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 2024 Consolidated Annual Performance and Evaluation Report (CAPER) covers the time period from January 1, 2024 to December 31, 2024. Agencies that received Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), HOME-ARP, and Emergency Solutions Grant (ESG) funds from the King County Consortium (Consortium) completed the following activities in 2024 (including some funded in previous fiscal years):

- Completed rehabilitation of a 25-unit market rate apartment complex and converted it to 25 units of HOME ARP non-congregate shelter for survivors of domestic violence;
- Provided homelessness prevention services to 920 people;
- Provided emergency shelter services to 1,174 people;
- Other Provided diversion services to 681 people
- Completed Economic Development Assistance to three business in White Center serving 9,150 people annually;
- Completed Sidewalk installation in Carnation, serving 1205 people annually;
- Completed park acquisition in Burien, serving 1,400 people annually;
- Completed streetscape improvements in Renton, serving 3,495 people; and
- Provided business assistance to 102 microenterprises.

A few of the programs funded with CDBG dollars fell short of 2024 beneficiary goals. For example, there is still a deficit of fully qualified small residential contractors to assist with King County's housing repair activities.

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 2024 Action Plan have generally not been met. The long term effects of the pandemic prompting shelters shift focus to deintensification of their facilities, resulting in fewer clients being served. The Housing Stability Program and Diversion activities did not serve as many clients as expected in 2024 due to the higher financial need of clients. The Lifewire Project, a Domestic Abuse

Survivor non-congregate shelter completed this year adding 25 units of family-reading transitional housing using both HOME-ARP and CDBG funding.

Community and Economic Development Goals – Public Facility or infrastructure projects again exceeded the annual goals for the number of people served. The Consortium and Joint Agreement Cities completed several infrastructure projects initially funded in 2022 and 2023, leading to a boost in reported people served in 2024.. In previous years, annual goals may not have been met because of prolonged construction timelines for these projects. 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. One of the Microenterprise Programs got underway in July of 2024 and will continue into 2025. It is expected that their full contribution will bring the number of businesses served up in 2025 CAPER.

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 – Strategi c Plan	Percent Complete	Expected - Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	75	80	106.67%	30	0	0
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	10	60	600.00%	0	0	0
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	40	6	15%	17	6	35%

Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$ CDBG: \$	Homeowner Housing Rehabilitated Direct Financial	Household Housing Unit	1000	115	12%	140	115	82.14%
Affordable Housing	Affordable Housing	/ HOME:	Assistance to Homebuyers	Households Assisted	10	0	0%	0	0	0
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7000	108058	1,543.69%	1400	24239	1,731.36%
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	1695	169.50%	300	763	254.33%
Community and Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	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%	120	150	125.00%

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: \$290228	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
End Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$290228	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5	0	0.00%			
End Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$290228	Homeless Person Overnight Shelter	Persons Assisted	15000	6611	44.07%	3000	1174	39.13%
End Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$290228	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
End Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$290228	Homelessness Prevention	Persons Assisted	6000	2826	47.10%	1200	920	76.67%

End		CDBG: \$ / HOME:								
Homelessness	Homeless	\$ / ESG:	Other	Other	9000	4328	48.09%	1800	681	37.83%
		\$290228								

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 developed and now the King County Regional Homeless Authority operates 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-

CAPER

5

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.



OMB Control No: 2506-0117 (exp. 09/30/2021)

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
White	5,498	5
Black or African American	2,923	4
Asian	1,156	0
American Indian or American Native	151	0
Native Hawaiian or Other Pacific Islander	397	0
Total	10,485	11
Hispanic	153	0
Not Hispanic	10,332	11

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	1,513
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	2,381
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	3,894

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, and Other multi-racial, which increases those served by 3,897 persons,1,789 reporting as Hispanic and households. Although this information is captured in

IDIS it doesn't report in the CAPER data.

