platform to share information about low barrier vacant units and renters who receive ongoing support.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Consortium Consolidated Housing and Community Development Plan (Consolidated Plan) addresses two housing authorities, the King County Housing Authority (KCHA) and the Renton Housing Authority (RHA). Both housing authorities have proactive and successful maintenance programs and staffing to maintain the quality of their housing stock. The King County Housing Authority is one of 39 housing authorities nationwide originally selected to participate in the Moving to Work demonstration program. Both the King County Housing Authority and the Renton Housing Authority participate in planning and coordination efforts with public funders, the Affordable Housing Committee, King County Regional Homelessness Authority and jurisdiction partners. RHA redeveloped their public housing utilizing Low-Income Housing Tax Credits (LIHTC).

As a regional housing authority, KCHA's properties and service area includes 17 school districts and 27 cities in addition to unincorporated King County. KCHA serves over 15,000 children through its subsidized housing programs each year and education partnerships remain a focus. Although some of these districts rank among the strongest in the country, many face the challenge of educating large numbers of children from high-poverty communities and children from families experiencing homelessness. KCHA continues to partner with the Highline and Tukwila School Districts to provide short-term rent subsidies to school-aged children experiencing homelessness and their families, and with Highline Community College to provide time-limited rental subsidies to college students who are facing housing instability and homelessness.

KCHA continues to focus on ensuring broad geographic choice for recipients of low-income housing assistance. KCHA has piloted multiple housing mobility programs and implemented multi-tiered payment standards for the Housing Choice Voucher (HCV) program, which provide higher subsidies in more costly rental markets. The agency has also acquired a number of properties in high opportunity neighborhoods and along emerging high-capacity transit corridors. When possible, KCHA has added new public housing subsidies to recently acquired properties. KCHA's acquisitions have helped the agency grow its inventory of affordable homes to 12,411 units countywide.

KCHA continues to focus on maintaining the physical quality of its subsidized housing. In 2022, KCHA invested \$17.2 million to upgrade its federally assisted housing stock. These investments improve housing quality, reduce maintenance costs and energy consumption, and extend the life expectancy of its housing stock. KCHA has embarked on the substantial rehabilitation of Kirkland Heights, a recently acquired Project-based Rental Assistance property in Kirkland, which will include the addition of 96 newly constructed homes. The agency continues to pursue partnerships with community-based organizations to ensure residents of public housing are safe and connected to critical services and resources.

In 2022, RHA submitted its 5-Year PHA Plan and Administrative Plan, which provides for future

development of affordable housing for the agency to HUD.

**Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

KCHA has a number of programs that aim to encourage self-sufficiency among recipients of subsidized housing assistance, including operation of a Family Self-Sufficiency (FSS), on-site workforce development training, and rent policies that allow residents to earn additional money before seeing an immediate change in their rent. In addition, the KCHA operates five manufactured housing communities and both of its HOPE VI projects in White Center have included development of new market-rate homeownership. KCHA is working to identify partnerships, policies, and programs that could contribute to greater homeownership opportunities for low-income households across the region.

**Actions taken to provide assistance to troubled PHAs**

N/A. KCHA and RHA are not troubled PHAs.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The Countywide Planning Policies are a long-range planning tool designed to create a shared framework for growth management planning (including housing) for all jurisdictions in King County. In 2022, the King County Affordable Housing Committee recommended amendments to the Countywide Planning Policies that, if adopted, would establish specific countywide and jurisdictional affordable housing needs by income level and for emergency housing that all jurisdictions would be responsible for planning for and accommodating in their comprehensive plan updates in 2024; and establish an accountability framework for meeting these needs, which includes a housing-focused review of draft comprehensive plans, annual monitoring and reporting, and a check-in and adjustment period to address significant shortfalls in planning for and accommodating need five years after plan adoption.

In 2022, King County began the process to update the Comprehensive Plan. Establishment of vibrant, thriving, healthy, and sustainable communities is a key goal for King County. Offering adequate choices and opportunities to fully address the spectrum of housing needs in all communities for all of King County's residents is an essential step toward meeting this goal. The County's Strategic Plan aligns with the Washington State Growth Management Act, VISION 2050's Multicounty Planning Policies, and the King County Countywide Planning Policies regarding establishing and implementing clear goals for affordable housing.

