Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2025-2029 King County Consortium Consolidated (Consolidated Plan) guides the investment of federal housing and community development funds. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which the King County Consortium (Consortium) receives an annual entitlement, or formula grant, from each of these funds: Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG).

King County intends to use these funds to address housing, homelessness, and community development needs throughout King County over the next five years. The King County Consortium includes nearly all the cities in the county, as well as the unincorporated areas. The King County Consortium is an inter-jurisdictional partnership of King County and the cities and towns of Algona, Black Diamond, Beaux Arts, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Hunts Point, Issaquah, Kenmore, Kirkland, Lake Forest Park, Maple Valley, Medina, Mercer Island, Newcastle, Normandy Park, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville and Yarrow Point. The Consortium does not include the cities of Seattle or Milton. The cities of Auburn, Bellevue, Kent and Federal Way participate in the Consortium for the use of HOME Investment Partnership Program funds for affordable housing. The four cities receive their own CDBG entitlement and have separate Consolidated Plans to guide the investment of those funds.

The Joint Recommendations Committee (JRC) is an inter-jurisdictional body that provides specific funding recommendations and advice on guidelines and procedures for King County and the Consortium member cities on a wide range of housing and community development issues. The JRC is created through the interlocal cooperation agreements that form the CDBG Consortium, the HOME Consortium, and the RAHP Consortium. King County Code Title 24, Chapter 24.13 codifies the creation of the JRC.

The JRC is comprised of three King County representatives appointed by the King County Executive and eight representatives of cities outside the City of Seattle that participate in the King County Consortium. The City of Seattle participates in the JRC for some meetings regarding regional fund sources that are available for use in the City of Seattle. JRC meetings are open to the public. Some meetings are designated for gathering public testimony and are specifically advertised as such. King County's Housing

and Community Development (HCD) Division staffs the JRC and prepares and presents reports and recommendations for funding awards and procedures that guide HCD programs.

Figure 1 shows the boundaries for the HOME Consortium Auburn, Bellevue, Federal Way and Kent as well as the rest of the Consortium in blue.

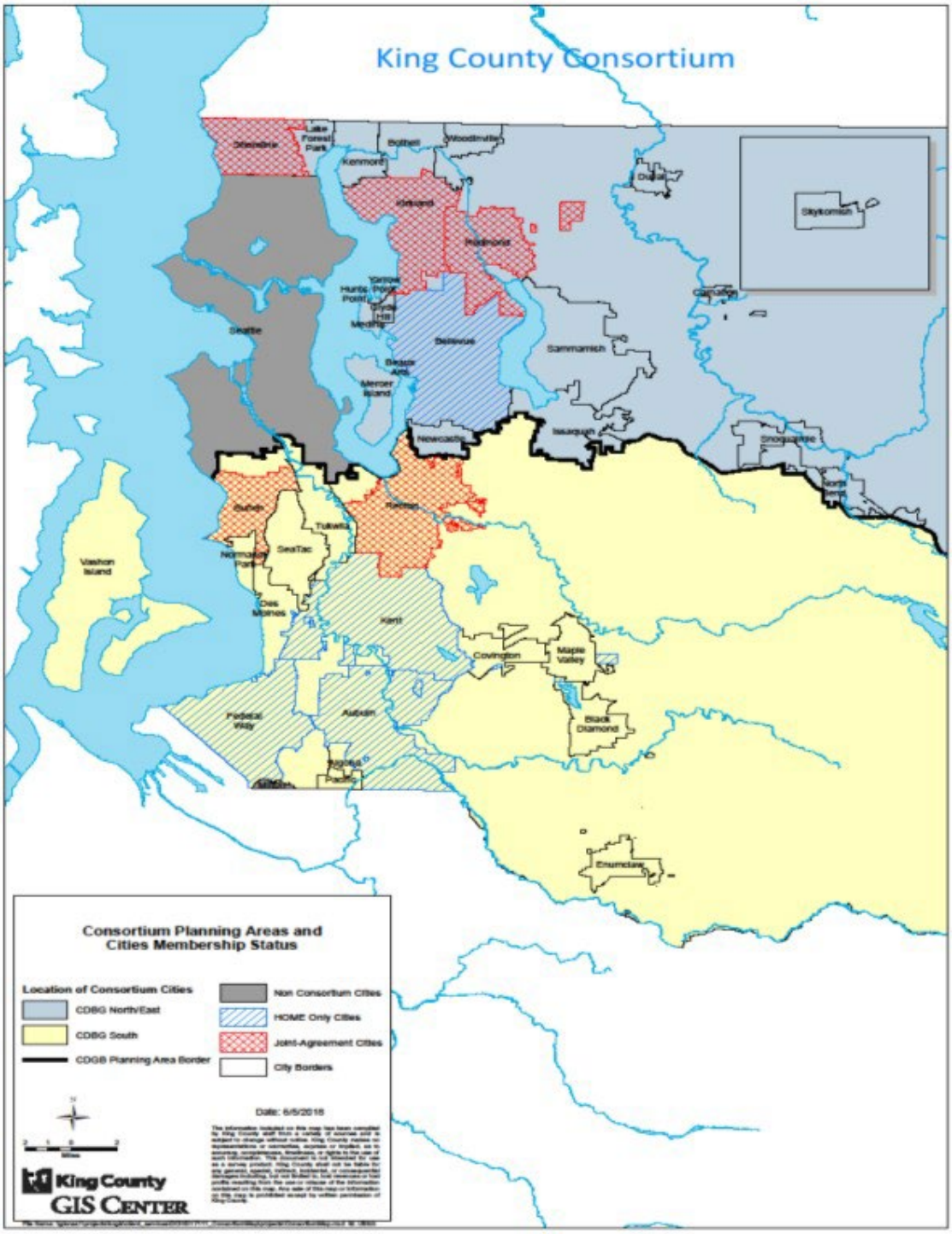

Figure 1: King County Consortium Boundary Map

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

King County anticipates receiving the following annual grant amounts over the five-year period of the Consolidated Plan for program years 2025-2029.

- CDBG: $5,616,834
- HOME: $3,422,428.65
- ESG: $295,247

King County, along with the Consortium, intends to use these funds to further three primary goals.

Goal One Increase Affordable Housing: The Consortium will work to preserve and expand the supply of affordable housing by funding activities such as the development of new rental and homeowner housing units, preserving existing rental units, and providing housing repair for income eligible homeowners and renters. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice, increase access to housing and housing programs, and reduce discrimination towards protected classes.

Goal Two Prevent and Mitigate Homelessness: The Consortium will support public service activities that prevent homelessness and reduce the number of households experiencing homelessness by funding activities such as rapid rehousing, emergency shelter, diversion, and housing stability programs. The Consortium will engage in planning, activities, and initiatives to reduce homelessness in collaboration with the King County Regional Homelessness Authority (KCRHA), Washington State, and local jurisdictions.

Goal Three Enhance Community and Economic Development: The Consortium will support investments across the County in low-income communities to promote access to thriving, connected, and inclusive communities by funding activities such as infrastructure improvements, sidewalks, community center rehabilitation, economic development, microenterprise programs, and other non-housing public services.

The Strategic Plan section of the Consolidated Plan provides more information on the Consortium's goals, objectives, and specific strategies designed to make progress toward those goals. The Consortium estimated the anticipated outcomes listed in the Strategic Plan using funding projections for CDBG, HOME, and ESG funds for the next five years. If funding values change significantly during the five-year period, the Consortium may amend the anticipated outcomes with the Joint Recommendations Committee (JRC).

Attachment A - Table A shows the five-year period, the Consortium anticipated outcomes for each goal using the goal outcome indicators provided by HUD.

3. Evaluation of past performance

An evaluation of the Consortium's past performance in meeting the objectives included in the 2020-2024 Consolidated Plan would be incomplete without recognizing the role of the COVID-19 pandemic on planned activities and programs. The Consortium developed the last Consolidated Plan in 2019, well before the coronavirus reached the U.S. and forced communities across the country to adapt to the public health crisis.

The Consortium's 2020-2024 Consolidated Plan outlined primary goals that were substantively similar to this plan's three primary goals. The Consortium exceeded goals related to Rental Units Constructed, Rental Units Rehabilitated, Emergency Overnight Shelter, Public Facilities/Infrastructure and Businesses Assisted. However, due to several factors, the Consortium did not meet some of its originally anticipated outcomes. Particularly for housing repair projects, factors such as supply chain shortages, a shortage of contractors, and agency staff turnover contributed to project delays. As described in more detail in the Strategic Plan, due to these challenges, some of which continue to impact Consortium programs, the Consortium is taking a more conservative approach in estimating its expected outcomes for the 2025-2029 Consolidated Plan period.

4. Summary of citizen participation process and consultation process

The Consortium followed the requirements for public participation outlined in the King County Consortium's Citizen Participation Plan, which specifies the Consortium's process for broadening and encouraging public participation in the development of the Consolidated Plan. The Consortium used various methods to comply with the Citizen Participation Plan. First, the Consortium developed and distributed an online community survey to gather input from the general public as well as the specific groups mentioned in the Citizen Participation Plan. This included working with partner agencies to provide the option for residents to submit hard-copy versions of the community survey and offering the community survey in twelve different languages to encourage participation of people with limited English proficiency. Secondly, the Consortium organized and facilitated two public comment periods and one public hearing to offer opportunities for the public to provide feedback on the draft Consolidated Plan prior to submission to HUD.

In addition to the public participation process, the Consortium consulted with stakeholders and partners from agencies, organizations, and other groups that work directly with and/or have knowledge of the needs of low- and moderate-income people and communities in King County. Overall, the Consortium gathered input from 45 unique organizations in the development of the Consolidated Plan.

5. Summary of public comments

There were no public comments.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no public comments.

7. Summary

Consortium partners, KCRHA, community members, stakeholders, service providers, housing providers, the Joint Recommendations Committee, public and private funders and many residents provided valuable input to the development of the outcomes and objectives of the Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	KING COUNTY	Department of Community and Human Services HCDD
HOME Administrator	KING COUNTY	Department of Community and Human Services HCDD
ESG Administrator	KING COUNTY	Department of Community and Human Services HCDD

Table 1 – Responsible Agencies

Narrative

As the lead entity of the Consortium, King County's Department of Community and Human Services' Housing and Community Development Division led the development of this Consolidated Plan which outlines the County's strategy for its CDBG and ESG allocations and the strategy for the Consortium's HOME allocation over the next five years. The Housing and Community Development Division administers the County's CDBG and ESG allocations and the Consortium's HOME allocation on behalf of its members.

Consolidated Plan Public Contact Information

The following contact information is for members of the public to reach each entitlement community in the Consortium. King County is the contact for the Consortium's Consolidated Plan and HOME program as well as the County's CDBG and ESG programs. Auburn, Bellevue, Federal Way, and Kent have separate contacts for their CDBG programs and individual Consolidated Plans.

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City of Auburn Department of Human Services

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253-263-0252

Bellevue Donna Adair

City of Bellevue Parks & Community Services Department, Human Services Division

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425-452-4069

Federal Way Angelina Allen-Mpyisi

City of Federal Way Community Services Division

angelina.allen-mpyisi@federalwaywa.gov

253-835-2650

Kent Brittany Gaines

City of Kent Parks, Recreation, and Community Services, Human Services

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(I)

1. Introduction

The Consortium routinely coordinates with partner agencies and organizations in the administration, implementation, and evaluation of CDBG, HOME, and ESG-funded programs to meet the Consortium's Consolidated Plan goals and objectives. Part of this process involves ongoing communication with partners on funded programs and activities as well as consulting partners and other stakeholders in the development of the five-year Consolidated Plan to outline broader funding strategies. In the development of the 2025-2029 Consolidated Plan, the Consortium sought input from partners and stakeholders through virtual consultation sessions and an online stakeholder survey. This input, combined with information from data analysis, contributed to the Consortium's funding strategy for the next five years.

The Consortium consulted with 45 unique organizations in the development of the Consortium Consolidated Plan. Through virtual consultation sessions with partners including the King County Housing Authority, A Regional Coalition for Housing (ARCH), and multiple agencies across county government, stakeholders noted the continued need for a variety of affordable housing options to meet the current needs of low- and moderate-income people as well meet future projected need in the years to come. In addition, stakeholders noted the need for public services to assist people experiencing challenges such as mental health conditions, substance abuse disorder, food insecurity, and limited transportation options.

In addition to the consultation sessions, the Consortium distributed an online stakeholder survey from December 15, 2023, to February 1, 2024, which received 29 responses from stakeholders. The survey asked respondents to indicate how they would prioritize funding across various topic areas such as affordable housing, economic development, and public infrastructure. The survey tool calculated an average weighted score based on respondents' prioritization of the topic areas. The average weighted score for each topic area provides a clear ranking of the topics, with higher scores indicating that respondents prioritized a given topic more. The survey results indicated that respondents prioritized affordable housing the most (7.10), followed by housing, shelter, and services for people experiencing homelessness (6.45), public services (5.14), special needs accommodation (4.69), economic development (3.41), fair housing (3.31), public facilities (3.07), and public infrastructure (2.83). Input from the stakeholder survey aligns with other information summarized throughout the Consolidated Plan highlighting the continued need for additional affordable housing opportunities particularly for low- and moderate-income people.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

As an inter-jurisdictional partnership that includes 38 members, the Consortium routinely engages with regional and local partners including government agencies, housing providers, health providers, and service providers to address the housing, health, and service needs of the region. Over the past several years, the Consortium has worked with the following partners amongst others:

- Washington State Housing Finance Commission
- Washington State Department of Commerce
- A Regional Coalition for Housing (ARCH)
- King County Housing Authority
- Renton Housing Authority
- Seattle Housing Authority
- King County Regional Homelessness Authority
- Affordable Housing Committee
- Nonprofit housing and service providers
- Housing Development Consortium of Seattle-King County
- Public Health-Seattle & King County
- Human Services Planners for North, East and South King County
- Divisions within King County's Department of Community and Human Services such as Behavioral Health and Recovery; Adult Services; Children, Youth and Young Adults; and Developmental Disabilities and Early Childhood Supports.

Coordination with partner organizations, agencies, and entities is ongoing throughout the program year and, together with official stakeholder and public meetings, informs all programs and recommendations brought forth to the JRC.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The KCRHA is the lead entity responsible for coordinating the homelessness response system in Seattle and King County and serves as the local Continuum of Care (CoC) Lead. KCRHA began operations in 2021 with the goal of solidifying a unified coordinated homeless housing, shelter, and services system that incorporates equity and social justice principles as well as the perspectives of people with lived experience with homelessness.

The Consortium routinely collaborates with KCRHA and other partner agencies and organizations to support a variety of long-standing programs that provide housing, shelter, and supportive services for people experiencing homelessness and those at risk of homelessness in King County. Through multiple County-funded programs, the County provides services to children, youth and young adults, seniors, survivors of domestic violence, persons with developmental disabilities, people experiencing homelessness, and veterans. King County funds permanent supportive housing projects to meet the

housing and service needs of people experiencing chronic homelessness. The Consortium and other funders for KCRHA also fund supportive services that help meet the immediate needs of people experiencing homelessness as well as prevent episodes of homelessness. Services such as 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 provide low-income individuals and households with vital resources and community support networks to enhance stability. The County's Behavioral Health and Recovery Division (BHRD) provides direct services for crisis outreach, mental health client services, and outreach and triage on the streets for people incapacitated by alcohol or drugs. In addition, the County's Youth and Family Homeless Prevention Initiative (YFHPI) helps prevent homelessness by offering families at risk of eviction needed supports such as case management, flexible financial assistance, and rental assistance to maintain housing stability. One of the YFHPI's key eligibility factors is people who have experienced prior episodes of homelessness. Keep King County Housed also provides homeless prevention rental assistance.

The Consortium also continues to prioritize a variety of housing projects that help meet the needs of different segments of the population. For example, the Consortium has funded projects to develop homeless housing and system-connected housing through the Housing Finance Program's annual Affordable Housing Capital Projects request for proposals (RFP) process. Projects that provide housing for people experiencing homelessness reflect Housing First principles and must use the Coordinated Entry system. In addition, projects that provide system-connected housing serve individuals and households with involvement in another system such as criminal justice, in-patient medical, or behavioral health.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

KCRHA manages the CoC which is centered on Housing First principles and incorporates a racial equity framework to the coordinated regional homelessness response system. The Consortium works with KCRHA and partner organizations to achieve the ambitious goal of Functional Zero, defined as a system where homelessness is avoidable, and there are immediate options for someone who is experiencing homelessness to return to housing within 20 days.

Consultation with CoC**:** In the development of the Consolidated Plan, KCRHA provided input and data for the data tables and prompts throughout the Consolidated Plan. KCRHA and the Consortium also routinely collaborate during recurring meetings to plan, manage, and evaluate progress across County-funded programs.

Allocation of ESG Funds**:** King County routinely consults with member jurisdictions, stakeholders, members of the public, and the JRC to allocate ESG funds. Historically King County announced funding awards on a competitive basis through biannual funding applications that incorporate multiple fund sources, are advertised publicly, and conducted through King County Procurement. Going forward

procurement for the emergency housing response system will be managed through KCRHA. King County and KCRHA will work together to revise ESG procurement policies and procedures as needed.

Performance Standards and Evaluation of Outcomes**:** KCRHA's website includes links to various CoC policies and procedures for Coordinated Entry (CE), Homeless Management Information System (HMIS), governance, and system performance. The website also offers training manuals, resources, and guidance for partner organizations to adhere to the CoC's standards and policies. KCRHA has various boards and committees to guide its work: the Seattle King County CoC Board (also referred to as the Advisory Committee) leads the CoC and carries out the mandatory functions outlined by HUD; the Implementation Board provides goal setting and oversight for the CoC; and the Governing Committee provides high-level guidance and oversight, approves the budget, and reviews performance. CoC boards and committees host recurring meetings that are open to the public. Performance standards for projects regardless of fund source are developed by KCRHA, recommended by the System Performance Committee, and approved by the CoC Board. Performance against standards is part of ongoing contract management and monitoring. In addition, prior performance is a consideration in all procurements.

Funding, Policies, and Procedures for HMIS: HMIS is funded with HUD CoC dollars along with local and state dollars. In 2022, the management of HMIS transferred from King County to KCRHA as the CoC underwent internal restructuring. KCRHA's System Performance Committee supports data collection and evaluation efforts for the CoC to assess and inform progress in ending homelessness in King County. KCRHA publishes its HMIS policies, procedures, and guidance online to support system users in adhering to the CoC's requirements and standards.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	4 Tomorrow
	Agency/Group/Organization Type	Services-homeless Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Fair Housing Strategy.
2	**Agency/Group/Organization**	A REGIONAL COALITION FOR HOUSING
	Agency/Group/Organization Type	Housing Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
3	**Agency/Group/Organization**	African Community Housing & Development
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-homeless Services-Employment Service-Fair Housing Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Economic Development Fair Housing Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
4	**Agency/Group/Organization**	East African Community Services - Kent
	Agency/Group/Organization Type	Services-Education Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Economic Development Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
5	**Agency/Group/Organization**	Central Puget Sound Regional Transit Authority (Sound Transit)
	Agency/Group/Organization Type	Health Agency Agency - Managing Flood Prone Areas Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
6	**Agency/Group/Organization**	Chief Seattle Club
	Agency/Group/Organization Type	Housing Services-homeless Services-Health Services-Employment

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
7	**Agency/Group/Organization**	CITY OF BURIEN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
8	**Agency/Group/Organization**	CITY OF CARNATION
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
9	**Agency/Group/Organization**	CITY OF DUVALL
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
10	**Agency/Group/Organization**	City of North Bend
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
11	**Agency/Group/Organization**	CITY OF REDMOND
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
12	**Agency/Group/Organization**	CITY OF RENTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
13	**Agency/Group/Organization**	CITY OF SEATAC
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
14	**Agency/Group/Organization**	Eastside for All
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Fair Housing Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
15	**Agency/Group/Organization**	Eastside Legal Assistance Program
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
16	**Agency/Group/Organization**	EL CENTRO DE LA RAZA
	Agency/Group/Organization Type	Housing Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
17	**Agency/Group/Organization**	Enumclaw School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
18	**Agency/Group/Organization**	Habitat for Humanity of Seattle and King & Kittitas Counties
	Agency/Group/Organization Type	Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
19	**Agency/Group/Organization**	Highline College, WA
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
20	**Agency/Group/Organization**	Indian American Community Services
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Employment Service-Fair Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
21	**Agency/Group/Organization**	King County Bar Association Housing Justice Project
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.