CDBG-CV funding served 3,368 persons identifying as Other Multi-Racial, 649 of whom reported as Hispanic and 205 persons identifying as American Indian/Alaskan Native and White, Asian/White, Black/African American and White, American Indian/Alaskan Native and Black/African American, 20 of whom reported as Hispanic.

For the HOME program, two households identified as Other Multi-Racial.



CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

identity the resources in			
Source of Funds	Source	Resources Made	Amount Expended
		Available	During Program Year
CDBG	public - federal	13,102,396	7,402,621
HOME	public - federal	4,167,768	3,674,773
ESG	public - federal	290,228	137,804

Table 3 - Resources Made Available

Narrative

In 2023, 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.

- Subsistence Payments (Rent Assistance) 32 persons, \$109,599
- Job training 45 adults and 24 youth, \$233,450
- Victims of Domestic Violence 8 persons, \$13,092
- Mental Health Services 139 persons, \$43,392
- Shelter services 260 persons, \$133,661
- Other public services including vehicle outreach 6,597 persons, \$830,382; mental health and housing stability 371 persons, \$150,471

Of those served, over 80% were below 50% MFI.

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

Investments are distributed throughout the County, using guidelines adopted by the Consortium, including considerations for focusing on communities with historic disparities in health, income and quality of life. The percentage of low- and moderate-income populations in the two subregions, North/East (32%) and South (68%), set the resource allocation formula with the partner Consortium cities. The Participating Jurisdictions and Joint Agreement Cities determine funding allocations for their CDBG funds.

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. 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.

Fiscal Year Summary – HOME Match					
1. Excess match from prior Federal fiscal year	34,232,511				
2. Match contributed during current Federal fiscal year	6,723,135				
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	40,955,646				
4. Match liability for current Federal fiscal year	635,178				
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	40,320,468				

Table 5 – Fiscal Year Summary - HOME Match Report

			Match Contrib	oution for the Fe	deral Fiscal Yea	r		
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
6203295	09/30/2023	0	616,337	0	0	0	0	616,337
6242252	09/30/2023	0	14,191	0	0	0	0	14,191
6277383	09/30/2023	0	1,541,432	0	0	0	0	1,541,432
6336178	09/30/2023	0	1,260,772	0	0	0	0	1,260,772
6336243	09/30/2023	0	3,154,985	0	0	0	0	3,154,985
6336257	09/30/2023	0	135,418	0	0	0	0	135,418

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the	Program Income – Enter the program amounts for the reporting period									
Balance on hand at begin-ning 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 \$						
296,050	100,725	216,387	0	180,387						

Table 7 - Program Income

Talac of con			eted during the		ou .		
	Total			ess Enterprises		White Non	
		Alaskan	Asian or	Black Non-	Hispanic	Hispanic	
		Native or	Pacific Hispanic				
		American Indian	Islander				
Contracts				<u>.</u>			
Dollar							
Amount	18,701,812	0	1,473,660	37,560	0	17,190,592	
Number	40	0	1	1	0	38	
Sub-Contrac	cts						
Number	9	0	0	0	4	Ţ	
Dollar							
Amount	1,187,450	0	0	0	436,011	751,439	
	Total	Women Business Enterprises	Male				
Contracts							
Dollar							
Amount	19,788,251	5,079	19,783,172				
Number	40	1	39				
Sub-Contrac	cts						
Number	9	1	8				
Dollar							
Amount	209,450	101,011	108,439				

Table 8 - Minority Business and Women Business Enterprises

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

Total Minority Property Owners White Non-

	Total		Minority Prop	perty Owners		White Non-		
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	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	Total	•	White Non-			
Displaced		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	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	15	6
Number of Special-Needs households to be		
provided affordable housing units	0	0
Total	15	6

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	15	6
Number of households supported through		
Rehab of Existing Units	0	0
Number of households supported through		
Acquisition of Existing Units	0	0
Total	15	6

Table 12 – Number of Households Supported

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

King County did not meet the annual goals established. A total of 6 HOME units were completed in 2024 (Habitat for Humanity's La Fortuna Phase III). Several projects completed construction in 2024, however they did not complete close-out during 2024 and will therefore be reported in the 2025 CAPER.