The Countywide Planning Policies provide a framework within which all jurisdictions are called upon to plan for a range of affordable housing choices within neighborhoods that promote health, well being, diversity, and access to opportunities for employment, recreation, social interaction and cohesion, active transportation (walking, biking, and public transit) and education. The King County Comprehensive Plan strengthens this connection by promoting affordable housing for all county residents through support for adequate funding, zoning, and regional cooperation to create new and diverse housing choices in communities throughout the county.

In 2022, King County implemented recommendations from the Skyway-West Hill and North Highline Anti-displacement Strategies Report in response to community displacement concerns amid escalating housing prices and rents. The report recommends concrete actions King County can take to develop and retain affordable housing in the unincorporated areas of Skyway-West Hill and North Highline.

Recommendations include increased outreach for the property tax exemption program, a community preference policy for affordable housing units, and implementing an inclusionary housing ordinance to require and incentivize affordable housing through land use policy. Among these recommendations, the development of a process to deploy grants for the Skyway \$5 million Fund for Affordable Housing Requests for Proposals (RFP). Out of this process, two local organizations were awarded funds, Homestead Community Land Trust in partnership with Skyway Coalition was awarded \$2.5 million and will develop up to 53 permanently affordable homeownership units serving households at 50-80% AMI. Additionally, Low-Income Housing Institute in Partnership with Childhaven was awarded \$2.5 million to

develop up to 43 units of affordable rental housing for households at 30-50% AMI. These two organizations will support the development of approximately 100 units of affordable housing in Skyway-West Hill neighborhoods.

In addition, the King County Executive transmitted the inclusionary housing ordinance, which addressed standards for the characteristics of affordable units, sets affordability levels and requires a community preference policy for affordable units built under the Inclusionary Housing Program, to further reduce residential displacement.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The Consortium prioritized serving people and households who are the most vulnerable and lowest income, including persons experiencing homelessness or who have special needs. During the course of the program year, the Consortium worked closely with the local Continuum of Care (CoC), and funding partners to maximize housing and services delivery.

King County's Health through Housing Initiative acquires and preserves existing single-room settings, such as hotels, to provide emergency and permanent supportive housing for people experiencing chronic homelessness. In 2022, King County opened approximately 225 units, funded the operation of an additional 200 units, and continued operation of units which it opened in 2021. With little or no income, living with at least one disability, living without stable housing for an extended period, and being disproportionately BIPOC and LGBTQIA+, people experiencing chronic homelessness have the greatest barriers to housing. Providing stable housing for this population creates a foundation that makes it possible to address other needs. This work will continue in 2023.

In 2022, Housing Finance Program staff worked with developers and other public funding partners to ensure that previously funded projects acquired full funding and were able to start construction. Eastgate PSH (funded in December 2020) began construction in August 2021 and will be complete in early 2023. Other previously funded projects that began construction in 2022 includes these 2 projects: a) Downtown Emergency Service Center's Burien PSH project, and b) Renton Housing Authority's Sunset Gardens project.

In May 2022, the third iteration of King County's Eviction Prevention and Rental Assistance Program (EPRAP) and includes two programs: the Tenant Pool Program and the Eviction Prevention Program. DCHS contracted with United Way of King County to continue the Tenant Pool Program. Eligible residents from the registered tenant pool are selected weekly to receive rental assistance; the number of households selected is dependent on the program capacity. Tenants needing assistance can join the United Way Rent Assistance waitlist.

In 2022, DCHS continued its partnership with the Housing Justice Project (HJP) to administer the Eviction Prevention Program. Since its creation, the Eviction Prevention Program has assisted 704 households

who were served eviction notices for nonpayment of rent. The latest data, as of December 12, 2022, shows that the HJP is currently working with 294 households. On average, the program provided participating households with \$16,000 for rent assistance and court and legal fees.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The King County Housing, Homelessness, and Community Development Division (HHCDD) continues to implement a Lead-Based Paint Program. HHCDD follows the Title X framework established by the U.S. Congress in 1992. This legislation resulted in the final lead-based paint rule, 24 Code of Federal Regulations (CFR) part 35 and 40 CFR part 745, which guides our program through this important process. As of April 22, 2010, HUD and the U.S. Environmental Protection Agency (EPA) collaborated on a new Lead-Based Paint Rule called Renovate, Repair and Paint Rule (RRP). This is an EPA/HUD certified training process (402 of TSCA, 40 CFR Part 745, Subpart L) that is required for all contractors and construction workers working on homes built before 1978. This rule went into effect April 22, 2010.