22	**Agency/Group/Organization**	King County Behavioral Health and Recovery Division
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Health Agency Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
23	**Agency/Group/Organization**	King County Best Starts for Kids
	Agency/Group/Organization Type	Services-Children Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
24	**Agency/Group/Organization**	King County Department of Community and Human Services Adult Services Division
	Agency/Group/Organization Type	Services-Elderly Persons Other government - County Regional organization Planning organization Veterans Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
25	**Agency/Group/Organization**	King County Department of Community and Human Services Homelessness and Community Development Progra
	Agency/Group/Organization Type	Housing Other government - County Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
26	**Agency/Group/Organization**	King County Department of Community Development and Human Services Emergency Management Operations
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - County Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
27	**Agency/Group/Organization**	KING COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
28	**Agency/Group/Organization**	King County Metro Transit Department
	Agency/Group/Organization Type	Other government - County Regional organization Planning organization Public Transportation Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
29	**Agency/Group/Organization**	King County Puget Sound Taxpayer Accountability Account (PSTAA)
	Agency/Group/Organization Type	Other government - County Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
30	**Agency/Group/Organization**	King County Regional Homelessness Authority
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-homeless Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
31	**Agency/Group/Organization**	Open Doors for Multicultural Families
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services - Narrowing the Digital Divide Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
32	**Agency/Group/Organization**	Queer Power Alliance
	Agency/Group/Organization Type	Services-Education Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.

33	**Agency/Group/Organization**	Rainier Valley Leadership Academy (1082)
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
34	**Agency/Group/Organization**	Renton Housing Authority
	Agency/Group/Organization Type	Housing PHA Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Anti-poverty Strategy Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
35	**Agency/Group/Organization**	Renton School District (413)
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.

36	**Agency/Group/Organization**	Seattle-King County Advisory Council on Aging and Disability Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - County Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
37	**Agency/Group/Organization**	Shoreline School District
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
38	**Agency/Group/Organization**	Skyway Coalition
	Agency/Group/Organization Type	Housing Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
39	**Agency/Group/Organization**	South King Housing and Homelessness Partners
	Agency/Group/Organization Type	Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
40	**Agency/Group/Organization**	Tahoma School District (582)
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.
41	**Agency/Group/Organization**	Tenants Union of Washington State
	Agency/Group/Organization Type	Services-Employment Service-Fair Housing Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.

42	**Agency/Group/Organization**	Transit Riders Union
	Agency/Group/Organization Type	Services-Education Regional organization Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
43	**Agency/Group/Organization**	Washington Multifamily Housing Association
	Agency/Group/Organization Type	Services-Education Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.
44	**Agency/Group/Organization**	Windermere Real Estate
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Market Analysis Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan and Fair Housing Strategy.

45	**Agency/Group/Organization**	YMCA (Y Social Impact Center)
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Employment Regional organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input to develop the Consortium's Consolidated Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

The Consortium did not exclude any agencies or organizations in the consultation process for the Consolidated Plan. The Consortium encouraged all organization types to participate in the consultation process and provide input for the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	King County Regional Homelessness Authority (KCRHA)	The KCRHA is the lead entity responsible for coordinating the homelessness response system in Seattle and King County and serves as the local Continuum of Care (CoC) Lead. KCRHA began operations in 2021 with the goal of solidifying a unified coordinated homeless housing, shelter, and services system that incorporates equity and social justice principles as well as the perspectives of people with lived experience with homelessness.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2021 King County Countywide Planning Policies	King County, WA	The Countywide Planning Policies identify and establish the policy goals for all the King County jurisdictions comprehensive plans and long-range affordable housing goals. The goals in the Consortium's Consolidated Plan align with the goals in the Countywide Planning Policies.
Best Starts for Kids Implementation Plan: 2022-27	King County, WA	The Best Starts for Kids (BSK) Implementation Plan outlines the County's plans for investment in BSK levy funds to support children and youth services. The goals in the Consortium's Consolidated Plan align with the goals in the BSK Implementation Plan.
FY 2024 King County Housing Authority MTW PlanWo	King County Housing Authority	The King County Housing Authority's (KCHA) 2024 MTW Plan outlines KCHA's goals, strategies, and planned activities for the upcoming fiscal year. The goals in the Consortium's Consolidated Plan align with the goals in KCHA's 2024 MTW Plan.
King County 2020 Strategic Climate Action Plan	King County, WA	King County's 2020 Strategic Climate Action Plan outlines the guiding principles, strategic framework, and recommendations for mitigating climate change. The goals in the Consortium's Consolidated Plan align with the goals in the Strategic Climate Action Plan.
King County 2024 update to the Comprehensive Plan	King County, WA	King County's 2024 update to the King County Comprehensive Plan (KCCP) provides data and information to guide the growth and development over the next 20 years. The goals in the Consortium's Consolidated Plan align with the information included in the King County Comprehensive Plan.
King County Crisis Care Centers Levy	King County, WA	The Crisis Care Centers Levy Implementation Plan outlines King County's action steps for the upcoming years in implementing levy programs. The goals and information included in the Implementation Plan align with the goals and strategies in the Consortium's Consolidated Plan.
King County Extreme Heat Mitigation Strategy	King County, WA	The Extreme Heat Mitigation Strategy outlines recommendations to address the effects of extreme heat including energy-efficient housing, prioritizing green space, and redesigning of the built landscape. The goals in the Consortium's Consolidated Plan align with the information included in the Extreme Heat Mitigation Strategy.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
King County Initial Health through Housing Plan	King County, WA	The Initial Health Through Housing Implementation Plan outlines King County's action steps for the upcoming years in implementing the program. The goals and information included in the Implementation Plan align with the goals and strategies in the Consortium's Consolidated Plan.
King County Metro Strategic Plan Transportation	King County, WA	The King County Metro Strategic Plan for Public Transportation outlines the objectives, strategies, and recommendations for creating a safer, more equitable transportation landscape in King County. The information in the Strategic Plan for Public Transportation aligns with the information included in the Consortium's Consolidated Plan.
King County Regional Hazard Mitigation 2020-2025	King County, WA	King County's Regional Hazard Mitigation Plan includes recommendations to promote equity and social justice in preparation for natural and human-made disasters. The information in the Consolidated Plan aligns with the information included in the Regional Hazard Mitigation Plan.
King County Regional Homelessness Authority 5-Year	King County Regional Homelessness Authority	KCRHA's 5-Year Plan (2023-2028) outlines the authority's goals and strategies to reduce homelessness in King County. The goals in KCRHA's 5-Year Plan align with the goals in the Consortium's Consolidated Plan.
King County Road Services Division ADA Plan	King County, WA	The King County Road Services Division's ADA Transition Plan outlines steps for removing barriers to accessibility, such as non-compliant sidewalks, curbs, and obstacles. The goals in the Consortium's Consolidated Plan align with the information included in the ADA Transition Plan.
King County Strategic Plan	King County, WA	The King County's Office of Performance, Strategy, and Budget's Strategic Plan outlines a common vision, mission, and guiding principles for King County government including goals and objectives across topics such as economic vitality, safety and justice, affordable housing, health and human services, and efficient and accountable government. The goals in the Consortium's Consolidated Plan align with the goals outlined in the King County Strategic Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
King County Veterans, Seniors, and Human Services	King County, WA	The King County Veterans, Seniors, and Human Services Levy (VSHSL) Implementation Plan outlines the County's strategy for using levy funds to achieve outcomes related to healthy living, housing stability, financial stability, social engagement, and service system access for veterans and military servicemembers and their respective families, seniors and their caregivers, and vulnerable populations. The goals in the Consortium's Consolidated Plan align with the goals in the VSHSL Implementation Plan.
Puget Sound Regional Council 2022-2026 Strategy	Puget Sound Regional Council	The Regional Economic Strategy outlines the strategic framework for King, Kitsap, Pierce, and Snohomish Counties. The goals in the Regional Economic Strategy align with the goals in the Consortium's Consolidated Plan.
Puget Sound Regional Council Regional Housing Stra	Puget Sound Regional Council	The Regional Housing Strategy outlines the regional supply and demand for affordable housing and outlines local and regional actions to preserve, improve, and expand the housing stock in the region. The goals in the Consortium's Consolidated Plan align with the goals in the Regional Housing Strategy.
Renton Housing Authority 5-Year PHA Plan (2022-202	Renton Housing Authority	The Renton Housing Authority 5-Year PHA Plan outlines the PHA's goals and planned activities for the upcoming five years. The goals in the Consortium's Consolidated Plan align with the goals in the Renton Housing Authority's 5-Year PHA Plan.
Seattle-King County Workforce Innovation and Oppor	Workforce Development Council of Seattle-King County	The Seattle-King County Workforce Innovation and Opportunity Act Plan outlines the Workforce Development Council's goals and strategies to support regional workforce development to foster economic growth, empower individuals, and promote resilient and thriving communities. The goals in the Consortium's Consolidated Plan align with the goals in the Seattle-King County WIOA Local Plan.
Skyway-West Hill and North Highline Anti-Displacem	King County, WA	The Skyway-West Hill and North Highline Anti-Displacement Strategies Report outlines the recommendations for actionable anti-displacement strategies for the Skyway-West Hill and North Highline Communities. The goals in the Consortium's Consolidated Plan align with the goals and strategies in the Anti-Displacement Strategies Report.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative

The Consortium sought input from all the required organization types for the Consolidated Plan through virtual consultation sessions and an online stakeholder survey. Overall, the Consortium gathered input from 45 unique organizations. At least one agency or organization from each of the required organization types provided input in the consultation process for the Consolidated Plan.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Consortium Consolidated Plan Community Survey	Minorities Non-English Speaking - Specify other language: Multiple Persons with disabilities Non-targeted/broad community specific groups included in the Citizen Participation Plan	The Consortium received 120 responses to the community survey from March 19 to April 18, 2024.	Members of the community provided input on the housing and community development needs and priorities in the communities where they live.	The Consortium accepted all community survey responses.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	Posting of the draft 2025-2029 Consolidated Plan was available for public review between July 1, 2024 and August 12, 2024.	There were no public comments.	There were no public comments.	
3	Public Meeting	Non-targeted/broad community	A public meeting was held on July 25, 2024.	There were no public comments.	There were no public comments.	
4	Newspaper Ad	Non-targeted/broad community	Second posting of the draft 2025-2029 Consolidated Plan was available for public review between December 1, 2024 and December 31, 2024.	There were no public comments.	There were no public comments.	
5	Newspaper Ad	Non-targeted/broad community	Posting of the draft 2025 Annual Action Plan was available for public review between December 1, 2024 and December 31, 2024.	There were no public comments.	There were no public comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	A public meeting was held on September 26, 2024.	There were no public comments.	There were no public comments.	
7	Public Meeting	Non-targeted/broad community	Posting of draft 2024 CAPER was available for public review between March 7-March 28, 2025. A public meeting was held on March 27, 2025.	There were no public comments.	There were no public comments.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan summarizes key housing and community development trends impacting the Consortium. Through analysis of federal, state, and local datasets as well as information gathered through interviews with community partners, a stakeholder survey, and a community survey, the Consortium identified several major housing and human service needs of low- and moderate-income people in the jurisdiction. The needs identified in this section helped to inform the Strategic Plan, which outlines how the Consortium will use its CDBG, HOME, and ESG funds over the next five years.

The Consolidated Plan utilizes two primary data sources: data from the U.S. Census Bureau's American Community Survey (ACS) and custom tabulations of ACS data called the Comprehensive Housing Affordability Strategy (CHAS) data. The Consortium analyzed the 2016–2020 five-year CHAS estimates, 2018–2022 ACS five-year estimates, and information from other available sources such as local reports, plans, and studies, dashboards, and datasets to better understand current trends impacting the region. The Consortium also facilitated consultation sessions with partner agencies and organizations, distributed an online stakeholder survey, and gathered input from the public through a community survey to hear directly from residents.

HUD's fiscal year 2024 income limits for King County, which is part of the Seattle-Bellevue, WA HUD Metro FMR Area, provides context for different income categories referred to throughout the Consolidated Plan (Table 5). In fiscal year 2024, HUD's median family income for King County is $147,400.

Key Themes from the Needs Assessment

Through qualitative and quantitative data analysis, the Consortium identified several major trends impacting the region. Of note, the data analysis points to housing affordability as a continued concern in the Consortium. Rising housing costs and a lack of affordable units have caused many low- and moderate-income households to become cost-burdened or severely cost-burdened. While households of all demographics experience housing cost burden and severe housing cost burden, the data indicates that Pacific Islander, Black or African American, elderly, and small family households are overrepresented in the data. The data analysis also identified five racially or ethnically concentrated areas of poverty (R/ECAPs) in the Consortium, three of which received that designation in the last ten years. Point-in-Time (PIT) count data from the CoC indicates that among the total population experiencing homelessness, 20 percent experienced chronic homelessness and 54 percent were adult-only households. Finally, surveys, consultation sessions, and a review of existing plans, reports, and studies indicate that mental health and substance abuse disorder services, street and sidewalk

improvements, accessibility improvements for people with disabilities, parks and recreational facilities, and community centers are high non-housing community development needs for the Consortium.

See Attachment A1 2024 HUD Income Limits for the Seattle-Bellevue, WA Metro Area (King County).

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Needs Assessment uses ACS and CHAS data as well as other information to explore the characteristics of the 36 percent of households in the Consortium that are considered low- to moderate-income (0-80 percent AMI). Within the Consortium's low- to moderate-income population, housing cost burden and severe housing cost burden are the most prevalent housing problems, particularly among households earning less than 30 percent AMI. People who are elderly, or 62 years or older as defined by HUD, owner households and small family renter households experience the highest percentage of severe cost burden by tenure, respectively. In addition, the Consortium analyzed several factors that can contribute to housing instability and homelessness, such as living in a single-person household, living with a disability, and being a victim of domestic violence, dating violence, sexual assault, or stalking. Of note, median incomes for single-person households and households where one member is living with a disability are significantly lower than those for the Consortium as a whole, which speaks to a need for housing assistance for those populations.

ACS data provides insight on the change in the Consortium's population, number of households, and median household incomes from 2012 to 2022. Housing Needs Assessment Demographics Table provides a high-level overview of the demographic change from 2012 to 2022 and indicates that the Consortium's population—King County's population outside of Seattle and Milton—grew by 14 percent (190,471 people) over the ten-year period while the number of households grew by 12 percent (59,340 households). During this same period, the median income for all of King County increased by 63 percent from $71,175 in 2012 to $116,340 by 2022.

Population growth plays a key role in local demand for housing. From 2012 to 2019, the yearly growth rate averaged 1.4 percent. However, in 2020 the growth rate fell to 0.8 percent. It then increased sharply in 2021 to 2.1 percent and decreased sharply in 2022 to 0.3 percent.

King County's Comprehensive Plan provides additional insight into population trends and notes that the countywide population steadily increased between 2000 and 2020 with most growth taking place in incorporated areas. During this same period, the population of the County's unincorporated areas decreased by 29.5 percent, largely as a result of the annexation of unincorporated areas into cities. Population projections from Washington's Office of Financial Management estimate that King County's population will continue to increase over the next 25 years, with low projections estimating a six percent increase, moderate projections estimating a 24 percent increase, and high projections estimating a 54 percent increase from 2025 to 2050.

In addition to exploring population trends, data from the ACS and CHAS provides information on household income and housing affordability in the Consortium.

Fifty-four percent of all households in the Consortium earned more than 100 percent AMI, or $116,340 in 2020. The remaining income categories see an even distribution among households. The least common income category, though not by a large margin, was households earning 80-100 percent of AMI, comprising 10 percent of all households.

Total Households Table presents a breakdown of the types of households in the Consortium by income category in 2020. The most common type of household was small family households, or those with 2-4 members as defined by HUD, which comprised 47 percent of total households, followed by households containing at least one-person age 62 to 74 years of age which comprised 21 percent of households.

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	1,320,754	1,511,225	14%
Households	508,075	567,876	12%
Median Income	$71,175.00	$116,340.00	63%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
ACS 2008-2012 (Base Year)
Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	67,685	63,225	67,355	56,210	297,810
Small Family Households	19,671	21,115	26,080	22,850	169,725
Large Family Households	4,570	6,465	6,316	5,616	24,201
Household contains at least one person 62-74 years of age	15,805	13,431	15,635	12,726	59,140
Household contains at least one person age 75 or older	12,505	11,670	8,996	5,095	16,466
Households with one or more children 6 years old or younger	10,101	11,741	11,530	9,530	50,586

Table 6 - Total Households Table

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

More Recent ACS Data

More recent ACS data for King County indicates that median household income was $116,340 in 2022. When disaggregated by tenure, median renter household income was $79,624, while median owner household income was $151,858. The share of households by annual household income by tenure shows that 68 percent of owner households, but just 38 percent of renters have income of $100,000 or more. Forty-nine percent of renter households have incomes between $20,000 and $99,999, while just 29 percent of owner households have incomes within that range.
The data also demonstrates the wide range in median income by community. Communities such as

Yarrow Point, Hunts Point, Clyde Hill, and Beaux Arts Village had median incomes of $250,000 or more in 2022, in contrast to Skykomish, Tukwila, and SeaTac which had median incomes below $80,000.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,530	775	520	251	3,076	240	150	120	75	585
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,320	1,230	955	630	4,135	95	146	280	125	646
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,805	2,370	1,921	1,195	8,291	465	695	870	655	2,685
Housing cost burden greater than 50% of income (and none of the above problems)	23,975	9,725	1,640	470	35,810	15,045	7,610	4,236	1,740	28,631
Housing cost burden greater than 30% of income (and none of the above problems)	4,835	14,790	12,080	5,120	36,825	4,440	8,570	12,220	9,280	34,510

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	2,365	0	0	0	2,365	1,895	0	0	0	1,895

Table 7 – Housing Problems Table

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

Housing Needs Summary Tables

The following tables explore the number of households in the Consortium experiencing specific types of housing problems that are captured in CHAS data, which include the following definitions.

• Substandard housing: Units lacking complete plumbing or kitchen facilities.

• Overcrowded: Households in which there is more than one person per room (and none of the above problems).

• Severe overcrowding: Households in which there are more than 1.5 people per room (and none of the above problems).

• Housing cost burden: Households that spend more than 30 percent of their income on housing costs.

• Severe housing cost burden: Households that spend more than 50 percent of their income on housing costs.

The Households with Housing Problems Table outlines the number of households experiencing a housing problem by tenure across the Consortium in 2020. Of the housing problems identified in the table, the most common issues for renter and owner households were cost burden (spending more than 30 percent of income on housing costs) and severe cost burden (spending more than 50 percent of income on housing costs). For renter households, 39,710 households were cost-burdened, and 36,025 households were severely cost-burdened in 2020. For owner households, these figures were 50,375 and 30,845, respectively.

For both renter and owner households, the data indicates that severe housing cost burden was more prevalent in households earning 0-30 percent of AMI. In 2020, 23,975 renters and 15,045 owners earning less than 30 percent of AMI paid more than 50 percent of their income on housing costs. Renters in the 30-50 percent AMI income category and owners in the 50-80 percent AMI income category report the most instances of cost burden, at 14,790 and 12,220 households, respectively.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	29,630	14,100	5,040	2,547	51,317	15,850	8,610	5,506	2,590	32,556
Having none of four housing problems	13,235	20,185	25,405	20,645	79,470	8,985	20,315	31,405	30,430	91,135
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

Housing Problems 2

Housing Problems 2 presents the number of households with severe housing problems in the Consortium in 2020. The data indicates that 26 percent of renters and 11 percent of owners earning below 100 percent AMI experienced one or more of the four severe housing problems. For both renters and owners, households earning between 0-30 percent AMI experienced one or more of the four severe housing problems the most out of all income categories.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,760	7,070	5,045	13,875	831	2,625	5,400	8,856
Large Related	720	2,180	785	3,685	210	1,135	1,310	2,655
Elderly	2,085	2,220	1,886	6,191	2,950	4,355	3,805	11,110
Other	1,155	5,600	5,410	12,165	550	745	2,025	3,320
Total need by income	5,720	17,070	13,126	35,916	4,541	8,860	12,540	25,941

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

Cost Burden Greater Than 30%

The Cost Burden Greater Than 30% Table shows the number of cost-burdened renter and owner households that earned less than 80 percent AMI in 2020. Overall, small families comprised the greatest share (39 percent) of cost-burdened renters, and elderly households comprised the greatest share of cost-burdened owners (43 percent). In households earning 0-30 percent AMI, elderly households were the most represented group with 36 percent of renters and 65 percent of owners experiencing cost burden.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	9,610	3,665	385	13,660	4,275	2,455	1,545	8,275
Large Related	2,280	555	30	2,865	775	510	170	1,455
Elderly	7,265	2,560	906	10,731	7,885	3,500	1,911	13,296
Other	9,021	3,655	541	13,217	2,495	1,286	640	4,421
Total need by income	28,176	10,435	1,862	40,473	15,430	7,751	4,266	27,447

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

Cost Burden Greater Than 50%

The Cost Burden Greater Than 50% Table shows the number of severely cost-burdened renter and owner households that earned less than 80 percent AMI in 2020. Overall, small families comprised the greatest share (34 percent) of severely cost-burdened renters, followed closely by other households (33 percent). For owners, elderly households comprised the greatest share of severely cost-burdened households across all income categories (48 percent in total).