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	81	0
Low-income	38	6
Moderate-income	24	0
Total	143	6

Table 13 – Number of Households Served

Narrative Information

Consortium 2024 HOME funds met the requirements for serving extremely low-income, low-income and moderate-income individuals.

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 and maintenance activities.

Projects undertaken in 2024 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 shortterm 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 49% of the unsheltered population according to the 2020 point in time count (most recent figures available). Vehicle Outreach workers directly connect with people living out of their vehicles and RV's to help provide services to stabilize their situation and help 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. Washington State has a Right of Way Safety Initiative / Encampment Resolution Program designed to assist households living unsheltered in state highway rights of way, providing outreach and shelter. King County Regional Homelessness Authority (the RHA) began implementation of this initiative in King County in 2023.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortium utilizes CDBG and ESG resources for emergency shelter and rapid rehousing. The RHA is the entity responsible for the homelessness emergency response in King County. The RHA did not implement a PIT in in 2023, and data from the 2024 count is not yet available.

The RHA received approval from HUD to conduct the 2022 unsheltered Point in Time count of people experiencing homelessness (PIT) 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 2022 PIT 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 Youth and Family Homeless Prevention Initiative (YFHPI) is designed to offer families at risk of eviction the support they need to maintain their homes with case management and flexible financial assistance or rent only. As a continuation of COVID relief-funded rental assistance, Keep King County Housed provides eviction prevention rent assistance.

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 Coordinated Entry 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, the RHA implemented the federal 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, and households continued to receive service support in 2023

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 2023, the RHA functioned as the local Continuum of Care lead including the 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.

Efforts to assist homeless youth in transitioning to housing stability are centered in a system of youth navigation and rapid rehousing which includes behavioral health and legal support.

Prior homelessness is one of the key eligibility factors for the Youth and Family Homeless Prevention Initiative (YFHPI; mentioned above) which is designed to offer families at risk of eviction the support they need to maintain their homes with case management and flexible financial assistance or rent only. 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. Both housing authorities have proactive and successful maintenance programs and staffing to maintain the quality of their housing stock. The KCHA is one of 39 housing authorities nationwide originally selected to participate in the Moving to Work demonstration program. Both the KCHA 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. The Renton Housing Authority 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. In 2024, 37.7% of tenant-based households lived in high or very high opportunity areas. 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, such as the development of new affordable housing near the site of a future light rail station in Issaquah. 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 12,657 units countywide.

KCHA continues to focus on maintaining the physical quality of its subsidized housing. In 2024, KCHA invested nearly \$14.2 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. Additionally, in 2024 the average REAC score for KCHA's Public Housing Inventory inspected was 95, demonstrating that KCHA residents have housing that is safe and in good repair. KCHA has continued the substantial rehabilitation of Kirkland Heights, a Project-based Rental Assistance property in Kirkland acquired in 2019, which will include the addition of 96 newly constructed homes. The Kirkland Heights is scheduled for completion in 2026. In 2024, KCHA purchased Henry House in

Shoreline, adding 54 new units to our inventory of affordable housing. 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.

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. Another initiative to increase resident involvement is through the Neighborhood Early Learning Connector (NELC) program, the NELC staff that deliver services to eligible families with young children are public housing residents employed by KCHA to engage with other families in public housing. KCHA also offers an opportunity for resident involvement through our Resident Advisory Committee (RAC). The RAC is comprised of KCHA residents living throughout the county who provide feedback to help KCHA develop policies and procedures. 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 (j)

The Affordable Housing Committee (AHC) is a subcommittee of the King County Growth Management Planning Council (GMPC), consisting of representatives of King County and its cities, housing providers, area employers, and others. By direction of the GMPC, the AHC now conducts a housing-focused review of all King County jurisdictions' draft periodic comprehensive plan updates, assessing the draft plans for alignment with the King County Countywide Planning Policies (CPP) Housing Chapter goals and policies prior to plan adoption. The CPP Housing Chapter policies set a shared framework for individual and collective jurisdictional action to meet countywide housing needs and eliminate disparities in access to housing and neighborhoods of choice. As a result of these new policies, the comprehensive plans adopted by King County jurisdictions in 2024 included policies to remove local barriers to affordable housing and improve the effectiveness of existing policies to meet housing needs, among other outcomes. In 2024, the AHC reviewed and issued comment on the draft comprehensive plans of 27 King County jurisdictions representing 77 percent of King County's total population.