To assist contractors doing business with the County and participating in projects through the King County Housing Repair Program (HRP), certified EPA training, conducted by King County, is offered as an additional service to the construction community participating in Housing Repair projects. HUD has not changed the lead-based paint requirements but has adopted the new RRP training and certificate process. Buildings constructed before 1978 and scheduled for rehabilitation are assessed for lead-based paint risks and potential hazards. A lead-based paint risk assessment is frequently obtained to assess potential lead-based paint risks in the housing projects undertaken. The Washington State Department of Commerce, through their Lead Based Paint program, regulates and coordinates all lead-based paint activities in the state of Washington. King County HRP is a State certified RRP trainer and listed as a certified firm under #9033 and a State Lead Based Paint Risk Assessor.

If the construction process will disturb painted surfaces that contain lead, the contractors will implement safe work practices throughout the construction activity. Licensed and bonded contractors working on projects containing lead paint are trained and certified under the RRP training model, as well as HUD's safe-work practices and interim control procedures. These procedures are designed to reduce exposure risks when dealing with lead-based paint. At the conclusion of a construction process, the contractor will obtain a final clearance report when disturbing lead paint. This indicates the completion of the project and certification that it is clean, safe, and decent housing, and free of lead dust at time of inspection and final clearance. These techniques reduce the potential long-term exposure to lead hazards in homes of King County residents served by our programs.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

In 2022, Best Starts for Kids voter-approved initiative focuses on eight investment areas that prioritize promoting positive outcomes for kids, preventing negative outcomes, intervening early when kids and families need support, and building on community strengths. Since 2015, Best Starts for Kids has served more than half of a million King County children, youth, young adults, and families in partnership with

more than five hundred community-based organizations. The eight investment areas are:

- Investing Early (Prenatal to Five)
- Sustaining the Gain (Five to 24)
- Child Care
- Preventing Homelessness
- Communities of Opportunity
- Capital Projects
- Measuring Success – Data and Evaluation
- Technical Assistance and Capacity Building

King County’s Developmental Disabilities and Early Childhood Supports Division also assist King County residents of all ages and cultures who have developmental disabilities to achieve full, active, integrated, and productive participation in community life.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In 2022 King County and Seattle completed the transition of the homelessness response systems to the King County Regional Homelessness Authority (KCRHA). This included transitioned shelter, outreach, and rapid re-housing contracts. Additionally, KCRHA hired additional staff, increased organizational capacity, and drafted the King County Regional Homelessness Authority 5 Year Plan (2023-2028).

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

King County and regional partners continued and created new partnerships with multiple advisory groups in 2022 to incorporate community voices more effectively in housing-related decision-making. These bodies all prioritize members who are from historically underrepresented communities that are most impacted by the decisions King County and other partners make regarding housing policies and investments. This included the following processes.

Skyway-West Hill and North Highline Community Advisory Committee was established in 2022 to help define and map out certain criteria for the Community Preference Program.

The Skyway \$5 Million Fund for Affordable Housing Community Advisory Committee helped deploy the RFP process for the \$5 million for affordable housing in Skyway-West Hill that was included in the 2021-2022 King County Biennial Budget.

The King County Equitable Development Initiative (KC EDI) was formally established by Motion 16062 in March 2022. As required by Motion 16062, King County formed the Community Planning Workgroup (CPW) to lead the development of the KC EDI in May 2022.

The Affordable Housing Committee’s Community Partners Table, which is composed of representatives of communities Black, Indigenous, and People of Color communities most disproportionately impacted by housing cost burden, engaged in the process to develop a recommended method for establishing jurisdictional housing need option, releasing recommendation reports, and providing comment and

stories at every AHC meeting. The resultant recommendation from the Committee was reflective of the Table's priorities and concerns.