To better understand recent housing cost burden for owners and renters, the Consortium analyzed 2022 ACS data that explored housing costs as a percentage of income for all households. The data indicates a noticeable disparity by tenure. Renters make up the greatest portion of both cost-burdened and severely cost-burdened households at 24 percent and 22 percent, respectively. The cost burden status of owners varies depending on whether the household has a mortgage. Owners with a mortgage comprise 18 percent of cost-burdened households and 11 percent of severely cost-burdened households, while the figures for owners without a mortgage are eight percent and seven percent, respectively.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	3,835	3,235	1,891	1,276	10,237	505	656	995	545	2,701
Multiple, unrelated family households	235	200	705	305	1,445	75	175	170	235	655
Other, non-family households	175	170	295	280	920	0	10	35	0	45
Total need by income	4,245	3,605	2,891	1,861	12,602	580	841	1,200	780	3,401

Table 11 – Crowding Information - 1/2

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

Crowding Table

The Crowding Table shows the number of crowded households that earn less than 100 percent AMI by household type and income category. Households are considered crowded when there are more people

living in the household than there are rooms. In total 12,602 renter households and 3,401 owner households were crowded in 2020. Across all income categories, single-family households comprised the majority of crowded households for renters and owners. For renters, 81 percent of crowded households were single families and 79 percent of owner households experiencing crowding were single families. Single families earning 0-30 percent AMI experienced crowding the most, comprising 90 percent of renter and 87 percent of owner crowding instances in that income category.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	7,985	8,095	6,260	22,340	2,116	3,646	5,270	11,032

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

In 2022, there were 137,772 single-person households in the Consortium, comprising 24 percent of total households. Of these single-person households, 49,775 (36 percent) were seniors aged 65 or older living by themselves.

According to 2022 ACS data, 2,558 single-person households lived below the federal poverty line comprising 13 percent of all households in the Consortium living below the poverty line. Of these single-person households, 73 percent of occupants were female, and 27 percent were male. In King County, a single-person household earned approximately $76,281 in 2022, while family households earned, on average, $146,321. This disparity in median income between single and multiple person households, coupled with climbing housing costs in the Consortium indicate that fewer individuals may be able to afford living by themselves, especially those with lower incomes.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In 2022, 152,211 individuals in the Consortium lived with a disability. This amounts to approximately 10 percent of the Consortium's population. In general, people with disabilities have a lower median income and higher poverty rate compared to individuals without a disability. In 2022, the median income for individuals without a disability was $64,388. The median income for individuals living with a disability was $40,434, which is over $20,000 less than individuals without a disability. The poverty rate for individuals without a disability was 6.9 percent in 2022. The poverty rate for individuals with a disability

in 2022 was 18.4 percent, which is almost triple the poverty rate for individuals without a disability. While data regarding the number of people in the Consortium who are victims of domestic violence, dating violence, sexual assault, and stalking is not readily available, Seattle & King County Public Health Department's Domestic Violence and Child Abuse Demographic Data Dashboard provides insight into the demographics of people experiencing domestic violence. Over the month of May 2023, when the data was last updated, 36.7 out of every 10,000 emergency department visits in the County included cases involving domestic violence. The dashboard also records information on National Domestic Violence Hotline Contacts. Out of calls received from October 2019 to March 2023, 12.3 percent of callers (or 1,468 people) requested shelter assistance, which was the third most common request. In addition, 2.8 percent of callers (or 337 people) requested transitional housing support and 4.9 percent of callers (or 1,340 people) reported housing as a circumstance or detail related to domestic violence, which was the second most common circumstance. Finally, the primary barrier identified to obtaining services was finances, accounting for 8.3 percent of all callers.

Additionally, data from the King County Prosecuting Attorney's Office Data Dashboard provides information on felony referrals and cases filed into the King County Superior Court. The data indicate that in 2023 there were, on average, over 1,000 domestic violence, sexual assault, and child abuse cases open in King County. Open cases increased significantly during 2020 and 2021 to a peak of 1,309 open cases in February 2021 and have slowly declined over the past few years to 804 open cases in January 2024. In 2023, law enforcement made 1,608 referrals for potential domestic violence felony cases and 1,181 referrals for potential sexual assault and child abuse cases.

What are the most common housing problems?

CHAS data provides information on four housing problems: 1) housing units lacking complete kitchen facilities, 2) housing units lacking complete plumbing facilities, 3) overcrowded households, and 4) cost-burdened households. The data further differentiates between overcrowded (more than one person per room) and severely overcrowded (more than 1.5 people per room) households as well as households that are cost-burdened (paying over 30 percent of income on housing costs) and severely cost-burdened (paying over 50 percent of income on housing costs). CHAS considers a household as having a housing problem if it has one or more of the four problems.

2020 CHAS data for the Consortium indicates that 34 percent of households experienced at least one housing problem. Renters experienced housing problems at a higher rate than owners with 49 percent of renters experiencing at least one housing problem, whereas this figure was 25 percent for owners. The most common housing problem for both renters and owners was cost burden and severe cost burden. Specifically, 20 percent of renters experienced cost burden and 18 percent experienced severe cost burden. For owners, these figures were nine percent and 14 percent, respectively. When disaggregated by tenure, 67 percent of renters and 49 percent of owners that were severely cost-burdened had incomes below 30 percent AMI while 68 percent of renters and 41 percent of owners experiencing cost burden were low to moderate-income households

Are any populations/household types more affected than others by these problems?

Regarding severely cost-burdened owners, elderly households experience severe cost burden at the greatest percentage in all income categories. The most notable disparity exists for extremely low-income households, where 51 percent of all severely cost-burdened households were elderly. For severely cost-burdened renters, there exists less disparity between small, large, elderly, and other family types, except for moderate-income households, in which 49 percent of severely cost-burdened renters are elderly.

Extremely low- and low-income cost-burdened owner households see similar trends. Sixty-five percent of extremely low-income and 49 percent of low-income households experiencing cost burden are elderly. Again, for cost-burdened renters, less disparities exist, however, small families make up the largest share of cost-burdened renters across all income categories.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

In 2020, there were 10,101 extremely low-income households and 11,741 low-income households containing at least one child aged six years old and younger. Low-income and cost-burdened households are at higher risk of housing instability. According to the 2023 PIT count there were 7,685 unsheltered people living in King County (including Seattle). This figure accounts for 54 percent of the total population experiencing homelessness.

The rapid re-housing program assists families experiencing homelessness in achieving housing stability. In 2022, the County and the KCRHA had 1,082 rapid rehousing beds available to individuals and families. The rapid rehousing (RRH) program is designed to provide short-term services to move individuals from homelessness to housing stability. Increasingly, households need longer stays to reach housing stability, and those who are nearing the termination of RRH assistance frequently need a combination of increased income and some level of housing subsidy. According to KCRHA's Rapid Rehousing Performance Data, as of June 2023, 70 percent of people who enrolled in rapid rehousing are permanently housed and just 3 percent of people return to homelessness.

Other County programs assist low-income families by preventing homelessness. This includes the Best Start for Kids Youth and Family Homelessness Prevention Initiative (YFHPI) which, among other projects, has provided financial assistance and case management to families at risk of homelessness. In 2022, the program supported 3,386 youth and family households and prevented homelessness in 95 percent of cases. Keep King County Housed is a new program providing homeless prevention rental assistance. Among those at imminent risk of homelessness, the VSHSL's Housing Stability Program provided emergency short-term financial assistance to 1,558 households across the County. Similarly, the County's Veterans, Seniors, and Human Services Levy (VSHSL) reported providing housing counseling and foreclosure prevention, alternative dispute resolution, and legal aid to a total of 4,618 people between 2018 to 2021. Various County programs underscore the continued need for financial

assistance, housing and shelter assistance, and human services to prevent households from losing their housing or experiencing homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The Consortium uses the definition of "at risk of homelessness' defined in the ESG Program Interim Rule and the CoC Program Interim Rule. In general, individuals and families are considered at-risk of homelessness if the following applies for the individual or household:

1. Has an annual income below 30 percent of the median family income for the area as determined by HUD.
2. Does not have sufficient resources or support networks to prevent them from moving into an emergency shelter.
3. Meets one of the following conditions: Has moved due to economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance. Is living in the home of another because of economic hardship. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution). Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

In the development of the Consortium's Analysis of Impediments to Fair Housing Choice (AI Report), service providers described how the high cost of living is the greatest barrier to housing stability in King County. Stakeholders also noted that the cost of rent, even for affordable housing units, and the cost of deposits are barriers to housing for multiple populations, including low-income renters, immigrants and refugees, and individuals identifying as Black, indigenous, and other people of color (BIPOC).
In addition, in the Consortium's stakeholder survey for the Consolidated Plan, one question asked respondents to describe factors that increase the risk of someone becoming homeless. Several respondents mentioned that factors such as the lack of affordable housing options, high cost of living in King County, and insufficient incomes contribute to an increased risk of homelessness particularly for low-income people. For those who have lost their jobs, have poor credit, have a past eviction, or have

experienced a medical emergency, these events can push an individual or household into homelessness if they lack the social supports and financial resources to remain housed. Lastly, respondents noted that specific subpopulations with whom they work such as single parents with children, immigrants and refugees with limited English proficiency, people with mental health challenges or substance abuse disorders, those with a history with the criminal justice system, and victims of domestic violence, may face unique challenges that can increase the risk of becoming homeless.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points that of the corresponding income level as a whole. The tables below summarize the percentage of each racial/ethnic group experiencing housing problems.

The four housing problems captured in CHAS data include the following:

1. Housing unit lacks complete kitchen facilities.
2. Housing unit lacks complete plumbing facilities.
3. Household is overcrowded (more than one person per room).
4. Household spends over 30 percent of income on housing costs (i.e., cost burden).

The 0-30% AMI Table provides a breakdown of extremely low-income households experiencing one or more housing problems by race and ethnicity in the Consortium. In 2020, 81 percent of all households earning less than 30 percent AMI had at least one housing problem. When disaggregated by race and ethnicity, no specific group was disproportionately affected; however, the data indicates that Hispanic, Pacific Islander, and Black/African American households experienced one or more housing problems at a greater rate than the total jurisdiction. Specifically, 88 percent of Hispanic households, 86 percent of Pacific islander households, and 85 percent of Black/African American households earning under 30 percent AMI experienced at least one housing problem, which is 7, 6, and 4 percentage points above the jurisdiction as a whole.

The 30-50% AMI Table depicts the number of low-income (30-50 percent AMI) households who experienced one or more housing problems by race and ethnicity in the Consortium. In 2020, 73 percent of all households earning between 30-50 percent AMI had at least one housing problem. When disaggregated by race and ethnicity, the data indicate that all categories besides White alone were overrepresented. Pacific Islander households were disproportionally impacted, experiencing one or more housing problems at a rate 18 percentage points about the jurisdiction as a whole.

The 50-80% AMI Table presents the number of moderate-income, who experienced one or more housing problems by race and ethnicity in the Consortium. In 2020, 52 percent of all households earning between 50-80 percent AMI had at least one housing problem. The variations between race and ethnicity categories are less pronounced in this income category, with four of the categories being just one or two percentage points away from the jurisdiction as whole.

The 80-100% AMI Table illustrates the number of households with incomes between 80-100 percent AMI who experienced one or more housing problems by race and ethnicity in the Consortium. In 2020, 35 percent of all households in this income range had a least one housing problem, which is the lowest percentage across all income categories. There is some variation between the percentages of households earning between 80-100 percent AMI who experienced at least one housing problem by race and ethnicity; however, no single group appeared to be disproportionally impacted.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45,480	22,220	0
White	24,455	12,960	0
Black / African American	5,425	2,140	0
Asian	6,360	3,756	0
American Indian, Alaska Native	555	295	0
Pacific Islander	500	114	0
Hispanic	5,500	1,801	0
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

The Disproportionally Greater Need Severe Housing Problems - 0 - 30% AMI

The Disproportionally Greater Need – Severe Housing Problems - 0 - 30% AMI Table depicts the number of extremely low-income, earning under 30 percent AMI, households experiencing one or more severe housing problems. In 2020, 67 percent of all households in this income category had at least one housing problem. When disaggregated by race and ethnicity, Pacific Islander, Hispanic, and Black/African American households are overrepresented. Pacific Islander households earning less than 30 percent AMI are disproportionally impacted, experiencing severe housing problems 14 percentage points above the total jurisdiction. For Hispanic and Black/African American households, the data indicates that these households experience severe housing problems at 8 and 5 percentage points about the total jurisdiction, respectively.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,710	40,500	0
White	12,910	23,915	0
Black / African American	1,161	3,980	0
Asian	2,805	4,620	0
American Indian, Alaska Native	225	210	0
Pacific Islander	314	495	0
Hispanic	3,370	5,526	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30-50% AMI

The 30-50% AMI Table depicts low-income households earning between 30-50 percent AMI, who experienced severe housing problems by race and ethnicity. In 2020, 36 percent of all households in this income category experienced at least one severe housing problem. Disaggregation by race and ethnicity shows that Hispanic, Pacific Islander and Asian households are slightly overrepresented, experiencing severe housing problems at two (Hispanic and Asian households) or three (Pacific Islander households) percentage points about the total jurisdiction. American Indian or Alaska Native households are disproportionally impacted, with 52 percent of households experiencing at least one housing problem, which is 16 percentage points higher than the jurisdiction as a whole.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,546	56,810	0
White	5,581	35,390	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	705	4,355	0
Asian	2,145	7,255	0
American Indian, Alaska Native	55	240	0
Pacific Islander	220	575	0
Hispanic	1,470	6,531	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50-80% AMI

The 50-80% AMI Table depicts moderate-income households earning between 50-80 percent AMI, who experienced at least one severe housing problem by race and ethnicity in the Consortium. In 2020, 16 percent of the total moderate-income population experienced at least one severe housing problem. When disaggregated by race, American Indian or Alaskan Native, Asian, Pacific Islander, and Hispanic households are overrepresented. Pacific Islander households are disproportionally impacted, experiencing severe housing problems at a rate 12 percentage points higher than the jurisdiction as a whole.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,136	51,075	0
White	2,585	32,870	0
Black / African American	340	3,045	0
Asian	1,005	7,311	0
American Indian, Alaska Native	4	310	0
Pacific Islander	85	481	0
Hispanic	806	4,540	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80-100% AMI

The 80-100% AMI Table shows households earning between 80-100 percent AMI who experience at least one severe housing problem by race and ethnicity in the Consortium. In 2020, nine percent of all households earning between 80-100 percent AMI experienced at least one severe housing problem. When disaggregated by race and ethnicity, Hispanic and Pacific Islander households are overrepresented by six percentage points, each. Asian and Black or African American households are slightly overrepresented by three percentage points and one percentage point respectively.

Discussion

In regard to the prevalence of housing problems both by income category and race/ethnicity, it is apparent that disparities exist across both categories. The total percentage of households experiencing one or more housing problems decreases significantly as income increases. Eighty one percent of total households earning under 30 percent AMI experienced at least one housing problem, while that figure was just 35 percent for households earning between 80-100 percent AMI. In each income category, there were variations in the share of households experiencing housing issues across race and ethnicity categories. One instance of disproportionate impact was identified: low-income Pacific Islander households, who experienced at least one housing problem at a rate 18 percentage points above the jurisdiction as a whole. In general, Black/African American households were the most overrepresented group across all income categories, experiencing housing problems at a greater percentage than the total jurisdiction in three out of four income categories.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The tables below summarize the percentage of each racial/ethnic group experiencing housing problems by AMI levels. For this analysis, AMI is comparable to AMI.

The four severe housing problems captured in CHAS data include the following:

1. Housing unit lacks complete kitchen facilities.
2. Housing unit lacks complete plumbing facilities.
3. Household is severely overcrowded (more than 1.5 persons per room).
4. Household spends over 50 percent of income on housing costs (i.e., severe housing cost burden).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45,480	22,220	0
White	24,455	12,960	0
Black / African American	5,425	2,140	0
Asian	6,360	3,756	0
American Indian, Alaska Native	555	295	0
Pacific Islander	500	114	0
Hispanic	5,500	1,801	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Disproportionally Greater Need â¿¿ Severe Housing Problems - 0 - 30% AMI

The Disproportionally Greater Need – Severe Housing Problems - 0 - 30% AMI Table depicts the number of extremely low-income, earning under 30 percent AMI, households experiencing one or more severe housing problems. In 2020, 67 percent of all households in this income category had at least one housing problem. When disaggregated by race and ethnicity, Pacific Islander, Hispanic, and Black/African American households are overrepresented. Pacific Islander households earning less than 30 percent AMI are disproportionally impacted, experiencing severe housing problems 14 percentage points above the total jurisdiction. For Hispanic and Black/African American households, the data indicates that these households experience severe housing problems at 8 and 5 percentage points about the total jurisdiction, respectively.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,891	37,871	0
White	13,192	22,830	0
Black / African American	2,019	3,495	0
Asian	3,207	4,065	0
American Indian, Alaska Native	258	392	0
Pacific Islander	220	379	0
Hispanic	3,466	5,490	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30-50% AMI

The 30-50% AMI Table depicts low-income households earning between 30-50 percent AMI, who experienced severe housing problems by race and ethnicity. In 2020, 36 percent of all households in this income category experienced at least one severe housing problem. Disaggregation by race and ethnicity shows that Hispanic, Pacific Islander and Asian households are slightly overrepresented, experiencing severe housing problems at two (Hispanic and Asian households) or three (Pacific Islander households) percentage points about the total jurisdiction. American Indian or Alaska Native households are disproportionally impacted, with 52 percent of households experiencing at least one housing problem, which is 16 percentage points higher than the jurisdiction as a whole.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,803	50,526	0
White	6,398	33,897	0
Black / African American	428	3,589	0
Asian	2,026	5,491	0
American Indian, Alaska Native	43	354	0
Pacific Islander	89	463	0
Hispanic	1,522	5,273	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,928	47,458	0
White	3,031	31,878	0
Black / African American	134	3,173	0
Asian	976	5,849	0
American Indian, Alaska Native	46	229	0
Pacific Islander	65	494	0
Hispanic	544	3,951	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

In regard to severe housing problems, there exists disparities by income and race/ethnicity. The percentage of households experiencing one or more severe housing problems decreases significantly as income increases. Sixty-seven percent of total households earning less than 30 percent AMI experience at least one severe housing problem, while that figure is just nine percent for households earning between 80-100 percent AMI. In each income category, there were variations in the share of households experiencing housing problems by race and ethnicity. The Consortium identified three instances of disproportionate impact: extremely low-income Pacific Island households, low-income American Indian or Native Alaskan households, and moderate-income Pacific Islander households. In general, Pacific Islander and Hispanic households were the two most overrepresented groups across all income categories, experiencing severe housing problems at a greater percentage than the total jurisdiction in all four income categories.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. HUD also considers a household to be cost-burdened when it spends over 30 percent of income on housing costs while severe housing cost burden occurs when a household spends over half its income on housing costs.

Housing Cost Burden outlines the percentage of households at different housing cost burden levels by race and ethnicity. In 2020, 67 percent of households in the Consortium spent less than 30 percent of their incomes on housing costs, meaning they are not cost-burdened. Seventeen percent of households spent between 30-50 percent of their income on housing costs, meaning they are cost-burdened. Thirteen percent of households are severely cost-burdened, meaning they spend over 50 percent of their income on housing expenses. Finally, there were 4,433 households with negative income or whose cost burden status could not be computed. In total, this means that the majority of households in the Consortium are not cost-burdened. However, nearly one third (30 percent) of total households experience some form of cost burden.

When disaggregated by race and ethnicity, noticeable variations emerge. White and Asian households experienced cost burden and severe cost burden at slightly lower rates than the jurisdiction as a whole. Households belonging to the other race and ethnic categories experienced both cost burden and severe cost burden at higher rates than the total population. The data indicates that Pacific Islander households are disproportionally affected among households paying 30-50 percent of their income on housing costs while Black/African American households are disproportionally affected among households paying over 50 percent of their income on housing costs.