In 2024, King County adopted the 2024 update to the King County Comprehensive Plan and an accompanying ordinance which implemented many of the key goals of establishing vibrant, thriving, healthy, and sustainable communities. The 2024 update to King County Comprehensive 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. To align with these laws, the 2024 update to the King County Comprehensive Plan promotes 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. As part of this work, King County adopted zoning ordinances for urban unincorporated King County to expand missing middle housing zoning and reduce barriers to emergency shelter and permanent supportive housing, such as reducing parking requirements for these housing types.

In 2023, 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.

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.

The Health through Housing Initiative (HTH) accelerates King County's response to chronic homelessness by acquiring and preserving existing single-room properties such as hotels to provide emergency and permanent supportive housing for people experiencing chronic homelessness. With little to no income, at least one disability, continued lack of housing or shelter, and more likely to be representative of a marginalized racial-ethnic community, people experiencing chronic homelessness have the greatest barriers to finding and retaining housing over the long term. Providing supportive housing for this population creates a foundation of stability that makes it possible to address other needs. By year-end 2023, HTH permanently secured a total of 1,273 supportive housing units. In 2023 alone, King County opened approximately 76 units, funded the operation of an additional 65 units, and continued operation of units which it opened in 2021 and 2022. In addition to property acquisitions, much of this previous year's focus was expanding health-supportive services at HTH locations and cultivating new partnerships and agreements with cities and direct service organizations. By the end of 2023, HTH's second full year of operation, 15 apartment buildings across six cities in King County were established through HTH, representing 1,273 units of supportive housing.

In 2023, King County launched a permanent rent assistance program, Keep King County Housed (KCCH). KCCH helps very low-income households in King County who are behind on rent payments or facing eviction due to nonpayment of rent. KCCH provided \$3,155,617 to 410 households in 2023. King County will continue to operate this rent assistance program in 2024.

In 2023, King County also operated two additional temporary rent assistance programs that used short-term funds from different fund sources with different eligibility requirements. The King County Eviction Prevention & Rent Assistance Program (EPRAP) helps residents behind in rent and utility payments due to COVID-19 hardships. EPRAP provided \$37,543,771 to 3,360 households in 2023. King County will continue to operate this program until the federal funding is spent. King County also provided \$6,149,862 in rent assistance to 630 households in the EPRAP Bridge program using local funds set to expire in 2023.

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

The King County Housing and Community Development Division (HCDD) continues to implement a Lead-Based Paint Program. HCDD 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; and
- 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 (RHA). This included transitioned shelter, outreach, and rapid re-housing contracts. Additionally, RHA 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 2023 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.

- 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. This work continued in 2023.
- In 2023, King County also worked with Skyway community members in designing a Request for Proposal (RFP) to transfer ownership of Brooks Village, a 14.3-acre parcel of undeveloped land owned by King County for potential development of affordable housing. In early 2024, King County selected Homestead Community Land Trust (CLT) in partnership with Skyway Coalition, directly negotiate with King County to assess the viability of the Brooks Village site for affordable housing. The organizations propose to develop up to 57 permanently affordable homeownership units serving households at 50-80% AMI on the developable land at Brooks Village.
- The Affordable Housing Committee's Community Partners Table, which is composed of representatives of Black, Indigenous, and People of Color communities most disproportionately impacted by housing cost burden, continued to advise the Affordable Housing Committee (AHC) in 2023 on the AHC's comprehensive plan review program. The South King Housing and Homelessness Partners (SKHHP), which is a collaboration between 10 South King County cities,

made progress towards creating and preserving housing in the region. The SKHHP Housing Capital Fund, which pools capital funds from member cities, quadrupled the funding amount available from \$1.4 million in 2022 to \$5.9 million in 2023 and funded four projects in South King County.