In 2022, the South King Housing and Homelessness Partners (SKHHP) Advisory Board reviewed the organization's first-ever round of housing funding proposals and recommended two for funding to the Executive Board of elected officials for funding. This group has a wide range of housing and homelessness expertise, and a commitment to understanding and working to undo the impacts of institutionalized racism was able to offer an informed perspective given their deep relationships in the region and commitment to equitable outcomes.

The Consortium continues to coordinate between public funders and stakeholders, including partner jurisdictions, Seattle-King County Public Health, King County Developmental Disabilities and Early Childhood Supports Division, King County Behavioral Health and Recovery Division, Washington State Department of Commerce, A Regional Coalition for Housing, the City of Seattle, Washington State Housing Finance Commission, King County Housing Authority, Renton Housing Authority, Veterans Administration, United Way, Seattle Foundation, Raikes Foundation, Gates Foundation, South King Housing and Homelessness Partners (SKHHP), numerous nonprofit organizations, service providers, and private investors.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In 2022, King County designed, implemented, and continued programs, investments, and initiatives to reduce barriers in access to housing, mitigate inequitable impacts, and welcome and engage diverse perspectives into decision making processes, including:

- Deploying investments in eviction prevention and rental assistance;
- Investing hundreds of millions of dollars to increase permanently affordable homes through the Health through Housing initiative;
- Securing full funding for projects supporting the needs of large families;
- Working with residents to identify strategies and investments to address displacement in historically underserved communities;
- Prioritizing funds for equitable, community driven affordable housing development;
- Establishing new advisory groups to incorporate community voices more effectively in housing-related decision-making; and
- Planning for equitable long-term population and housing growth.

The King County Consortium works closely with housing providers, the Housing Development Consortium of Seattle-King County, public funders, and the public to increase housing choice, reduce screening criteria and other barriers to people securing and maintaining housing.

King County hosts multiple boards and commissions that solicit feedback and make recommendations regarding the needs of persons with disabilities and persons with limited English proficiency, including:



- Advisory Council on Aging and Disabilities Services;
- Board for Developmental Disabilities;
- Communities of Opportunity Best Starts for Kids Levy Advisory Board;
- Employee-Based Equal Employment Opportunity /Affirmative Action Advisory Committee,
- Immigrant and Refugee Commission; and
- Veterans, Seniors, and Human Services Advisory Board.

The King County Language Access Program provides guidance and tools to departments, agencies, residents, and business as it pertains to accessible communications to individuals with limited English proficiency and barriers to communication so that all services, programs, and activities are meaningfully accessible to all constituents.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The public funders use a joint inspection tool, based on the HUD Real Estate Assessment Center Physical Assessment Sub-system. Visits to properties are currently coordinated between funders to minimize the burden of multiple visits to the same property over the course of a year. King County resumed inspections in March 2022, and completed all inspections by the due date of June 30, 2022.

HUD monitored King County in 2021 and issued a finding related to the required “first ongoing periodic on-site inspections for the Kent permanent supportive housing project within twelve months of project completion.” King County acknowledged that while HUD suspended/waived annual inspections due to the COVID pandemic, the required initial inspection was not waived. King County completed that inspection by April 1, 2022.

King County continues to participate with the Washington State Housing Finance Commission, the State of Washington Department of Commerce, and the City of Seattle in using the Web-Based Annual Report System (WBARS). Reports from WBARS are used to monitor compliance with the HOME requirements in each project’s contract.

The Asset Management Team’s tenant income verification monitoring process provides reliable, accountable review of income documentation from sample units within each HOME-assisted project that verifies tenant income eligibility and accurate reporting in WBARS. Due to Covid and a staffing shortage, King County has not met its goal in the completion of tenant income verification reviews for activity in years 2020, 2021, and 2022. The Asset Management Team is hiring staff and will complete this review for all three years by December 31, 2023. In addition to demographic and compliance information on tenant occupants of the housing, the system collects critical year-end operating and reserve information to assist property owners and funders identify potential issues in advance of problems. The data allows staff to provide technical assistance to property owners in a timely manner.