To supplement the CHAS analysis on cost-burdened households, the Consortium explored more recent ACS data. The data demonstrates that while the poverty rate for the Consortium was eight percent, the poverty rate for people among different races and ethnicities varies. White and Asian populations had the lowest poverty rates at six percent each while American Indian and Alaska Native and Black/African American populations experienced the highest poverty rates at 17 percent and 16 percent, respectively. These rates are nine percentage points and eight percentage points above the poverty rate for the Consortium’s total population.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	370,916	93,693	71,329	4,433
White	249,690	56,885	43,295	2,420
Black / African American	16,290	7,645	7,200	235
Asian	69,610	15,105	10,125	1,235
American Indian, Alaska Native	1,651	470	555	8
Pacific Islander	2,290	1,071	529	40
Hispanic	25,675	10,072	6,935	330
Other	14,550	4,180	3,945	255

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

Discussion

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The Consortium's analysis of housing problems identified six cases of disproportionately greater need by race and ethnicity. The analysis found that Pacific Islander households earning less than 30 percent AMI and Pacific Islander households earning 50-80 percent AMI were disproportionately impacted by severe housing problems; Pacific Islander households earning 30-50 percent AMI were disproportionately impacted by housing problems; and Pacific Islander households as a group disproportionately experienced housing cost burden. In addition, American Indian/Alaska Native households earning 30-50 percent AMI were disproportionately impacted by severe housing problems. Lastly, the analysis found that Black/African American households as a group disproportionately experienced severe housing cost burden.

If they have needs not identified above, what are those needs?

The CHAS analysis identified needs for the racial and ethnic groups described above. Other sections of the Needs Assessment and Market Analysis of the Consortium's Consolidated Plan outline other needs not identified in this section.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the HUD R/ECAPs mapping tool, which uses 2017-2021 ACS data, there are several census tracts located in King County that qualify as racially or ethnically concentrated areas of poverty (R/ECAPs). Five R/ECAPs exist within the boundaries of the Consortium. All of them are located in South King County and are either adjacent or in close proximity to a major highway. Kent has three R/ECAPs and SeaTac and Federal Way both have one. See Attachment B - R/ECAPs in King County Map.

In Kent, two of the R/ECAPs are in the East Hill neighborhood. The Consortium's previous analysis of census tracts in the area found that the community has a larger population of people identifying as BIPOC than the County average with 37 percent of the population identifying as White, 20 percent as Black or African American, 21 percent as some other race, and 17 percent as two or more races. About 18.5 percent of residents in the East Hill R/ECAP live below the poverty line, which is over double the poverty rate in King County and more than 1.4 times the poverty rate in Kent. The area also houses a large foreign-born population (44.2 percent of residents) since a local resettlement organization helps connect immigrants and refugees to a handful of apartment complexes in the area for housing. A previous version of the HUD R/ECAPs mapping tool, which uses 2009-2013 ACS data, also showed a R/ECAP in the East Hill area. While the boundaries are slightly different, the similarities between the two figures demonstrate a persistence of need in East Kent.

The Consortium's three other R/ECAPs do not appear in the 2009-2013 version of the HUD mapping tool, which indicates they are less than ten years old. These census tracks are located in the western part of South King County near I-5.

The 2009-2013 version of the HUD mapping tool includes a R/ECAP located in the Duwamish Valley that covered parts of Seattle, Burien, Tukwila, and unincorporated King County. In the most recent version of the mapping tool, the boundaries of that R/ECAP have shifted slightly north and are now located in Seattle. While this R/ECAP is no longer part of the Consortium, its continued presence in that region speaks to a persistence of need in unincorporated King County.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The King County Housing Authority (KCHA) and the Renton Housing Authority (RHA) serve low-income residents living in the Consortium with housing assistance. KCHA serves people living in King County outside the cities of Seattle and Renton. RHA serves residents of Renton. Each housing authority aims to provide decent, safe, and sanitary housing to low-income people in the community and outlines its specific goals and strategies through separate planning processes.

In its FY 2024 Moving to Work Annual Plan, KCHA outlined a number of strategic goals, a few which are listed below:

• Continue to strengthen the physical, operational, financial, and environmental sustainability of KCHA's portfolio of affordable housing units.
• Increase the region's supply of housing affordable to households earning less than 30 percent AMI by developing new housing, preserving existing housing, and expanding the size and reach of rental subsidy programs.
• Advance racial equity and social justice within KCHA and in King County through the implementation and ongoing evaluation of KCHA's equity, diversity, inclusion, and belonging strategy.
• Affirmatively further the policies and purposes of the Fair Housing Act and provide greater geographic choice for low-income households including residents with disabilities, elderly residents with mobility impairments, and families with children to provide access to neighborhoods with high-performing schools and convenient access to support services, transit, health services, and employment.
• Coordinate closely with the behavioral health care and homeless systems to increase the supply of supportive housing for people experiencing chronic homelessness or who have special needs, to significantly decrease homelessness throughout King County.

Similarly, in its most recent Five-Year PHA Plan, RHA states that its mission is to provide quality affordable housing and improve and expand its affordable housing portfolio through renovation, land acquisition, and construction of new units. RHA also plans to explore new partnerships to expand resident programs.

The following section outlines the number of public housing units and vouchers in use at both PHAs as well as data on the characteristics of current public housing residents and voucher recipients.

Total Units and Vouchers in Use

KCHA manages a portfolio of 2,416 public housing units, 2,426 project-based vouchers, and 11,819 tenant-based vouchers while RHA manages 303 project-based vouchers and 886 tenant-based vouchers. The Characteristics Table provides the combined number of units and vouchers currently in use for the housing authorities.

Among special purpose vouchers, KCHA administers 826 vouchers and RHA administers 15 vouchers under the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program which offers rental assistance paired with case management and supportive service to eligible veterans experiencing homelessness. In addition, KCHA offers 1,962 vouchers and RHA offers 30 vouchers for people with disabilities through the Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, or Nursing Home Transition programs. KCHA also manages 449 vouchers under the Family Unification Program which provides rental assistance to eligible families with inadequate housing and eligible youth exiting foster care who are homeless or at imminent risk of homelessness. Lastly, KCHA administers 839 and RHA administers 66 Emergency Housing Vouchers which provide rental assistance to vulnerable populations including individuals and families who are homeless; individuals and families at-risk of homelessness; people fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; and people who were recently homeless or have a high risk of housing instability.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	2,416	15,434	2,729	12,705	841	449	1,992

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:
2023 PHA Data
Data Source Comments:

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	20	1,088	178	910	952	508
# of Elderly Program Participants (>62)	0	0	1,523	5,243	927	4,316	432	27
# of Disabled Families	0	0	644	7,085	747	6,338	397	136
# of Families requesting accessibility features	0	0	315	10,912	984	9,927	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
2023 PHA Data
Data Source Comments:

Characteristics of Residents

This Table provides information on the individuals and households currently residing in public housing or utilizing a rental assistance voucher from KCHA and RHA. On average, the income for assisted households residing in public housing is $16,625 and $21,235 for households using a voucher, both of which are below 30 percent AMI for King County. In addition, while the average length of stay for public housing residents is 8.5 years, the average length of stay for households residing in units with a project-based voucher is 3.7 years and 8.8 years for people with tenant-based vouchers. The data also indicates that a significant number of public housing residents and voucher holders are over the age of 62 and members of households with at least one person with a disability.

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,423	7,145	1,375	5,770	534	235	1,371
Black/African American	0	0	555	6,602	730	5,872	362	185	667
Asian	0	0	498	1,047	328	719	8	18	87
American Indian/Alaska Native	0	0	26	272	40	232	29	21	49
Pacific Islander	0	0	26	325	53	272	17	17	27
Other	0	0	124	648	137	511	32	32	92
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
2023 PHA Data
Data Source Comments:

Race and Ethnicity of Residents

These tables provide demographic information on program participants by race and ethnicity. The data indicates that among the individuals residing in public housing, 54 percent identify as White, 21 percent identify as Black/African American, 19 percent identify as Asian, five percent identify as American Indian or Alaska Native, one percent identify as Pacific Islander, and one percent identify as another race. There was a similar distribution among people residing in a unit subsidized with a project-based voucher. Among tenant-based voucher recipients, 44 percent of people identify as Black/African American, 43 percent identify as White, five percent identify as Asian, four percent identify as another race, two percent identify as American Indian or Alaska Native, and one percent identify as Pacific Islander. The majority of beneficiaries are not Hispanic.

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	177	1,042	253	789	41	65	128
Not Hispanic	0	0	2,481	14,998	2,411	12,587	981	443	2,165
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
2023 PHA Data
Data Source Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

KCHA's HCV waitlist currently includes 1,350 people seeking housing assistance. The waitlist is partially open, and the housing authority is currently only accepting targeted voucher referrals. In comparison, KCHA's public housing waiting lists include more than 22,000 households and are temporarily closed as of December 15, 2023. Since the closure of the waiting lists, KCHA is reviewing and refining the agency's waiting list policies and procedures and transitioning to new housing-management software. Following the software conversion, the public housing waiting lists will reopen.
KCHA does not maintain a separate waiting list for accessible units. However, public housing tenants and applicants have similar needs for accessible units as other households that receive housing assistance from the housing authority.
RHA does not manage public housing units and therefore does not maintain a public housing waiting list; however, the housing authority has a single application process for all subsidized units. The housing authority is currently not accepting new applications. RHA works with people residing in units subsidized by project-based vouchers and recipients of tenant-based vouchers that request accommodation by offering exit vouchers and/or working with people to transfer them to units that better meet their needs.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

KCHA manages several waiting lists for people looking for housing assistance. When KCHA opened its Housing Choice vouchers (Section 8) waitlist in 2020, the agency received 20,321 applications for housing assistance. Of these households, 4,443 were elderly households, 7,946 were disabled households, and 7,932 were non-elderly/disabled households. Roughly half of applicant households included one or more children. Compared to the agency's Section 8 waitlist from 2017, there was a 54 percent increase in the number of elderly households on the waiting list.

KCHA also manages regional waiting lists for public housing. The Northeast regional waitlist currently has 4,674 applicants, of which 1,078 are elderly. The Southeast regional waitlist currently has 6,441 applicants, of which 1,419 are elderly and the Southwest regional waitlist currently has 6,870 applicants, of which 1,542 are elderly. Lastly, KCHA has a property/site-specific waitlist for public housing that currently has 10,030 unique applicants. The average wait time on KCHA's public housing waiting list is over five years.

The large number of applicants across KCHA's waiting lists demonstrates the significant need for affordable housing opportunities across King County. In its efforts to meet the community's needs and address the escalating local homelessness crisis, KCHA works to develop and acquire additional

affordable housing units and implement innovative solutions to help low-income individuals and households achieve long-term self-sufficiency.

How do these needs compare to the housing needs of the population at large

Relative to the population at large, KCHA serves some of the region's lowest income residents. Across the agency's housing programs, 81 percent of enrolled households earn less than 30 percent AMI and have a median income of $13,266. Public housing residents are more likely to experience high stress levels, have limited access to health care, and experience more barriers to employment compared to the population at large. To better understand the relationship between subsidized housing and health, KCHA partnered with the Seattle Housing Authority and Public Health – Seattle and King County (PHSKC) to form the Data Across Sectors of Health and Housing (DASHH) partnership. The partnership connected housing and Medicaid data to explore the intersection of housing and healthcare utilization. One of the key findings was that PHA residents were more likely to receive care for chronic conditions, such as hypertension and diabetes, than non-PHA Medicaid recipients. In addition, the data indicated that the rates of service utilization for depression and other mental health concerns were higher for PHA residents than for individuals that did not receive PHA housing assistance.

RHA continues to pursue new development opportunities and access to supportive services for its residents. Recent development projects highlight the need for affordable housing for low-income seniors as well as supportive services such as food assistance and case management.

Discussion

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	415	1,475	7,945	2,653	2,858	402
Persons in Households with Only Children	415	30	212	48	39	478
Persons in Households with Only Adults	6,017	659	9,512	1,770	1,628	526
Chronically Homeless Individuals	2,954	135	3,588	243	452	633
Chronically Homeless Families	169	26	396	56	120	629
Veterans	607	42	1,214	238	430	459
Unaccompanied Child	778	246	2,527	595	503	437
Persons with HIV	0	0	14	2	4	306

Table 26 - Homeless Needs Assessment

Data Source Comments: Data Source: Unsheltered counts include 2023 PIT data for the entire County (including Seattle and Milton); sheltered counts include 2023 PIT data for just the Consortium; and the remaining columns include 2022 HMIS data for just the Consortium.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2022 HMIS data for the Consortium provides estimates for the number of people becoming homeless and exiting homelessness over the year by subpopulation. The data indicates that chronically homeless individuals experienced the greatest net decrease between the number of people becoming homeless (243) and the number exiting homelessness (452) over the course of the year. Note that the data indicates how many people entered or exited homelessness and does not deduct for a person entering or exiting more than once during the year. KCRHA's website includes detailed dashboards on performance metrics for programs across the entire County.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2023 PIT data indicates that there were 1,475 people in families (households with adults and children) that resided in a shelter on the night of the PIT count and 2022 HMIS data indicates that 7,945 people in families experienced homelessness during the entire year. In 2022, there were also 2,653 people in families becoming homeless and 2,858 exiting homelessness. While it is unknown how many of these people in families exited to permanent destinations over the year, the high number of people in families becoming homeless during the year signals that a significant number of households with children need housing assistance to prevent them from becoming homeless.

The 2023 PIT data also shows that there were 42 veterans experiencing sheltered homelessness in the Consortium. In 2022, 1,214 veterans experienced homelessness. When comparing the number of veterans becoming homeless to the number of veterans exiting homelessness, there was a net decrease of 192 people.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

2023 PIT data provides information on the race and ethnicity of people experiencing homelessness. In the Consortium, 581 people experiencing sheltered homelessness identified as Black/African American (34 percent of the total sheltered population) and 576 people identified as White (33.7 percent of the total sheltered population). At the County level, 43 percent of people experiencing sheltered homelessness were White and 35 percent identified as Black/African American. Among people experiencing unsheltered homelessness, 51 percent identified as White, 17 percent identified as multiracial, 16 percent identified as Black/African American, and 11 percent identified as American

Indian/Alaska Native. Among people experiencing sheltered homelessness in the Consortium, 26 percent of people identified as White, and 26 percent identified as Black/African American.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There were 14,149 people experiencing homelessness on a given night in 2023 across King County. Of these individuals, 6,464 were sheltered (46 percent) and 7,685 were unsheltered (54 percent). The data also indicates that 35 percent of people experiencing sheltered homelessness in King County were located in the Consortium. Among those experiencing sheltered homelessness in the Consortium, 576 identified as White, 581 identified as Black/African American, 166 identified as Pacific Islander, 43 identified as American Indian/Alaska Native, 32 identified as Asian, and 159 identified as multiracial. 370 people experiencing sheltered homelessness in the Consortium identified as Hispanic.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

Special needs populations include people who may not be experiencing homelessness but require housing and supportive services. People with special needs include seniors, people with disabilities, and people with substance abuse disorders. For many, those with special needs can have lower incomes and face challenges in finding and securing affordable housing opportunities. The NA-45 Non-Homeless Special Needs Assessment describes the housing and service needs of the following special needs populations as defined by HUD:

- **Elderly:** defined as aged 62 and older.
- **Frail elderly:** defined as an elderly person who requires assistance with three or more activities of daily living such as bathing, walking, and performing light housework. CHAS data considers an individual aged 75 and over as frail elderly.
- **Persons with disabilities:** defined as those with mental, physical, and/or developmental disabilities.
- **Persons with substance abuse disorders:** defined as the recurrent use of alcohol and/or drugs which causes significant impairment such as health problems, disability, and the failure to meet major responsibilities at work, school, or home.
- **Victims of gender-based violence:** defined as persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- **Persons with HIV/AIDS:** defined as people living with HIV/AIDS and their families.
- **Veterans:** defined as any person who has served at least one day in the military with any discharge type.

Numerous federal laws and regulations exist to safeguard access to and inclusion of persons with special needs in programs that offer housing and services to communities. As a recipient of HUD funding, the Consortium must comply with requirements outlined under Section 504 of the Rehabilitation Act of 1973, the Fair Housing Act of 1988, the Architectural Barriers Act of 1968, the 2022 reauthorization of the Violence Against Women Act (VAWA), and the Housing for Older Persons Act of 1995. Other King County programs may use other definitions to define elderly or seniors.

The following section describes the housing and service needs facing the Consortium's special needs populations.

Describe the characteristics of special needs populations in your community:

In 2022, 18 percent of people in the Consortium were considered elderly or over the age of 62. Six percent of the population was aged 75 or older, or frail elderly. ASC data also shows that in 2022, seven percent of people aged 65 years or older in the Consortium lived below the poverty line which represents about 13 percent of all people in the Consortium living below the poverty line. CHAS data from 2020 indicates that elderly households struggle with cost burden. Approximately 10 percent of people living in the Consortium have a disability. The two most common disability types are ambulatory (affecting 46 percent of the disabled population) and cognitive (affecting 41 percent of the disabled population). The Crisis Care Centers Initiative will create a countywide network of crisis care centers, the stabilization of mental health residential treatment and a well-supported behavioral health workforce. This network of crisis care centers will provide much needed resources such as someone to contact, respond, a safe place to go and someone to follow up.

Data on substance abuse disorder in the Consortium is not readily available however, Seattle and King County Public Health Department Overdose Deaths Data Dashboard provides insight into the characteristics of this population. In 2023, there were 1,322 drug and alcohol poisoning deaths in King County. Of these deaths, 60.3 percent were attributed to opioids and stimulants. Since 2013, deaths related to the use of fentanyl and methamphetamine have increased significantly. In 2023, there were 1,078 overdose deaths in which fentanyl was present.

Data on the prevalence of domestic violence, dating violence, sexual assault, stalking, and human trafficking is oftentimes limited to law enforcement data on criminal offenses. Available data from the King County Prosecuting Attorney's Office Data Dashboard provides information on felony referrals and cases filed to the King County Superior Court. The data indicate that in 2023 there were on average over 1,000 domestic violence, sexual assault, and child abuse cases open in King County each month. In 2023, law enforcement made 1,608 referrals for potential domestic violence felony cases and 1,181 referrals for potential sexual assault and child abuse cases. In addition, from March to May 2023, the dashboard classified 19,224 emergency department visits as suspected cases of domestic violence.
King County and Seattle's Public Health Department estimates that about 200 to 300 people in King County become infected with HIV each year. In total, 7,200 to 8,000 people residing in King County live with HIV/AIDS, however, the County estimates that anywhere from six to 10 percent of people who have HIV are unaware, which means the total could be higher. In addition, the King County Health Department notes that African Americans, African immigrants, Latinos, injection drug users, and members of the LGBTQ+ community experience disproportionate rates of HIV infections.
ACS data from 2022 indicates that there are 65,750 veterans living in the Consortium, which accounts for 5.6 percent of the population. Among Consortium veterans, 49 percent are aged 65 years or older, 27 percent have a disability, and five percent live below the federal poverty line.

What are the housing and supportive service needs of these populations and how are these needs determined?

Services for people with special needs are provided through a network of agencies, service providers and parallel planning efforts targeting specific populations. Generally, persons with special needs have lower incomes and need a housing subsidy, either through a Section 8 voucher or some form of affordable housing. The Consortium has a continuum of supportive services available to residents who live in affordable housing. One approach to addressing service needs such as health care is to co-locate housing with health care delivery systems. Universal design principles facilitate aging in place and adapt for changing household formation, which is especially important for people with mobility, sensory or cognitive special needs and for seniors.

Additional housing and supportive needs include increased access to home repair, ride services and transportation assistance for the elderly, affordable housing with a higher AMI threshold to accommodate elderly veterans on a fixed income who also receive VA benefits, the need for downpayment assistance to increase homeownership among those living with disabilities and who are on fixed incomes, an increased need for supportive housing and wraparound services for those with substance abuse disorders in these settings and programs that work to prevent violence and offer crisis and short- and medium-term support for survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking including case management, mobile advocacy programs, and culturally specific services.