The Consortium continues to coordinate between public funders and stakeholders, including partner jurisdictions, King County Regional Homelessness Authority, 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, 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 2023, 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. Additionally, in the two-year process for drafting the update to the King County Comprehensive Plan, King County engaged an equity work group of diverse community members to review and propose barriers to people accessing housing. This and ongoing work includes:

- Transmitting an ordinance to the King County Council for development code changes to support
 the development of middle housing, inclusionary housing, permanent supportive housing, and
 emergency housing;
- Adding King County Comprehensive Plan policies supporting work to address racially disparate impacts in housing outcomes;
- 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 housingrelated 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;
- King County Regional Homelessness Authority;
- 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

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 and tenants over the course of a year. King County completed 79 inspections from May 2024 through December 2024.

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 Reporting 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. King County met its goal in the completion of tenant income verification reviews for activity in 2023, completing this review by December 31, 2024. 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 related to Small Contractors and Suppliers (SCS) and Minority and Women Business Enterprises. The 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.

Community Development monitored two Joint Agreement Cities, Renton and Shoreline, in 2024. The monitoring did not result in any findings or concerns.

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 from March 12, 2025 to April 2, 2025. The CAPER was available for comment at a Zoom public meeting on March 27, 2025.



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 Request For Proposal also used ZoomGrants, which was a more streamlined and efficient process. ZoomGrants will be replaced by a new, integrated application, contracting, and invoicing system in 4th quarter 2025.

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 2024. Joint Agreements Cities have completed nearly all of their CDBG-CV projects. King County will continue to spend CDBG-CV funds in 2024 through mid-2026.

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 24 CFR 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 24 CFR §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 inspected 31 HOME funded properties beginning May 2024, and completing by December 31, 2024. The most common inspection items for the 2024 inspection year were inadequate clearance for baseboard heaters, smoke detectors missing, inaccessible water heaters, and incorrectly located or wired Ground Fault Circuit Interrupt (GFI) outlets.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

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 2023, King County spent \$216,387.18 in HOME PI funds on two projects (a Homeowner Rehab project in the amount of \$25,863.74 and Island Center Homes in the amount of \$190,523.44).

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 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 was one HOME funded project completed in 2023. Three projects were awarded HOME funds in 2023; Habitat for Humanity Seattle-King County Orchard Gardens, Homestead Community Land Trust Willowcrest Townhomes II, and Mercy Housing Northwest Burien Family Housing project.

Habitat for Humanity Orchard Gardens total HOME award of \$1,066,850 is being leveraged by over

\$2.7M in other funding, including over \$609,000 from WA State Department of Commerce. Habitat is not fully funded yet and is scheduled to start construction in June 2024.

Homestead Willowcrest Townhomes II total HOME award of \$1,400,000 is being leveraged by over \$7 million, and \$1.5 million from WA State Department of Commerce. Homestead is not fully funded yet and is scheduled to start construction in October 2024.

Mercy Housing Burien Family Supportive Housing project's total HOME award of \$2,766,481 is being leveraged by over \$48 million in other funding, including over \$3,233,582 in other King County funding sources, \$4 million from WA State Department of Commerce, and over \$24 million in bonds and low-income housing tax credit equity. Mercy is not fully funded yet and is scheduled to start construction in December 2024.



CR-58 - Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	6,406	0	0		
Total Section 3 Worker Hours		0	0		
Total Targeted Section 3 Worker Hours	245	0	0		·

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing					
Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding	0				
Targeted Workers.	, and the second				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
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.	0				
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.					

П.	Other			
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

One project, Lifewire ARCH Rehabilitation, closed in 2023 for which Section 3 applied.