King County includes language in all contracts including Small Contractors and Suppliers and Minority and Women Business Enterprises Opportunities , King County encourages the Contractor to utilize small businesses, including Small Contractors and Suppliers (SCS) and minority-owned and women-owned business enterprises certified by the Washington state Office of Minority and Women's Business Enterprises (OMWBE) in County contracts. The County encourages the Contractor to use voluntary practices to promote open competitive opportunities for small businesses, including SCS firms and

minority-owned and women-owned business enterprises.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The King County Consortium posted notices of the CAPER availability in the Seattle Times and the King County website. The CAPER was available for comment at a Zoom public meeting on March 23, 2023.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There were no changes to the program objectives. The Community Development Program continues to use a web-based application system through Zoom Grants, providing greater efficiency and transparency. Additionally, all the rating and evaluating of projects in the RFP also used ZoomGrants, which was a more streamlined and efficient process. ZoomGrants will be replaced by a new contracting, application system in 4th quarter 2023.

All programs are making formal efforts to improve accessibility to agencies which may encounter barriers to traditional funding applications due to cultural, capacity, transportation, and other challenges.

King County continued to spend CDBG-CV funds in 2022. Ongoing affects from the pandemic created or worsened staffing shortages, increased barriers to providing face-to-face service, and changed community needs (such as converting congregate shelters to non-congregate shelters). As a result, CDBG-CV funding has been slow to be spent.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

King County resumed inspections of all HOME funded properties in March of 2022. 89 inspections were completed by June 30, 2022, 1 inspection was completed on July 1, 2022, and the remaining 3 were completed October 4, 2022. The reason for the delay with the final 3 properties was due to COVID-19 exposure and staff unavailability at the property. Two properties were not inspected as they are currently vacant and in the process of transferring to another agency. The most common inspection items for the 2022 inspection year were inadequate clearance for baseboard heaters, and inaccessible water heaters.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

King County has policies and procedures for affirmative marketing of vacant units in projects of five or more units, per 24 CFR 92.351. Owners participating in the HOME program are informed of affirmative marketing requirements in the funding process. The Equal Housing Opportunity logo is included in all material distributed about the program and affirmative marketing policies are required in management plans.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

In 2022, Program Income was spent on administration in the amount of \$ 34,245.41. Additionally, \$46,800.13 was spent for 7 housing repair projects.

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The King County Consortium leverages federal, state, and local funds (countywide and local jurisdictions), as well as private sources of funding from banks and equity investors to develop and maintain affordable housing. There were no HOME funded projects completed in 2022. Two projects were awarded HOME funds in 2022 – DESC Burien and Habitat Burien Phase II. DESC Burien is now fully funded and started construction in December of 2022. Habitat Burien Phase I is fully funded, and also started construction in December of 2022.

DESC Burien’s total HOME award of \$3,970,123 has been leveraged by over \$34 million in other funding including over \$8 million in other King County fund sources, \$5 million from WA State Department of Commerce, and over \$21 million in low-income housing tax credit equity.

Habitat Burien Phase I’s total HOME award of \$1,327,900 has been leveraged by almost \$7 million in other funding including nearly \$5.2 million from Habitat for Humanity, and approximately \$1.7 million from the State Department of Commerce.

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours		0			
Total Section 3 Worker Hours		0			
Total Targeted Section 3 Worker Hours		0			

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
--------	--	--	--	--	--

Table 15 – Qualitative Efforts - Number of Activities by Program

**Narrative**

No projects were closed in 2022 for which Section 3 applied.

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

**Recipient Name** KING COUNTY  
**Organizational DUNS Number** 128086869  
**UEI**  
**EIN/TIN Number** 916001327  
**Identify the Field Office** SEATTLE  
**Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance**

**ESG Contact Name**

**Prefix** Mrs  
**First Name** Martha  
**Middle Name**  
**Last Name** Sassorossi  
**Suffix**  
**Title** Program Manager

**ESG Contact Address**

**Street Address 1** 401 5th Ave, Suite 510  
**Street Address 2**  
**City** Seattle  
**State** WA  
**ZIP Code** 98104-  
**Phone Number** 2062630217  
**Extension**  
**Fax Number**  
**Email Address** msassoro@kingcounty.gov