According to a 2023 HIV/AIDS Epidemiology Report and Community Profile of King County and Washington State, racial and ethnic disparities exist among those living with HIV/AIDS in the County. The study estimates that 16.5 percent of American Indian or Alaska Native, 11.7 percent of Black or African American, and 10.1 percent of Hispanic or Latin American people living with HIV/AIDS experience homelessness in King County, which is higher than the averages for the County as a whole. Of those diagnosed in 2022, Black or African American individuals experienced homelessness at the highest rate. The report emphasizes that housing instability can hinder a person's ability to access and engage in critical medical care for people living with HIV/AIDS.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Seattle is the designated Housing Opportunities for Persons With AIDS (HOPWA) grant entitlement recipient for the region. Seattle reports that in King County, the majority of households who received housing subsidies through the HOPWA program have extremely low incomes (below 30% of area median income).
In King County, HIV and AIDS disproportionately affect African Americans and immigrants. Public Health–Seattle & King County reports that clients living with HIV/AIDS need housing assistance to maintain their current housing.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

This is not applicable since the Consortium does not use HOME funds for TBRA.

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Stakeholder Survey Responses

The stakeholder survey provided insight into the need for public facilities in the Consortium. Thirteen respondents answered questions on the need for a variety of public facility activities in the Consortium. Sixty-nine percent of respondents indicated a need for community centers for specific groups (such as seniors or youth) and 38 percent selected parks and recreational facilities; however, when asked to prioritize among activities, the average-weighted score indicates that respondents ranked the need for parks and recreational facilities (9.80) higher than the need for community centers (9.44).

The Department of Local Services Survey Responses

The Department of Local Services community survey of residents in unincorporated King County asked respondents about the most important policy areas in their communities. Although most issues included in the environment, farmland, parks, and open spaces policy area are generally ineligible activities for the Consortium's CDBG, HOME, or ESG funds, one issue—recreation and community programs—may be eligible for CDBG funds. The survey found that 60 out of 318 residents (or 19 percent) indicated that recreation and community programs was the most important issue for their community. Furthermore, 21 of these residents lived or worked in East Renton Plateau and 10 lived or worked in Skyway-West Hill which indicates that these areas may have high needs for recreation and community programs.

Community Survey Responses

When asked to rate the level of need for different activity categories in the community where they live, respondents of the community survey seemed divided about the level of need for public facilities. Specifically, 33 percent of respondents indicated a high level of need, 32 percent indicated a medium level of need, and 30 percent indicated a low level of need. The survey then asked respondents to pick three public facilities activities that are most needed, and 68 percent selected improvements to facilities for people with special needs, 65 percent chose improvements to facilities for people experiencing homelessness, and 62 percent selected improvements to nonprofit buildings that serve low- and moderate-income people.

How were these needs determined?

The Consortium identified the jurisdiction's non-housing community development needs by analyzing information gathered through several methods including the following:

- 2025-2029 Consortium Consolidated Plan stakeholder survey
- 2025-2029 Consortium Consolidated Plan community survey
- 2023 King County Department of Local Services survey of community needs in the County's unincorporated areas

• consultation sessions with organizations, agencies, and partners working with low- and moderate-income people in the community
• data on calls for assistance to 2-1-1 from people in a zip code located in the Consortium
• analysis of federal, state, and local data sources and existing plans, studies, and reports.
Multiple sources of information provided insight into the non-housing community development needs in the region, but the stakeholder survey, community survey, and consultation sessions gathered input specifically for the Consortium's Consolidated Plan.

Describe the jurisdiction's need for Public Improvements:

Stakeholder Survey Responses

The stakeholder survey provided insight into the need for public infrastructure and improvements in the Consortium. Thirteen respondents of the stakeholder survey provided input on the most needed infrastructure activities in their communities. Seventy-seven percent of respondents selected street and sidewalk improvements, 69 percent selected accessibility improvements, 54 percent selected broadband internet access services, and 46 percent selected sewer infrastructure improvements. When asked to rank the most needed activities, the average-weighted score indicates that the most needed activity was a tie between street and sidewalk improvements (10.60) and water infrastructure improvements (10.60), followed by accessibility improvements (10.56), clearance and demolition of buildings/structures (10.00), and flood and drainage improvements (9.67).

The Department of Local Services Survey Responses

The Department of Local Services community survey highlighted the need for activities related to public transportation and roads in the County's unincorporated areas. Across a variety of policy areas, 22 percent of respondents indicated that public transportation and roads was the most important policy area for their community. Furthermore, 98 of 521 respondents (19 percent) that responded to additional questions on public transportation and roads indicated that roadway pedestrian infrastructure and safety was the most important issue for their community. Residents also indicated issues related to transit service and options which suggests that existing transit options in unincorporated areas may not be adequately meeting the needs of communities.

Community Survey Responses

When asked to rate the level of need for different activity categories in the community where they live, 44 percent of respondents of the community survey indicated a medium level of need for public infrastructure improvements while 29 percent indicated a high level of need and 23 percent indicated a low level of needs. The survey then asked respondents to pick three infrastructure activities that are most needed, and 61 percent selected street and sidewalk improvements, 48 percent chose broadband

internet access improvements, and 41 percent selected traffic lights/signs and public safety improvements.

How were these needs determined?

The Consortium identified the jurisdiction's non-housing community development needs by analyzing information gathered through several methods including the following:

- 2025-2029 Consortium Consolidated Plan stakeholder survey
- 2025-2029 Consortium Consolidated Plan community survey
- 2023 King County Department of Local Services survey of community needs in the County's unincorporated areas
- consultation sessions with organizations, agencies, and partners working with low- and moderate-income people in the community
- data on calls for assistance to 2-1-1 from people in a zip code located in the Consortium
- analysis of federal, state, and local data sources and existing plans, studies, and reports.

Multiple sources of information provided insight into the non-housing community development needs in the region, but the stakeholder survey, community survey, and consultation sessions gathered input specifically for the Consortium's Consolidated Plan.

Describe the jurisdiction's need for Public Services:

Stakeholder Survey Responses

Twenty-one respondents of the stakeholder survey provided input on the public service needs in the Consortium. The survey listed a variety of eligible public services and asked respondents to indicate which activities are needed the most. Eighty-six percent of respondents selected mental health services, 81 percent selected food assistance, 76 percent selected childcare services, 67 percent transportation services, and 67 percent selected substance abuse disorder treatment services. The average-weighted score, which the survey tool calculates based on how survey respondents prioritized the need for each topic, indicates that the top five most needed activities are substance abuse disorder treatment services (19.42), followed by mental health services (18.88), childcare services (18.40), senior services (17.58), and services for people with disabilities (17.00).

The Department of Local Services Survey Responses

The Department of Local Services community survey underscored the need for a variety of public services in the County's unincorporated areas. Among residents that responded to questions about health and human service issues in their community, 95 respondents (or 35 percent) indicated that

housing and health services for people experiencing homelessness was the most important issue for their community. Of these residents, 23 live or work in East Renton Plateau, 16 live or work in North Highline/White Center, 14 live or work on Vashon-Maury Island, and 13 live or work in Southeast King County.

In the realm of youth and childhood services, 78 out of 155 residents (or 50 percent) indicated that youth programs and services was the most important issue in their communities. Many residents commented on the need for community centers that offer programs for children and youth for recreation, childcare, and skill-building. Others spoke of the need for childcare assistance to support working families and described the need for daycare centers for young children, particularly ones that accept government childcare subsidies. Some residents spoke of the need for after school programming to not only provide safe spaces for children but offer services such as mental health care, tutoring, job readiness, support for immigrant children, and more.

Community Survey Responses

When asked to rate the level of need for different activity categories in the community where they live, 64 percent of respondents of the community survey indicated a high level of need for public services, 27 percent indicated a medium need, and five percent indicated a low level of need. The survey then asked respondents to pick five public services that are most needed, and 60 percent selected mental health services, 47 percent selected services for people experiencing homelessness, 47 percent selected substance use disorder treatment services, 38 percent selected services for victims of violence (including domestic violence, sexual assault, stalking, dating violence, and human trafficking), and 35 percent selected youth programs and services.

How were these needs determined?

In addition to the surveys already discussed in this section:

Consultation Input

The Consortium conducted three consultation sessions with housing providers and developers and stakeholders highlighted the need for public services. The Director of Housing at a shelter and affordable housing organization emphasized the need for mental and physical health, substance abuse disorder, and senior services as critical components in ensuring stable housing for their clients. In addition, a Veterans Administrator at King County spoke to the need for dedicated veteran's service providers, particularly those who can help veterans navigate and apply for VA benefits.

Data Analysis

The Consortium also analyzed publicly available data from 2-1-1 Washington from people calling for assistance from a zip code located in the Consortium. Between December 28, 2022, and December 27,

2023, there were 101,114 calls for assistance. The data does not indicate how many unique callers requested assistance during this period; however, the greatest share of calls to 2-1-1 were related to housing and shelter (32,811 calls or 32.4 percent). While the publicly available data does not provide information on the income of the caller, the call volume across different categories provides insight into the types of services that Consortium residents may need.

The top non-housing call categories included Government and Legal (11,662 calls or 11.3 percent), Utilities (11,430 calls or 11.3 percent), Other (11,415 calls or 11.3 percent), and Food (10,736 calls or 10.6 percent). Each category includes various sub-categories that provide further insight into the service needs of people living in the Consortium. Among calls for Government and Legal assistance, there were 3,961 calls related to housing law. For calls related to Utilities, 6,148 were for assistance with electric utilities and 800 were for water, sewer, and garbage services. Among calls for Food assistance, 5,611 calls were for help buying food and 2,611 were for food pantries and food banks. Other notable sub-categories related to public services include: 1,142 calls for medical expense assistance, 1,122 calls for nursing homes and adult care services, 1,097 calls for crisis intervention and suicide assistance, 1,866 calls for financial assistance related to a disaster, and 3,131 calls for ride services such as senior transportation.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis of the Consolidated Plan includes quantitative data analysis, supplemented with information gathered through consultation sessions and surveys, to identify the housing market, economic, and community development factors impacting low- and moderate-income people and communities in the Consortium. The key themes identified in this section help to inform the Strategic Plan, which outlines how the Consortium will use its CDBG, HOME, and ESG funds over the next five years.

Similar to the Needs Assessment, the Market Analysis utilizes two primary data sources: data from the 2018-2022 ACS and 2016-2020 CHAS. This section also summarizes information from other existing reports, studies, and plans as well as input from the stakeholder survey, community survey, and consultation sessions to better understand recent trends impacting the region.

Key Trends Identified in the Market Analysis

Overall, the cost of living remains a significant concern for low- and moderate-income households in the Consortium. Particularly in the post-COVID period, stakeholders and Consortium residents noted large increases in monthly rents. The median rent in King County increased 86 percent between 2012 and 2022. In 2022, the median rent was $1,813 per month. Over half of Consortium renter households spent over $2,000 on rent each month that year. Despite local and regional efforts to add to the affordable housing stock, the current availability still does not meet the needs of the population. Data summarized in the Market Analysis suggests that the greatest need for affordable housing units is for households earning less than 30 percent AMI. To mitigate the effects of cost burden and help meet the needs of the community, the County supports an array of programs, many of which are funded through levies. Lastly, the County, along with other local and regional partners, promotes economic and workforce development initiatives to expand opportunities.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

For years, government agencies, partner organizations, advocates, and residents of King County have voiced concerns over the lack of affordable housing in the region. Housing affordability is a complex phenomenon influenced by a variety of individual and regional level factors that contribute to the local supply and demand for housing. The Housing Market Analysis of the Consolidated Plan explores recent data on both supply and demand characteristics of the Consortium's housing market including the number, types, size, cost, and quality of housing units as well as projected demand for additional housing units.

To establish a shared and consistent framework for growth management planning—including planning for future housing need—King County established the Countywide Planning Policies to align planning efforts for all jurisdictions in the County in accordance with the Revised Code of Washington (RCW) 36.70A.210. The Countywide Planning Policies implement the regional growth plan, VISION 2050, which aims to provide high quality services, amenities, and resources for residents in the decades to come.

For the Consolidated Plan, the Countywide Planning Policies provide useful information on the future projected housing need by jurisdiction in the Consortium. Together with ACS and CHAS data, this information provides valuable insight into the context and environment in which the Consortium administers its housing and community development programs.

Existing Residential Housing Supply

2022 ACS data on the number, types, and size of existing residential housing units provides information on the Consortium's current housing stock. The Residential Properties by Unit Number Table provides data on the number of residential units by property type which includes both occupied and unoccupied units. The data indicates that among the 597,146 residential units in the Consortium, the majority are detached, single-family homes (60 percent). The second most common property type is properties with 20 or more units (15 percent) followed by properties with five to 19 units (13 percent).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	356,813	60%
1-unit, attached structure	28,424	5%
2-4 units	33,410	6%
5-19 units	75,075	13%
20 or more units	88,949	15%
Mobile Home, boat, RV, van, etc	14,475	2%
Total	***597,146***	***100%***

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	1,415	0%	17,653	8%
1 bedroom	7,714	2%	57,459	28%
2 bedrooms	51,074	14%	79,750	38%
3 or more bedrooms	299,495	83%	53,316	26%
Total	***359,698***	***99%***	***208,178***	***100%***

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Unit Size by Tenure

Data on the number of housing units by bedroom size and tenure indicates that in general, a larger share of owner-occupied housing units have three or more bedrooms compared to renter-occupied units. Overall, there are 567,876 occupied housing units in the Consortium and 63 percent are owner-occupied and 37 percent are renter-occupied. Among owner-occupied units, 83 percent contain three or more bedrooms while this figure is 25 percent for renter-occupied units.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The King County Regional Affordable Housing Dashboard provides information on the number of assisted housing units in production in the county. From 2019 to 2021, 3,417 income-restricted units at or below 50 percent AMI were created of which 1,734 of these units are targeted to extremely low-income households (0-30 percent AMI).

In addition, the King County Income-Restricted Housing Database provides information on the County's assisted housing inventory. As of 2021, there were 31,336 total assisted units of which 2,952 (nine percent) were affordable to households under 30 percent AMI, 6,661 (21 percent) were affordable to households between 30-50 percent AMI, 21,245 (68 percent) were affordable to households between 50-80 percent AMI, and 20 units (0.1 percent) were affordable to households between 80-100 percent AMI. Information on the number of assisted units by targeted subpopulation is not readily available from the database. However, data from the Washington State Housing Finance Commission indicates that about 69 percent of assisted units in King County are targeted. The most commonly targeted

population is the elderly (37 percent), followed by units for people with a disability (17 percent), and then large households (10 percent).

Lastly, the County database indicates that housing developers created 1,211 income-restricted units affordable to households with incomes at or below 50 percent AMI from 2019-2021 in the Consortium. Kirkland saw the greatest increase in new units at 408, while many areas in the Consortium, such as unincorporated King County, did not see any new assisted units during this period.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Washington State Housing Finance Commission's Affordable Housing Data Portal provides insight into the number of assisted units in the Consortium with subsidy restriction expiration date data. The Data Portal defines the subsidy expiration date as the date that the unit's income and rent restrictions expire according to the regulatory agreement. The data indicates that a few hundred units may be lost to the private market over the next few years if property owners and public funders take no action to preserve unit affordability. Most assisted units in the Consortium that are included in the state database have subsidy expiration dates in the coming two- to four-decades.

Of the estimated 2,366 assisted units in the Consortium that have subsidy expiration dates by 2040, 508 units are targeted to the elderly, 63 are targeted to large households, and 207 are targeted to people with a disability. Regarding the income affordability of these 2,366 assisted units, 1,810 units (77 percent) are affordable to households earning 60 percent AMI.

Does the availability of housing units meet the needs of the population?

The current availability of housing units does not meet the needs of the population. The King County Countywide Planning Policies offers a recent estimate of the additional housing units needed in order to meet projected demand in the decades to come. The 2021 the Washington State Department of Commerce calculated the number of additional housing units needed by income category for each jurisdiction in the County based on the 2019 housing supply and projected number of housing units needed by 2044. In 2019, there were 591,957 housing units in the Consortium—excluding emergency shelter units—and the Consortium will need an estimated total of 788,584 units by 2044 in order to meet projected demand. The Consortium therefore will need an additional 196,627 housing units by 2044.

The data indicates that to meet projected demand, the Consortium needs 124,308 new housing units affordable to households earning less than 80 percent AMI. The need is greatest for units that are affordable to the lowest income households. The income category with the greatest need for housing units is households earning less than 30 percent AMI that are not permanent supportive housing.

Describe the need for specific types of housing:

As described in greater detail in MA-15, there is a need for housing affordable to households with incomes at or below 50 percent AMI as demonstrated by a significant number of households renting units unaffordable to their income category.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

While household housing costs vary across communities in the Consortium, overall, 26 percent of Consortium households spend $3,000 or more on monthly housing costs. As with concerns over the supply and demand for housing in King County, housing affordability is a well-known concern that has worsened over time. Increasing housing costs, as well as the increased cost of other necessities including food, childcare, and transportation, place considerable financial pressure on households across the Consortium, particularly those with lower incomes.

2022 ACS data provides additional insight into the housing costs for renter and owner households in King County and the Consortium. Table 33 provides a snapshot of the change in the median home value and contract rent from 2012 to 2022 in King County and indicates that over this ten-year period, the median home value increased 96 percent while median contract rent increased 86 percent.

The single largest annual increase in median home values occurred from 2021 to 2022 where median home values increased by 17 percent. In 2022, median housing costs for King County homeowners with a mortgage were $2,999, while this figure was $1,010 for owners without a mortgage.

Contract rent is the estimated monthly rent agreed to or contracted for a rental unit while gross rent is the contract rent plus the estimated average monthly cost of utilities including electricity, gas, water and sewer, and fuels such as oil, coal, or kerosene that are paid for by the renter. The data indicates that over the ten-year period, median gross rents increased by 77 percent in comparison to median contract rents which increased by 86 percent.

Cost of Housing

	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	388,700	761,500	96%
Median Contract Rent	976	1,813	86%

Table 29 – Cost of Housing

Alternate Data Source Name:
ACS 2008-2012 (Base Year)
Data Source Comments:

Rent Paid	Number	%
Less than $500	17,706	9.4%
$500-999	58,539	26.1%
$1,000-1,499	82,585	33.8%
$1,500-1,999	98,328	19.5%
$2,000 or more	305,678	11.2%

Rent Paid	Number	%
Total	***562,836***	***100.0%***

Table 30 - Rent Paid

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Cost of Housing and Rent Paid

Contract rent is the estimated monthly rent agreed to or contracted for a rental unit while gross rent is the contract rent plus the estimated average monthly cost of utilities including electricity, gas, water and sewer, and fuels such as oil, coal, or kerosene that are paid for by the renter. The data indicates that over the ten-year period, median gross rents increased by 77 percent in comparison to median contract rents which increased by 86 percent.

The Rent Paid Table provides data on the number of renter households by contract rent bracket in the Consortium. In 2022, 54 percent of renters in the Consortium spent $2,000 or more on contract rent.

In regard to monthly housing costs, which can include the cost of rent, mortgage payments, insurance, and utilities, 33 percent of owner households spent $3,000 or more on monthly housing costs in 2022 while this figure was 13 percent among renter households. Among renter households, the most common cost category was $1,500 to $1,999 for monthly housing costs. This range applied to 28 percent of renter households.

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	19,220	No Data
50% HAMFI	39,575	25,436
80% HAMFI	71,500	29,617
100% HAMFI	No Data	36,952
Total	***130,295***	***92,005***

Table 31 – Housing Affordability

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

Housing Affordability

The Housing Affordability Table provides 2020 CHAS data on the number of housing units that are affordable to households at different income brackets in the Consortium. Predictably, the number of affordable housing units increases as the income category increases. For renter households, only 10 percent of total units are affordable to those earning less than 30 percent AMI. For homeowners, 84

percent of units are affordable to those earning over 80 percent of AMI and only 15 percent of units are affordable to households earning less than 80 percent AMI.

Among rental units affordable to households earning less than 30 percent AMI, 61 percent of households occupying these units have incomes below 30 percent AMI while the remaining 39 percent of households occupying these units have incomes above 30 percent AMI. The data indicates that for rental units affordable to various income categories, there is a mismatch between the income category of occupant households and the income needed to afford the units

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	2,211	2,269	2,645	3,510	4,080
High HOME Rent	1,735	1,860	2,234	2,573	2,850
Low HOME Rent	1,317	1,411	1,695	1,959	2,186

Table 32 – Monthly Rent

Alternate Data Source Name:
HUD Fair Market Rent and HOME Rents
Data Source Comments:

HUD Fair Market Rent and HOME Rents

HUD Fair Market Rent and HOME Rents Table provides the HUD Fair Market Rents (FMRs) for various unit sizes in King County. FMRs are used to determine payment standard amounts for various HUD housing programs and generally represent the estimated cost to rent a moderately-priced dwelling unit in a local housing market.

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels but particularly for households earning less than 80 percent AMI. 2020 CHAS data indicates that only 29 percent of rental units are affordable to households earning less than 50 percent AMI and only 15 percent of owner units are affordable to households earning less than 50 percent AMI. With fewer units affordable to lower-income households, lower income households are more likely to occupy housing that is unaffordable to them and contribute a larger share of household income towards housing costs. Data provided throughout the Needs Assessment of the Consolidated Plan indicates high percentages of rental and owner households that are cost-burdened and severely cost-burdened. Similarly, data from the 2021 Countywide Planning Policies summarized in MA-10 Housing Market Analysis indicates that the Consortium needs additional housing units at all income levels in order to meet projected housing demand by 2044.

Throughout the consultation process in the development of the Consolidated Plan, stakeholders and members of the community noted the need for a variety of affordable housing options for low- and moderate-income renters and homeowners.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing costs for both renter and owner households have increased significantly over the past ten years in the Consortium and will likely continue to increase. While the Consortium continues to work with partner organizations and agencies to develop, preserve, and expand housing opportunities, housing affordability will likely continue to be a pressing issue in the years to come.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HUD FMRs and HOME rents for King County and indicates that the FMRs are noticeably higher than the high and low HOME rents for units of different sizes. A challenge with FMRs and HOME rents is that these amounts often do not keep pace with changes in rents, particularly for tight rental markets such as those in King County. The Zillow Observed Rent Index (ZORI) provides data on the typical observed market rate rent for a given region for multifamily residences. The data indicates that there is a wide range in average rents by jurisdiction over time. As of January 2024, the average rent in Bellevue was $2,509, while this figure was $2,221 countywide, $1,939 in Auburn, $1,879 in Kent, and $1,850 in Federal Way. Given the monthly fluctuation of rents in Zillow data, HUD FMRs and HOME rents may be insufficient for households to afford decent units depending on where they live and the volatility of the local rental market.

When it comes to the Consortium's strategy for preserving and producing affordable housing units, insufficient FMRs and HOME rents can require deeper levels of housing subsidy to support lower income households in remaining stably housed.

Discussion

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

To assess housing condition, the Consortium analyzed 2022 ACS data which captures information on housing units with at least one of the following conditions:

1) lacks complete plumbing facilities

2) lacks complete kitchen facilities

3) more than one person per room

4) monthly housing costs exceed 30 percent of household income.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

- **Standard Condition:** A standard housing unit meets HUD Housing Quality Standards and state and local codes. This includes plumbing and adequate kitchen facilities.
- **Substandard Condition:** A substandard housing unit does not meet state and local building, fire, health, or safety codes; presents health and safety issues to occupants; and rehabilitation is not structurally and financially feasible.
- **Substandard condition but suitable for rehabilitation:** A substandard unit that is suitable for rehabilitation is in poor condition, but it is both structurally and financially feasible to rehabilitate the unit.

The Conditions of Units Table illustrates the number of owner- and renter-occupied housing units with varying numbers of housing conditions. Among owner- and renter-occupied housing units, most units have no selected housing conditions. Twenty-four percent of owner-occupied units have one selected housing condition while 44 percent of renter-occupied units have one condition. Less than one percent of owner-occupied units have two conditions while this figure is five percent for renter-occupied units.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	87,212	24%	91,444	44%
With two selected Conditions	1,647	0%	9,888	5%
With three selected Conditions	122	0%	426	0%
With four selected Conditions	0	0%	23	0%
No selected Conditions	270,717	75%	106,397	51%
Total	***359,698***	***99%***	***208,178***	***100%***

Table 33 - Condition of Units

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Year Unit Built Table

The Year Unit Built Table presents the age of residential units of renter- and owner-occupied housing. Renter- and owner-occupied housing follow similar patterns when it comes to the age of the dwelling. In 2022, 54.8 percent of owner-occupied units were built after 1980, while 57.7 percent of renter-occupied units were built after 1980.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	82,204	23%	58,393	28%
1980-1999	114,722	32%	72,192	35%
1950-1979	138,664	39%	67,365	32%
Before 1950	24,108	7%	10,228	5%
Total	***359,698***	***101%***	***208,178***	***100%***

Table 34 – Year Unit Built

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	162,772	45%	77,593	37%
Housing Units build before 1980 with children present	15,230	4%	22,878	11%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:
2016-2020 CHAS.
Data Source Comments:

Risk of Lead-Based Paint Hazard

2020 CHAS data provides additional information on units built prior to 1980 occupied by households with at least one child aged six years or younger present. The data indicates that in 2020, 40 percent of owner-occupied housing and 47 percent of renter-occupied housing units were constructed prior to 1980, which suggests there could be a risk of lead-based paint. Of these housing units, approximately 8 percent have children under the age of six present in the home.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Vacant Units

In 2022, there were 29,270 vacant units in the Consortium which include a variety of unoccupied housing units. Among these vacant units 8,847 (or 30 percent) are for rent, 2,543 (or nine percent) are rented but not occupied, 2,394 (or eight percent) are for sale only, 1,828 (or six percent) are owned but not occupied, 4,378 (or 15 percent) are for seasonal, recreational, or occasional use, 32 (or 0.1 percent) are set aside for migrant workers, and the remaining 9,248 (or 32 percent) are classified as vacant for another reason. Specific information on the number and condition of abandoned vacant, bank-owned, and abandoned bank-owned properties is not readily available, however, the Consortium does not have a significant number of abandoned or vacant units. A HUD Comprehensive Housing Market Analysis for the Seattle-Bellevue metro area notes that the rate of housing units with delinquent mortgages at risk of foreclosure and real estate owned properties in the region is at 0.4 percent, while this figure is 1.1 percent nationally. The region's rate has been consistently lower than the national rate since 2000.

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686]
PLAN_SECTION_ID=[1313801000]>

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

CHAS data also provides an estimate for the number of housing units constructed prior to 1980 that are occupied by households with young children. In the Consortium, there are 98,502 low- and moderate-income households that live in a unit constructed prior to 1980. Of these households, 14,897 include at least one child aged six years or younger. Although housing units built prior to 1980 are not necessarily in need of lead-based paint remediation, the age of the housing unit and presence of young children indicates there is a possible risk of lead-based paint exposure. Lower income households with young children that reside in units with lead-based paint hazard may be less able to afford remediation services.

Discussion

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

KCHA and RHA provide a variety of affordable housing opportunities to some of the Consortium's lowest income households. In its FY 2024 MTW Plan, KCHA notes that the agency aims to pursue various funding opportunities, subsidies, and partnerships to expand housing assistance. Examples include acquiring additional special purpose vouchers, pursuing property acquisition and new development opportunities, activating banked public housing subsidies, utilizing project-based rental assistance to increase permanent supportive housing, over-leasing the HCV program, and more. In its FY 2024 Annual Plan, RHA describes the agency's continued efforts to expand affordable housing opportunities through its partnership with the Homestead Community Land Trust and continuation of the agency's redevelopment plan to replace antiquated housing units to improve housing opportunities for residents.

Currently, KCHA manages a portfolio of 2,416 public housing units, 2,426 project-based vouchers, and 11,819 tenant-based vouchers while RHA manages 303 project-based vouchers and 886 tenant-based vouchers. The following Table outlines the total number of units and vouchers available at the housing authorities by program type.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	2,416	15,434	2,729	12,705	841	449	1,992
# of accessible units			119						
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:
2023 PHA Data
Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

KCHA currently manages 2,416 public housing units and notes in its FY 2024 MTW Plan that the agency plans to add 36 additional public housing units to its inventory in the upcoming fiscal year. These units are located at Illahee Apartments in Bellevue and include 22 studio/one-bedroom units and 14 two-bedroom units. Currently, KCHA has not determined whether the units will be targeted to a specific population. The FY 2024 MTW Plan also indicates that KCHA does not plan to remove any public housing units from the agency's inventory over the next fiscal year. Lastly, KCHA intends for 195 vouchers to be newly project-based over the next fiscal year.

KCHA provided recent data on the public housing inspection scores for 40 KCHA public housing developments. HUD requires that public housing developments be assessed to ensure that housing is decent, safe, sanitary, and in good repair. Developments can receive a maximum score of 100 from an inspection, with higher scores indicating that a property better meets HUD's housing quality and inspection requirements. Among KCHA's public housing developments, properties received an average inspection score of 91 and a median score of 94. The lowest-scoring development received a score of 59 and the highest-scoring development received a score of 99. There were three scores that were outliers and received scores under 73. Compared to publicly available inspection score data from 2021, KCHA's average public housing score is higher than the average inspection score of 86 for all public housing developments located in King County.

Public Housing Condition

Public Housing Development	Average Inspection Score
Salmon Creek	86
Eastbridge	59
Island Crest	94
Houghton	85
Westminster	84
Kirkland Place	95
Forest Glen	97
Mardi Gras	91
Park Royal	89
Casa Madrona	94
Burndale Homes	92
Northridge I & Northridge II	96
College Place & Eastside Terrace	99
Cedar Grove	72
Firwood Circle	86
Lake House & Briarwood	91
Zephyr	94
Sixth Place	72
Northlake House	97
Southridge House	98
Vantage Point	94
Paramount House	80
Casa Juanita	92
Plaza Seventeen	75
Yardley Arms & Munro Manor	99
Boulevard Manor	94
Cascade Homes	99
Fairwind	94
Shelcor	99
Northwood	89
Hillsview	94
Nia	97
Northwood Square	99
Seola Crossing	90
Wayland Arms & Gustaves Manor	99
Valli Kee	94
Ballinger Homes	86
Burien Park	99

Public Housing Development	Average Inspection Score
Riverton Terrace Sr. & Pacific Court & Brittany Park	99
Brookside	88

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

KCHA continues to improve housing quality and the physical condition of its public housing units through the agency's recapitalization efforts and investments to extend the life expectancy of its housing stock while also considering the environmental impact of restoration and development activities. KCHA routinely makes capital upgrades to extend the useful life of its properties. For example, as part of the agency's unit upgrade program, in 2024 KCHA's in-house workforce will perform renovations to approximately 135 units to extend the useful life by 20 years. As the impacts of climate change become more apparent, KCHA has sought to improve its properties while also reducing dependency on fossil fuels and resource consumption. In FY 2024, KCHA plans to continue its recapitalization efforts and invest $16.5 million in MTW working capital toward upgrading the agency's federal housing inventory. This investment will provide upgrades to improve housing quality, lower maintenance costs, and reduce energy consumption in the long-term.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

To further its mission of transforming lives through housing, KCHA works with community partners to provide supportive services to its residents. The agency's Neighborhood Early Learning Connectors program provides a community-based model for families with young children to form networks and share resources with other households and support early childhood development. KCHA also provides a robust resident services department that works individually with residents to increase household stability and provide resources to assist residents in meeting their basic needs. The agency's resident services department also includes workforce development programs that help adults improve job readiness and financial literacy. The department also provides nutritious food to households and increasingly partners with local healthcare delivery systems to support residents' overall health. Lastly, KCHA aims to develop properties with sufficient access to available transit and supportive services in the community.

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

As explained in NA-40 Homeless Needs Assessment, the Seattle/King County CoC provides housing, shelter, and supportive services to people experiencing homelessness in King County and is led by KCRHA. KCRHA publishes various dashboards, reports, and plans on its website that provide the public with detailed information on the people and households served and the performance of the homelessness response system. The MA-30 Homeless Facilities and Services section includes data on the number of beds and units available in the Consortium.

CoC Housing and Shelter Terms

The following section uses specific terms to refer to housing and shelter for people experiencing homelessness including:

- **Emergency shelter:** Temporary shelter for people experiencing homelessness. Emergency shelter is typically provided for a limited period of time such as 90 days.
- **Permanent supportive housing:** Permanent housing paired with supportive services to assist chronically homeless individuals and families. HUD defines "chronically homeless" as an individual with a disability who lives in a place not meant for human habitation, a shelter, or an institutional care facility. Chronically homeless individuals must have been living in any of these situations for at least 12 months or on four separate occasions over the past three years.
- **Rapid rehousing:** A form of permanent housing that provides short-term or medium-term rental subsidy and supportive services to quickly move people experiencing homelessness into permanent housing.
- **Transitional housing:** Temporary housing with supportive services to help people transition from homelessness to permanent housing. Transitional housing is usually provided for anywhere between 2 weeks and 24 months.
- **Other permanent housing:** Includes other forms of permanent housing that are not considered permanent supportive housing or rapid rehousing. Includes housing only as well as housing with supportive services.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	899	0	686	110	0
Households with Only Adults	635	0	153	304	0
Chronically Homeless Households	0	0	0	243	0
Veterans	4	0	6	1,211	0
Unaccompanied Youth	16	0	4	0	0

Table 39 - Facilities Targeted to Homeless Persons

Alternate Data Source Name:
2023 CoC Housing Inventory Chart Data
Data Source Comments:

Facilities Targeted to People Experiencing Homelessness

The Facilities Targeted to People Experiencing Homelessness Table provides data on the number of beds and units available to various subpopulations by program type across the Consortium. There are 1,554 emergency shelter beds, 849 transitional housing beds, and 1,868 permanent supportive housing beds in the Consortium. Most emergency shelter and transitional housing beds are designated for families (households with adults and children) and households with only adults while more permanent supportive housing beds are set aside for adult-only households, chronically homeless individuals, and veterans. In addition to the beds listed in the Table, there are 298 rapid rehousing beds and 3,004 other permanent housing beds to house people experiencing homelessness in the Consortium.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

KCRHA and partner agencies, organizations, and service providers work to coordinate mainstream services with those targeted to assist people experiencing homelessness. KCRHA's Five Year Plan describes how people experiencing unsheltered homelessness, poverty, substance use, and violent victimization often face barriers to accessing healthcare such as being unable to access facilities, being unavailable during office hours, and facing stigma surrounding their circumstances. Such barriers can prevent people from accessing medical and mental health treatment. To address these challenges, partners work together to make system-to-system connections between the homelessness response system, behavioral health system, public health, hospital, and healthcare systems, and educational system. Examples include:

- The Crisis Response Program deploys Crisis Responder Mental Health Professionals with police to serve the community in North and East King County to better serve people experiencing a behavioral health crisis.
- The Law Enforcement Assisted Diversion program brings the homelessness response system, criminal-legal system, and healthcare system together to provide case management, pathways to housing, alternatives to incarceration, and healthcare access.
- Medical Respite programs aim to prevent people who are unhoused and have complex or acute medical needs from being discharged to homelessness or shelters that are unable to provide sufficient care.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Attachments C-G list the number of beds and units for emergency shelter, transitional housing, rapid rehousing, permanent supportive housing, and other permanent housing by organization and subpopulation designation in the Consortium. There are designated units for families, adult-only households, child-only households, youth, veterans, chronically homeless individuals, and victims of domestic violence.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

Special needs populations include, but are not limited to, persons who have a mental illness or disability, have a physical or self-care disability, persons with substance abuse disorder, those living with HIV/AIDS, and seniors.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Since 2006, the King County Veterans, Seniors, and Human Services Levy (VSHSL) has funded a wide range of programs that connect seniors, veterans, military service members, and their families with affordable housing, employment, behavioral health treatment, and other services. The VSHSL promotes housing stability among seniors and veterans by supporting the building, preservation, and operation of affordable housing and housing navigation centers.

King County's Health Through Housing Initiative, which aims to end chronic homelessness, also provides housing and supportive services to seniors. In 2023, the program assisted 459 people aged 50 and older.

King County funds a variety of programs to help persons with disabilities find and maintain affordable housing that meets their needs. As of 2024, King County has 6,266 units of permanent supportive housing available to individuals with disabilities or substance abuse disorders, according to the 2024 Housing Needs Assessment. As of 2022, 1,366 of these units are funded through the Health Through Housing Initiative

The King County Integrated Care Network (KCICN) provides supportive and subsidized housing for people with mental illness.

Persons with a mental illness need crisis services, mental health treatment, substance use disorder treatment, and programs to help people with behavioral health challenges avoid jail or hospital visits. The Crisis Care Centers Initiative will create a countywide network of crisis care centers, stabilize mental health residential treatment access and provide for a well-supported behavioral health workforce. This network of crisis care centers will provide much needed resources such as someone to contact, respond, a safe place to go and someone to follow up. People experiencing mental health crises may need walk-in behavioral health care access and the potential for short-term stays to stabilize.

The County's permanent supportive housing units are available to individuals with disabilities and those with substance abuse disorders, with housing first and harm reduction central to the approach. People experiencing chronic homelessness, including those with substance use disorders, are among those prioritized for housing in our coordinated entry system. To help connect people with substance abuse disorder to supportive housing, King County Housing Finance team consults with the DCHS Behavioral Health and Recovery Division regarding housing opportunities. Approximately five housing providers have onsite substance abuse services, while a few housing providers have no ability to provide or refer

people with substance abuse disorder to specialized services.
King County's MIDD (Mental Illness and Drug Dependency) Behavioral Health Sales Tax supports programs that provide for crisis diversion, early intervention, and system improvement for those experiencing a mental health condition or a substance abuse disorder.
The Seattle Human Services Department is the regional coordinator for HOPWA funds in King County. The agency is in the fourth year of implementing the End the HIV Epidemic initiative which supports community-based organizations that provide housing case management and allocates HOPWA-funded housing assistance. The Initiative focuses on cross-collaboration with housing, mental health, and substance abuse services.
KCHA and RHA serve low-income residents living in the Consortium with housing assistance. KCHA serves people living in King County outside the cities of Seattle while RHA serves residents of Renton. The data indicates that a significant number of public housing residents and voucher holders are over the age of 62 and members of households with at least one person with a disability.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

King County's Housing Finance Program includes special needs units in each funding year awards. These units are under a contractual requirement for a 50-year term. In addition, King County publishes an annual RFP that provides funding for operating support, rental assistance, and supportive services linked to non-time limited housing and services (permanent supportive housing) for people moving from homelessness. In 2024, King County will award $12 million worth of funding through that RFP.

King County works with housing funders, mainstream service systems, such as the developmental disabilities, substance use disorder, and mental health systems, and with housing referral information and advocacy organizations to plan for community-based housing options for persons with special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The King County Housing Finance Program administers funds for the development and preservation of affordable housing throughout King County through an annual Request for Proposals process. The

program includes special needs units in the awards for each funding year. The County encourages partnerships among local governments, public housing authorities, nonprofit housing developers, for-profit developers, and service providers to produce and preserve affordable units while also providing appropriate supportive services to residents with special needs. The County works with mainstream and special needs service systems (such as those serving people with developmental disabilities, substance use disorder, and mental health concerns) to help refer residents with special needs to community-based housing options and resources.

Units developed under the Housing Finance Program are under a contractual requirement for a 50-year term. The County offers funding for operating support, rental assistance, and supportive services linked to non-time limited housing and services (permanent supportive housing) for people moving from homelessness. In 2024, King County will award $12 million in funding through that RFP. The Housing Finance Program aligns with the County's five-year goals of increasing affordable housing and preventing and mitigating homelessness.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

Member jurisdictions of the Consortium engage in ongoing efforts to advance public policy to increase the supply of affordable housing for County residents. Challenges to affordable housing and residential investment in the Consortium include:

- The need for affordable housing opportunities outpaces the current ability of the Consortium and partner organizations to develop new units.
- The cost and coordination of supporting ongoing operating and service costs across a growing portfolio of permanent supportive housing units.
- Rapidly escalating rents, particularly in the private market, create housing instability.
- Residents feel displacement pressures as they move further from jobs and transportation to seek lower housing costs, which increases transportation costs for households.
- Following the end of pandemic-era rental assistance programs and protections, rents in many communities significantly increased and placed financial strain on households across the County.
- Past zoning practices create barriers to multi-family zoning and townhomes.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

In determining priorities for the allocation of CDBG funds, the Consortium recognizes the need to foster a competitive local economy that expands economic opportunities for current and future residents. The MA-45 Non-Housing Community Development Assets section of the Consolidated Plan summarizes data trends related to employment and the workforce including labor force participation, educational attainment, and workforce skills training and development efforts in the County.

King County is home to a diverse economy noted for its robust technology, information, and professional services hubs in cities like Seattle and Bellevue as well as its sizeable aerospace, aviation, and manufacturing industries. Multiple Fortune 500 companies, including Microsoft and Amazon, are headquartered in the County. While the region is characterized by a highly educated workforce and strong economy, region-level data often obscures the financial difficulties of many lower-income people trying to get by in a high-cost market. As a result, several public agencies and local planning organizations in King County and the broader region are pursuing economic and workforce development initiatives geared towards equitably expanding opportunities and access for lower income people and historically marginalized communities while promoting continued economic growth.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,558	1,693	0	0	0
Arts, Entertainment, Accommodations	30,883	54,546	6	8	2
Construction	34,492	48,225	6	7	1
Education and Health Care Services	90,287	135,769	16	19	3
Finance, Insurance, and Real Estate	36,686	38,769	7	6	-1
Information	20,649	94,131	4	13	9
Manufacturing	63,673	63,329	12	9	-3
Other Services	17,525	20,429	3	3	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	124,887	65,982	23	9	-14
Public Administration	18,912	16,889	3	2	-1
Retail Trade	60,498	83,111	11	12	1
Transportation and Warehousing	33,322	41,375	6	6	0
Wholesale Trade	17,267	40,454	3	6	3
Total	551,639	704,702	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:
2017-2021 ACS (Workers)
Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	821,041
Civilian Employed Population 16 years and over	572,036
Unemployment Rate	4.50
Unemployment Rate for Ages 16-24	11.90
Unemployment Rate for Ages 25-65	3.80

Table 41 - Labor Force

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	402,219
Farming, fisheries and forestry occupations	2,050
Service	111,123
Sales and office	136,806
Construction, extraction, maintenance and repair	47,294
Production, transportation and material moving	81,969

Table 42 – Occupations by Sector

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	319,618	52%
30-59 Minutes	225,323	37%
60 or More Minutes	65,463	11%
Total	***610,404***	***100%***

Table 43 - Travel Time

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	58,852	2,625	16,752

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	140,708	6,084	34,552
Some college or Associate's degree	221,459	8,347	44,253
Bachelor's degree or higher	429,874	10,213	62,748

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,568	4,537	8,047	15,768	9,466
9th to 12th grade, no diploma	15,164	8,252	8,733	13,515	7,324
High school graduate, GED, or alternative	33,746	38,837	34,662	67,209	42,395
Some college, no degree	30,939	38,674	33,808	73,600	45,801
Associate's degree	9,268	18,600	20,169	36,608	16,982
Bachelor's degree	16,773	73,806	71,035	113,443	52,851
Graduate or professional degree	1,403	43,276	56,802	71,512	36,277

Table 45 - Educational Attainment by Age

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	36,510
High school graduate (includes equivalency)	44,236
Some college or Associate's degree	52,272
Bachelor's degree	87,204
Graduate or professional degree	116,347

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
ACS 2018-2022 (Most Recent Year)
Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to 2021 ACS data, the highest percentage of workers are employed in the Professional, Scientific, and Management Services sector. Twenty-three percent of Consortium workers are employed in this sector, whereas just nine percent of jobs in the Consortium are in this sector. Another notable sector in the Consortium includes Education and Health Care Services, which comprises 16 percent of workers and 19 percent of jobs. The Seattle-Bellevue metropolitan area serves as a major employment center for the region, so large discrepancies between the number of workers and jobs in the Consortium are likely due to removing data for Seattle from the estimates in the Business Activity table. During the consultation process for the Consolidated Plan, stakeholders noted that due to high housing costs in Seattle, many people who work in the city look for less expensive housing options elsewhere in King County.

2021 ACS and LEHD data align with other information on the economic characteristics of the region. King County is home to a cluster of information, technology, and professional services companies and as noted by the King County Office of Economic and Financial Analysis, eight Fortune 500 companies are headquartered in the County including Amazon and Starbucks in Seattle. Three Fortune 500 companies are located in the Consortium including Costco in Issaquah, Microsoft in Redmond, and Paccar in Bellevue. In addition, Boeing Commercial Airplanes is headquartered in Renton. In addition, there is a strong industrial and manufacturing sector in the Consortium. Kent, in particular, has strong historical ties to manufacturing and according to the Kent Valley Economic Development Corporation, Kent Valley is home to more than 12,000 businesses and over 50,000 manufacturing jobs, 31,200 of which are in the aerospace or outer-space industry. The Office of Economic and Financial Analysis reports that King County's industry composition is similar to peer counties such as Cook County, Illinois, and Maricopa County, Arizona.

In addition to ACS data, the U.S. Census Bureau's 2021 Longitudinal Worker-Household Dynamics (LEHD) data provides insight into the labor and commuting patterns in King County. For people who are employed in King County, 23 percent live in Seattle. Seattle is also the place where most people (39 percent) who live in King County work.

2021 LEHD data also provides insight into the people who are employed in King County but live outside the County and the people who live in King County but are employed outside the County. Among all workers employed in King County, 835,365 (64 percent) also live in the County while the remaining 36 percent live outside of the County. Conversely, 154,266 (16 percent) employed people live in King County but leave the County for work.

Describe the workforce and infrastructure needs of the business community:

The Workforce Development Council of Seattle – King County (WDC) is a nonprofit grant-making organization with the goal of furthering workforce development efforts that empower individuals, foster economic growth, and ensure resilient and thriving communities. In the organization's 2024 Workforce Innovation and Opportunity Act (WIOA) Local Plan, WDC provides data and information on the regional economy, quality of jobs, and workforce development needs across different sectors and industries. The

plan describes the current and future job needs of the economy and notes that in 2023 Seattle and King County's three most in-demand sectors and occupations were: (1) professional, scientific, and technical services, (2) health care and social assistance, and (3) information. The main components of the information sector are the publishing industries, including software publishing, and both traditional publishing and publishing exclusively on the Internet; the motion picture and sound recording industries; the broadcasting industries, including traditional broadcasting and those broadcasting exclusively over the Internet; the telecommunications industries; Web search portals, data processing industries, and the information services industries. In the coming years, however, employment projections highlight that the following sectors will add the most jobs to the economy:

- management of companies and enterprises (41,859 jobs, 48 percent growth)
- professional, scientific, and technical services (18,729 jobs, 12 percent growth)
- information (12,038 jobs, nine percent growth)
- health care and social assistance (10,238 jobs, six percent growth)
- transportation and warehousing (7,752 jobs, 12 percent growth)
- accommodation and food service (6,042 jobs, six percent growth).

Notably, the plan indicates that among sectors projected to lose jobs are retail trade (29,696 jobs, 28 percent loss) and manufacturing (2,811 jobs, three percent loss).

In an assessment of the skills, knowledge, and qualification needs for in-demand sectors in the region, WDC indicates that the Seattle-King County labor market largely is in need of skills and certifications required by Healthcare and Information occupations. WDC notes that skills currently in demand should not be analyzed in isolation since they represent a snapshot of needs in time and do not capture the rapidly changing structure of work and skills, for example, related to the automation of jobs or changes due to renewable energy.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

WDC's WIOA Local Plan also includes the organization's six priority opportunity sectors for Seattle-King County. At the regional level, WDC identifies construction, healthcare, information technology, manufacturing, maritime, and retail trade as their six priority opportunity sectors for workforce development based on an evaluation multiple criteria for each sector including the following:

- size and presence in the regional economy
- post-pandemic job recovery and growth prospects
- wages and benefits
- education and training requirements

- career pathways
- workplace safety
- sector engagement, commitment, and readiness (e.g., industry associations, engaged unions, etc.).

For each of the six opportunity sectors, the plan describes WDC's strategies to support regional and local initiatives to address workforce development needs and mitigate disparities and challenges in accessing well-paying jobs. For example, for the construction sector, WDC notes that a collaboration of public agencies including Seattle, King County, the Port of Seattle, Seattle Public Schools, and Washington State Department are working to expand access to well-paying construction jobs while addressing race and gender-based disparities. For the manufacturing sector, despite the projected loss of jobs in upcoming years, production occupations in the sector are expected to generate nearly 16,000 total job openings annually due to replacement needs. And while specific manufacturing occupations such as assembly and fabrication are expected to decline, occupations related to software development, testing, computer systems, and other fields are likely to increase. Given that the sector offers a range of well-paying jobs that are accessible to people with varying levels of educational attainment, WDC and the Pacific Northwest Aerospace Alliance are exploring strategies for broadening access to manufacturing jobs.

At the county-level, the 2021 King County Countywide Planning Policies provide a framework for the County's planned economic development in which, "growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently, connects people to opportunity, and protects rural and natural resources lands." In line with these policies, the County is focused on investments to create a sufficient number of jobs and housing opportunities across urban growth centers to support businesses and infrastructure changes. In doing so, the Countywide Planning Policies also emphasize support for middle-wage jobs and protections for historically marginalized groups such as people identifying as BIPOC and LGBTQ+ residents throughout development activities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

ACS data from 2022 indicates that among the population aged 25-64 in the Consortium, 51 percent of people have obtained a Bachelor's degree or higher which is slightly lower than the same figure for King County (57 percent). Among Consortium residents with this level of education, 97 percent of individuals in the labor force are employed.

Multiple sources note that the region is one of the most educated in the country and this can be attributed to highly educated individuals moving to King County from out of state or other countries for employment opportunities. This aligns with 2022 ACS data which indicates that 72 percent of people who moved to King County from out of state or abroad within the past year had a Bachelor's degree or higher while 60 percent of people who moved within King County over the past year had a Bachelor's degree or higher. When excluding Seattle and Milton, 65 percent of people who moved to the

Consortium from out of state or abroad had a Bachelor's degree or higher while 52 percent of people who moved within the Consortium had a Bachelor's degree or higher.

In addition, a HUD Comprehensive Housing Market Analysis for the Seattle-Bellevue metropolitan area noted that in 2022, international net in-migration to the area increased as a result of easing COVID effects and policies and rapid hiring in the technology industry. At the same time, domestic net out-migration to the area decreased due to rising interest rates, Big Tech companies announcing return-to-office policies, and easing housing market conditions. Over the past few years, most people who moved to the Seattle metro area from elsewhere in the U.S. came from California markets and the Portland, Oregon metro area. Most people who left the Seattle metro area relocated to lower-cost markets elsewhere in the state of Washington.

While the region is characterized by a highly educated workforce and strong economy, region-level data often obscures the financial difficulties of many lower-income people trying to get by in a high-cost market. A 2021 report developed for WDC by the University of Washington summarized the disparity between higher-income and lower-income households in King County:

"In 2021, two parents and a preschooler [in King County] need $90,727 per year to cover their basic needs in East King County and $84,478 in Seattle. The top occupation in the Seattle-Tacoma-Bellevue Metropolitan Statistical Area (MSA) is software developer with median annual earnings of $151,960 in 2021. However, the second two most common occupations in this region are fast food and counter workers and retails salespersons who have median annual earnings of $33,960 and $34,980 respectively. The wage stratification between fast food and counter workers, as well as retail salespersons, in comparison to software developers, underscores the disparity in households' ability to navigate escalating inflation and growing costs. While some households are better equipped to handle these challenges, others face an increased risk of economic hardships."

The report also explored the geographic variation in what it terms the "inadequacy rate," or the percentage of households in a given area whose earnings fail to match the rising cost of basic needs. The report calculated a "self-sufficiency standard" for different areas that represents the needed income to cover basic needs for expenses including housing, childcare, food, transportation, healthcare, and more for that given area. The data indicates that the area including Federal Way, Des Moines, and Vashon Island has the highest share of households (38 percent) whose incomes are below the self-sufficiency standard. In contrast, the area including Sammamish, Issaquah, Mercer Island, and Newcastle has the lowest share of households (12 percent) whose incomes are below the standard.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Numerous organizations, public agencies, and groups collaborate within King County and the broader region on economic and workforce development initiatives. WDC partners with the Puget Sound

Regional Council (PSRC), the Metropolitan Seattle Chamber of Commerce, and the Greater Seattle Partners. WDC's WIOA Local Plan noted that regional partners have recently coordinated plans for economic and workforce development on topics including cultivating local talent, aligning talent with economic needs and opportunities, addressing inequalities in access to opportunities, reviewing public policy strategies, and considering growth and/or reforms in training and credentialing. The plan notes that the regional partnership aims to bring about meaningful systemic change.

In addition, King County's Office of Economic Opportunity and Creative Economy works to promote equitable, regional economic development, growth, and recovery. The Office partners with WDC on the County's regional workforce development strategy, which strives to expand career pathways for adults and youth through demand-driven workforce and training programs. WDC funds programs for adults, dislocated workers, and youth.

The Career Launchpad program through King County's Children, Youth, and Young Adults Division also provides career navigation, job opportunities, and advancement skill building to 16 to 24-year-olds in the County. The program is available in multiple locations across the County.

At a broader regional level, PSRC serves as the federally designated economic development district for King, Kitsap, Pierce, and Snohomish Counties and established the 2022-2026 Regional Economic Strategy that includes 160 detailed implementation activities for promoting equitable economic growth. The Strategy describes a variety of workforce development activities to expand education and workforce training programs that target the needs of regional employers. Examples include expanding pre-apprenticeship training for recognized and new pre-apprenticeship programs, supporting apprenticeship development for small and mid-sized firms, expanding efforts to equitably recruit students into workforce training programs, and providing benefits and wraparound supports to improve access to educational resources.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The Consortium has identified Skyway-West Hill and North Highline as areas where households with multiple housing problems are concentrated. The Consortium identified these areas using input from the consultation and public participation process as well as reviewing data on HUD-identified R/ECAPs. R/ECAPs are census tracts in which the population is majority non-White and has a poverty rate greater than 40 percent or three or more times the average tract poverty rate of the metropolitan area, whichever threshold is lower. In this context, areas with a concentration of households experiencing multiple housing problems can include areas that qualify as R/ECAPs or areas identified through the consultation and public participation process as having high numbers of households living in units in need of rehabilitation or households experiencing housing cost burden. Skyway-West Hill and North Highline are located in unincorporated King County. Sixty-four percent of Skyway-West Hill's population includes people identifying as BIPOC while this figure is 54 percent for North Highline. Both neighborhoods have higher percentages of residents that are foreign born, multilingual, or have limited English proficiency relative to King County as a whole. Median household incomes are much lower in both areas compared to those for the County and both areas have witnessed sharp annual increases in rent contributing to housing cost burden.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Consortium has identified Southpark, in unincorporated King County, and the City of Kent as areas where racial or ethnic minorities and/or low-income families are concentrated. In addition, there are five census tracts in the Consortium that are designated HUD R/ECAPs; three are located in Kent, one in SeaTac, and one in Federal Way. The Consortium identified these areas using input from the consultation and public participation process as well as reviewing data on HUD-identified R/ECAPs. In this context, areas with a concentration of racial or ethnic minorities or low-income families can include areas that qualify as R/ECAPs or areas identified through the consultation and public participation process as having high numbers of low-income households or people of color. More information on these R/ECAPs is provided in the Needs Assessment.

What are the characteristics of the market in these areas/neighborhoods?

For many areas across King County with concentrations of low-income households and people of color, communities are increasingly facing rising housing costs and greater competition for available housing units. Some of these areas have historically included naturally occurring affordable housing, however, population growth in the region and high demand for housing units has contributed to the displacement of lower income households. Displacement occurs when households must involuntarily move as a result of factors like housing market forces, disinvestment in communities of color, redevelopment projects,

and new investments. For those forced to relocate, there can be lasting adverse impacts on health, education, earnings, and cultural connections.

Are there any community assets in these areas/neighborhoods?

Several of these areas have strong ties to communities of faith, public school identification and pride, and multiple generations of families living in the area. In addition, there are multiple active community-based organizations based in these areas such as White Center CDA and the Skyway Coalition.

Are there other strategic opportunities in any of these areas?

The Consortium is beginning an affordable homeownership project using the land trust model in Skyway. King County recently selected Homestead Community Land Trust for the venture, which will be a 14-acre site.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

While 95 percent of households in the Consortium have access to broadband internet, four percent, or 21,188 households, have no internet access. Households without internet do not have equal access to resources such as those provided by government agencies, schools, and employers. King County's 2020 Broadband Access Study found that low- and moderate-income households are more likely to lack internet access. Eighty percent of households earning less than $25,000 annually in King County have access to Internet services, compared to 96 percent of the total County population.

A 2024 Broadband and Digital Equity Report conducted by the King County Department of Information Technology (KCIT) identified broadband needs in rural (defined as a territory that does not meeting the criteria to be an urban area) and urban (defined as a territory that includes at least 2,000 housing units or has a population of at least 5,000 people), King County. In rural areas, the report identified the need for fiber infrastructure construction for areas without existing broadband connectivity. According to the report, providing fiber infrastructure would be cost prohibitive in approximately 29 percent of rural King County, and satellite technology would be required instead. For urban King County, the report highlights needed upgrades and extensions to existing infrastructure.

The 2024 KCIT report also describes how KCIT issued a request for information (RFI) in March 2023 for project proposals to enhance broadband connectivity to unserved and underserved areas in King County. In response to the RFI, private internet service providers began identifying projects to improve connectivity to more than 6,500 locations by leveraging over $21M in private investment. KCIT plans to continue to identify potential project locations, working closely with internet service providers to enhance broadband connectivity throughout King County.

Other strategies to increase broadband access in unserved areas include King County supporting internet service providers in applying for federal ReConnect grants, developing public-private partnerships for rural infrastructure development, and developing a "dig once" policy. Infrastructure investment is necessary to reach unserved households, however, direct broadband support programs are necessary to reach underserved households. King County offers an Affordable Connectivity Program to provide low-income households $30-$75 monthly broadband subsidy to offset costs. The County conducted a broad outreach strategy to raise awareness about the program to low-income households and areas. Lastly, KCIT is also exploring strategies to expand broadband access to unserved areas, provide free broadband services to residents, and supplement County fiber services to public housing buildings by providing private sector mobile service to residents.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

King County has multiple broadband internet service providers, with no area having access to less than three broadband providers. Available technologies include ADSL, Cable, Fiber, Fixed Wireless, and Satellite. In addition, King County has several non-cellular broadband providers including Century Link, Comcast, Frontier, Xfinity, and Wave.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

King County works closely with partners on emergency plans and protocols in the event of natural disasters. The County attributes some of these events to climate change and recognizes that increased atmospheric Greenhouse Gasses (GHGs) are linked to increased severity and frequency of natural disasters and extreme weather events. The 2020 Strategic Climate Action Plan (SCAP) outlines the increased risk of flooding and wildfires as well as the associated impacts of low winter snowpack, hotter summers, and heavy rain events.

Communities within King County face differing impacts based on their location, demographics, and preparedness. The 2020 SCAP has placed an emphasis on equity in its strategy to ensure that low access and high-risk communities are equally prepared for annual climate events such as severe droughts, extreme heat, wildfire conditions/smoke events, and low snowpack. It has also laid out a strategy for unpredictable natural disasters such as floods and severe snow events. Besides the inherent danger of these storms, snow, rain, and wind bring long-term recovery costs in the millions of dollars to housing and related infrastructure.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Common natural hazards in King County include flooding events and snowstorms. As the impacts of climate change become more apparent, King County anticipates an increase in the prevalence of other hazards such as extreme heat, smoke, and wildfire events that pose public health and safety risks particularly to low- and moderate-income people. Notable weather events include record snowstorms in February 2019 and February 2021. An extreme heat event in June 2021 also took the lives of 20 King County residents. King County experiences annual summer smoke events and low air quality resulting from droughts and wildfires throughout the region.

To better assist vulnerable communities, King County created an Environmental Exposure Index based on proxies of opportunity, higher pollution exposure, existing inequities, and lower health and economic wellbeing indicators. High exposure communities are often concentrated in South King County and partially in rural communities. High exposure communities will likely feel the impacts of climate change induced hazards more often and severely than low exposure communities. King County operates an emergency coordination center and established protocols to coordinate emergency response among municipal partners in the event of an emergency. This includes providing additional shelter beds in the event of severe weather situations or emergencies. In addition, King County's Post Disaster Interim Emergency Housing Plan outlines the County's housing response for communities in unincorporated King County following an emergency.

The SCAP outlines the County's five-year framework for mitigating the impacts of climate change while uploading equity, engaging with communities, and reducing health disparities. The 2020 SCAP builds upon the progress from the 2015 SCAP targets and outcomes which include the following:

- launched the Frontline Community Climate Partnerships program
- contributed to an 11 percent reduction in emissions per capita over the last decade
- increased total transit ridership by 14 million annual trips from 2015 to 2019
- transitioned transit fleets to clean energy
- focused more than 98.5 percent of new residential development in urban areas
- launched the Land Conservation Initiative to accelerate efforts to permanently protect open space lands, farmlands, forestlands, urban green spaces, and trails
- created a partnership that planted 1 million trees throughout King County
- supported a 50 percent increase in green building certifications from 2015 to 2019
- implemented the King County-Cities Climate Collaboration (K4C)
- led efforts of cities representing 80 percent of King County residents to advance transformational state energy policies
- advanced the Local Food Initiative, supporting local farmers and making access to locally grown, nutritious food more equitable
- strengthened and Developed adaptation strategies to address sea level rise; and
- launched the Puget Sound Climate Preparedness Collaborative, to improve the climate preparedness of the entire Puget Sound Region.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan section of the Consolidated Plan outlines the Consortium's goals, objectives, and specific strategies to work towards those goals and objectives over the next five federal fiscal years. Most of the strategies have output goals based on the funding projected to be available for the five-year period of the Consolidated Plan. If funding changes significantly during the five-year period of the Consolidated Plan, the Consortium may amend the output goals through its JRC.

An important consideration for this Strategic Plan is the impact the COVID-19 pandemic had, and continues to have, on the County and partner agencies, organizations, and groups. The retirement of baby boomers has significantly impacted the available workforce and jurisdictions across the County continue to experience staffing shortages. Nonprofit partners also report significant employee turnover due to burnout, adverse mental health impacts, and insufficient pay to afford living expenses. Finally, the pandemic drastically changed the way many County programs operate, for example, by prompting the County to move towards funding non-congregate shelters to provide more space for clients. Other factors such as supply chain issues, a concrete strike, and a shortage of labor and contractors, have delayed many County-funded construction projects. Given these factors, the Consortium is taking a conservative approach to estimating the anticipated outcomes for CDBG, HOME, and ESG-funded activities for the upcoming five years of the 2025-2029 Consolidated Plan.

Priorities

King County invests in the following priorities: projects that predominantly serve households at or below 60 percent AMI; mixed-income projects that serve a portion of households at or below 30 percent AMI; projects that include homeless households and vulnerable populations; projects that embrace evidence-based best practices; projects that are located and designed thoughtfully, considering connectivity, health and access to transit; and projects that reduce their screening barriers for tenants.

All programs and projects reflect values of equity and social justice, including equitable development principles. For example, projects should avoid or minimize displacement of existing affordable housing or community assets such as small businesses or cultural institutions. When impacts are anticipated, community engagement and mitigation actions should be included. Housing projects that require a Certificate of Consistency with the Consolidated Plan should be consistent with other goals in the Consolidated Plan.

The Consortium’s desired outcomes for each goal are impacted by many factors, especially the growing economy, the health of other federal programs, such as the Section 8 program, Low-Income Housing Tax Credits, and other federal, state and local funding streams that King County does not control and that are far beyond the capability of the Consortium’s strategies to accomplish alone. For that reason, it is particularly important to work across sectors toward shared outcomes that will help all partners make

progress toward shared goals. Annual output goals for each of the strategies in this plan are dependent upon the continuation of the applicable fund sources.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	North/East Sub-Region
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	**Area Name:**	South Sub-Region
	Area Type:	
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	**Area Name:**	Unincorporated King County
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

King County allocates CDBG and HOME funds throughout the region. KCRHA allocates ESG funds throughout the region.

Allocations for CDBG and ESG funds are based upon the percentage of low-and-moderate- income populations in the North/East and South sub-regions. The North/East sub-region includes the cities and towns of Beaux Arts Village, Bellevue, Bothell, Lake Forest Park, Medina, Mercer Island, Newcastle, North Bend, Shoreline, Skykomish, Snoqualmie, Sammamish, Issaquah, Kenmore, and unincorporated King County.

The South sub-region includes the cities and towns of Algona, Auburn, Black Diamond, Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Normandy Park, Pacific, Renton, SeaTac, Tukwila, Vashon-Maury Island, and unincorporated King County.

King County's Housing Finance Program awards HOME funds through a competitive process and distributes funds to the members of the HOME Consortium, which includes King County and the cities of

Bellevue, Kent and Federal Way, in addition to the CDBG and ESG cities listed in the Executive Summary of this plan.

The Consortium allocates funds to address strategies under the three overarching goal areas: 1) Increase Affordable Housing; 2) Prevent and Mitigate Homelessness; and 3) Enhance Community and Economic Development. Investments are distributed throughout the County, and guidelines adopted by the Consortium balance investments geographically over time.

King County also considers other local plans and initiatives in making allocation decisions, such as plans regarding climate change, transit-oriented development, equity and social justice, the KCRHA 5-year Plan, the BSK Implementation Plan, the VSHSL Implementation Plan, the Crisis Care Centers Levy Implementation Plan, and the Health Through Housing Initiative.

In 2024, King County adopted the KCCP, which has key goals of establishing vibrant, thriving, healthy, and sustainable communities. The 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 KCCP includes broad funding priorities for affordable housing. The KCCP 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.

Transit Oriented Development

The Consortium will prioritize investments in affordable housing and eligible community development projects near high-capacity transit, including high-capacity bus routes, bus rapid transit and light rail. Future light rail lines will be completed in the next planning period serving East King County, North King County and South King County, continuing with additional new routes to serve the region.

Communities of Opportunity

The Communities of Opportunity (CoO) initiative in King County invests in strategies that build power for community-based organizations to advance structural change toward equity. Current awardees include organizations such as the Seattle Indian Health Board, Look 2 Justice, Horn of Africa Services, FEEST and Disability Rights Washington. In addition to funding from CoO, the White Center HUB project received $450,000 in CDBG funding and $757,194 in HOME funding. CoO partners are working to advance policies that support community priorities, integrate equity into policies, and expand representation of cultural communities.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Increase Affordable Housing
	Description	The Consortium will work to preserve and expand the supply of affordable housing by funding activities such as the development of new affordable rental and homeownership units, preserving existing rental units, and providing housing repair for income eligible homeowners and renters. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice, increase access to housing and housing programs, and reduce discrimination towards protected classes.

	Basis for Relative Priority	The information analyzed and summarized in the Needs Assessment and Market Analysis underscores the need for additional affordable housing units for lower income households across the Consortium. The 2021 King County Countywide Planning Policies estimates that communities in the Consortium will need an additional 196,627 housing units by 2044. Among these additional needed units, the Consortium needs 124,308 new housing units that are affordable to households earning less than 80 percent AMI. Other concerns such as the high percentage of low- and moderate-income households experiencing housing cost burden and the need for homeowner housing repair contribute to significant needs for affordable housing options and assistance programs in the Consortium.
2	**Priority Need Name**	Homelessness
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	Increase Affordable Housing Prevent and Mitigate Homelessness
	Description	The Consortium will support public service activities that prevent homelessness and reduce the number of households experiencing homelessness by funding activities such as rapid re-housing, emergency shelters, diversion, and housing stability programs. The Consortium will engage in planning and other activities and initiatives to reduce homelessness in collaboration with the KCRHA, Washington State, and local jurisdictions.
	Basis for Relative Priority	2022 HMIS data indicates that 17,669 people experienced homelessness over the course of the year in the Consortium and that many people experiencing homelessness in the Consortium were homeless for over a year. The nature and extent of homelessness in the region has prompted the Consortium and its partners to continue to fund programs and services to meet the needs of this population while preventing others from experiencing episodes of homelessness.
3	**Priority Need Name**	Community and Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Enhance Community and Economic Development
	Description	The Consortium will support investments across the county in low-income communities to promote access to thriving, connected, and inclusive communities by funding activities such as infrastructure improvement, sidewalks, community center rehabilitation, economic development, microenterprise programs, and other non-housing public services.
	Basis for Relative Priority	While King County and the surrounding region is characterized by a highly educated workforce and strong economy, region-level data often obscures the financial difficulties of many lower-income people trying to get by in a high-cost market. For many lower income people and communities in the Consortium, income inequality and lack of investment have contributed to high needs for public services—including food, childcare, and transportation assistance—as well as high needs for community and economic development activities such as community centers, public infrastructure improvements, and job training/workforce development programs.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	In its FY 2024 MTW Plan, KCHA notes how factors including increased population growth in King County, low vacancy rates, and rising rents have increased the competition for affordable rental units, particularly among lower-income renters. For people trying to use a tenant-based voucher and those with barriers to housing stability—such as criminal histories, eviction histories, and low credit scores—securing a rental unit in the private market can be a significant challenge. KCHA continues to use a variety of methods to ameliorate some of these barriers including: • Establishing contracts with nonprofits to provide housing search assistance. • Maintaining housing navigators at KCHA to assist voucher recipients. • Monitoring a ZIP code-based payment standard system to track changes in market rents and adjust payment standards semi-annually. • Conducting landlord outreach and retention efforts. • Establishing expedited inspection processes. • Providing security deposit assistance and flexible assistance funds to mitigate financial leasing barriers for people with special purpose vouchers
TBRA for Non-Homeless Special Needs	Many of the same market constraints—including low rental vacancy rates and increased competition for rental units—that impact tenant-based rental assistance programs also impact rental assistance for special needs populations including seniors, victims of gender-based violence, and people with disabilities. During the consultation process for the Consolidated Plan, stakeholders noted that seniors living on a fixed income are often unable to afford their portion of rent despite subsidies.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	A HUD Comprehensive Housing Market Analysis of the Seattle-Bellevue metro area notes that construction activity of rental housing units increased significantly in 2021 and 2022 during a period when the region's population growth slowed due to the continued impact of the pandemic. The current level of rental construction has decreased to pre-pandemic levels in response to eased apartment market conditions. While supply chain issues caused by the pandemic have eased, local builders indicate that the lack of labor is an ongoing issue. While the construction of market-rate rental housing may not necessarily reflect the construction of affordable housing units, similar market challenges including land constraints, high construction costs, high interest rates, and lack of labor are market conditions also noted by stakeholders in the Consortium. Other notable challenges specific to affordable housing production include: • The declining value of federal funding for housing development. • The gap in funding from all sources (including local, state, federal, philanthropic, tax credits, and private debt) to adequately meet current affordable housing production needs. • The lack of affordable housing developers and contractors. • Infrastructure capacity limitations. • Displacement and the risk of displacement of low- and moderate-income people from their communities due to new affordable housing production.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	King County currently funds programs that offer resources for housing repair and rehabilitation such as the Housing Repair Program which provides grants and no-interest loans for housing repair services to low-income homeowners and special needs renters in most parts of King County. Funding can support repairs including roof replacement, installing a new septic system, repairs in response to emergency conditions, health and safety repairs, and major building preservation issues within single-family owner-occupied homes. In recent years, there continues to be a high demand for housing unit rehabilitation and repair assistance, particularly for senior homeowners living on fixed incomes that are unable to maintain their units themselves. Among the affordable housing stock, housing providers in the Consortium note the need for investment in repairs and long-term strategies to maintain assisted units. In its 2024 MTW Plan, KCHA notes plans to continue the agency's recapitalization efforts and invest $16.5 million in MTW working capital to upgrade its federal housing stock. The investments will address needed repairs, improve housing quality, reduce maintenance costs and energy consumption, and extend the life expectancy of housing units.
Acquisition, including preservation	In its 2024 MTW Plan, KCHA notes the agency's strategy to add to the region's supply of affordable housing by acquiring and preserving units. The agency continues to use MTW resources to preserve affordable housing at risk of market-rate redevelopment and create additional affordable housing opportunities in partnership with the state and local jurisdictions. KCHA also looks for opportunities to purchase small- to medium-sized apartment complexes and utilize banked public housing subsidies. The agency's partnerships with major regional technology companies have enabled the acquisition and preservation of over 2,000 units of non-subsidized housing over the past several years. KCHA leverages available MTW flexibilities in order to find innovative strategies to acquire and preserve affordable housing units.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Consortium receives three federal entitlement grants on an annual basis. These federal funds include: (1) CDBG in the approximate annual amount of $5,616,834; (2) HOME in the approximate annual amount of $3,422,428.65; and (3) ESG in the approximate annual amount of $295,247. These three resources are listed in the following table. Other federal, state, and local funds are listed below.

Prior Year CDBG Resources include Unspent program income of $445,088 and $499,059 in recaptured funds for a total of $944,147. Funds recaptured are from closed 2021, 2022 and 2023 projects that didn't expend all available funds including minor home repair, microenterprises, water main rehabilitation, predesign activities, community facility rehabilitation and economic development set aside. All unexpended funds are reprogrammed to 2025 projects. The reprogramming of these funds followed the required Citizen Participation Plan processes.

Like the federal formula grants, other resources come with restrictions and regulatory requirements regarding allowed uses. Some, such as Low-Income Housing Tax Credits (LIHTC) and CoC funds, are secured through competitive applications and are not listed. Some of the following list of funds, such as the Regional Affordable Housing Program (RAHP), provide leverage annually for federal dollars:

- Consolidated Homeless Grant: $ 5,156,168
- Housing and Essential Needs: $26,129,304
- King County Document Recording Fee: $8,966,946
- MIDD (Mental Illness and Drug Dependency) local behavioral health sales tax: $7,984,705
- King County Veterans and Human Services Levy: $8,587,161
- Regional Affordable Housing Program: $1,326,097
- Transit Oriented Development: $56,000,000 (two-year budget)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,616,834	200,000	944,147	6,760,981	23,267,336	Fiscal year 2025 allocation amount.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,422,429	100,000	0	3,522,429	14,089,715	Fiscal year 2025 allocation amount.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	295,247	0	0	295,247	1,180,988	Fiscal year 2025 allocation amount.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds leverage private, state, and local funds. The sources of matching funds for housing funded with HOME are the RAHP funds and the VSHSL capital funds. The RAHP funds are a dedicated, state-adopted housing resource (a document recording fee surcharge) administered by King County and targeted to the creation of affordable housing. The VSHSL capital funds are local dollars targeted to housing development projects that serve veterans, seniors, and other vulnerable populations. Owner contributions provide the source of match for the HOME-funded, ownership occupied rehabilitation activities. The RAHP funds provide the primary source of match for ESG projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The King County Facilities Management Division, working with the landholding King County departments, assesses if King County-held properties are needed to provide essential public services. If the property is not needed for essential services, the Facilities Management Division will issue a Notice of Surplus Property (Notice). The Department of Community and Human Services reviews the Notice and determines if the property would be suitable for affordable housing. In June, the Facilities Management Division issues an annual report regarding all Notices in the past year.

In 2023, King County worked with Skyway community members in designing a Request for Proposal (RFP) for the right to negotiate directly with the County for potential development of affordable housing at Brooks Village, a 14.3-acre parcel of undeveloped land owned by King County. In early 2024, King County selected Homestead Community Land Trust (CLT), in partnership with Skyway Coalition, to directly negotiate with King County to assess the viability of the Brooks Village site for affordable housing. If the pre-development assessments show favorable results, the organizations propose to develop up to 57 permanently affordable homeownership units serving households at 50-80 percent AMI on the developable land at Brooks Village.

In addition to the King County surplus property program, a number of partner jurisdictions and Sound Transit have similar programs to make land available for affordable housing, through either donation or a long-term lease at favorable terms.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
King County DCHS-Housing, Homelessness, and Community Development Division	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Region
Regional Joint Recommendations Committee (JRC)	Other		Region
King County Regional Homelessness Authority	Continuum of care		Region
King County Housing Authority	PHA	Public Housing	Region
Renton Housing Authority	PHA	Public Housing	Jurisdiction
City of Auburn	Government		Jurisdiction
City of Bellevue	Government		Jurisdiction
City of Federal Way	Government		Jurisdiction
City of Kent	Government		Jurisdiction
CITY OF BURIEN	Government		Jurisdiction
City of Kirkland	Government		Jurisdiction
City of Redmond	Government		Jurisdiction
City of Renton	Government		Jurisdiction
City of Shoreline	Government		Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Consortium works closely with public and private funders to maximize program delivery and leverage other resources to extend the reach of its CDBG, HOME, and ESG funds. Among these other

resources are Low-Income Housing Tax Credits, PHA-provided Section 8 and HUD-VASH (HUD-Veterans Affairs Supportive Housing) vouchers, private foundation funds, and local jurisdiction resources.
The following strengths, challenges, and gaps summarize key themes from existing King County plans, studies, and reports related to the Consortium's institutional delivery structure. The following lists are not exhaustive but focus on factors related to the Consolidated Plan.

Strengths

- A strong, well-balanced economy that is home to several major industry centers.
- A countywide infrastructure for inter-jurisdictional coordination, planning, and recommendations for programming.
- Multiple state and local funding sources to support and supplement federally funded housing, homelessness, community development, and human services programs.
- Strong local and regional partnerships, collaborations, and initiatives that include public agencies, nonprofits, businesses, and other entities working together to advance positive and equitable change.

Challenges

- An expensive area that contributes to the high cost of living for residents as well as high costs for public agencies, nonprofits, and other entities to provide affordable housing, community development activities, and human services.
- High current unmet housing needs, particularly for lower income households, and high projected housing needs by 2044.
- Severely limited federal, state, and local resources to meet the growing regional housing need.
- Displacement and the risk of displacement for lower income communities due to gentrification and, in some cases, affordable housing and community development initiatives.
- Limited capacity among housing and human service providers to keep up with growing community needs.
- Disparities in access to available human services and a need for culturally and linguistically appropriate access and services.

Identified Gaps

- Expanded anti-displacement policies and programs for areas with rapidly increasing housing and land costs.
- Better support for community-based organizations in securing land and securing sites for homeownership projects.
- Additional resources to ensure that housing and service providers are offered livable wages given the high cost of living in King County.
- Additional funding from a variety of sources to meet current and projected housing needs.
- Additional funding and support to address administrative cost burdens.

- Implementation of equitable development strategies including sustained and flexible funding, technical assistance, and cross-sector partnerships.
- Investment in programs that provide fair housing, education, enforcement, and testing in King County.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Landlord Mediation/Mitigation	X	X	

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

KCRHA is responsible for the homelessness crisis response system for King County. The KCRHA 5-Year Plan states this overarching priority. “One Goal: Bring unsheltered people inside – in a way that meets their needs – as swiftly as possible.” Seven initial actions strategies include: 1) Increase shelters and emergency housing capacity, 2) expand medical recuperation and high-acuity programs, 3) pilot cash

transfer programs for youth and young adults and families, 4) bring diversion programming up to scale, 5) change severe weather to seasonal shelter services, 6) pay fair wages, and 7) invest in system capacity.

KCRHA operates the region's coordinated entry system to ensure that people experiencing homelessness have equitable access to housing resources and housing navigation support to help them secure permanent housing. Regional Access Points located in Seattle, South King County, North King County and East King County provide an entry point to coordinated entry. Regional Access Points operate both on a walk-in and an appointment basis. Veterans experiencing homelessness can schedule an appointment for a coordinated entry evaluation by calling a Regional Access point or the Washington State Department of Veterans Affairs. Additionally, veterans can also get connected to housing resources and services through Operation: WelcomeOneHome. Young adults who are imminently at risk of homelessness within 14 days are also eligible for coordinated entry. Four additional access locations operate to serve young adults. Domestic Violence housing resources provide a parallel system of coordinated entry for survivors of domestic violence, distinct from the main King County coordinated entry system.

Providing supportive housing for people experiencing chronic homelessness creates a foundation of stability that makes it possible to address other needs. The Health through Housing Initiative 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. By year-end 2023, HTH permanently secured a total of 1,358 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 2023's focus was expanding health-supportive services at HTH locations and cultivating new partnerships and agreements with cities and direct service organizations. Health Through Housing will open two more permanent supportive housing projects in 2024.

The Consortium includes CDBG entitlement cities and Joint Agreement cities that, through the Interlocal Cooperation Agreement process, direct human services funding to services for homeless populations and homelessness prevention. The Joint Agreement cities make independent funding decisions regarding the use of CDBG human service funding. While the Consortium serves people living with HIV/AIDS through existing human services, the Consortium does not have CDBG, HOME, or ESG-funded services specifically targeted to this population. The City of Seattle receives annual federal funding under the Housing Opportunities for Persons With AIDS (HOPWA) program which can fund a variety of housing and human services for people living with HIV/AIDS and their families. Seattle's Consolidated Plan outlines the specific goals, priorities, and uses of its HOPWA funds which provides more information on targeted services for this population available to people in the Consortium.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths of the service delivery system include the following:

- regional approach to addressing homelessness
- a new program, the Health Through Housing Initiative, which repurposes hotels into permanent supportive and/or emergency housing
- local elected officials and staff in government, foundations, and nonprofits that are active at the national level, and provide regional leadership
- strong coordination with the Veteran's Administration
- strong ties to private foundations and philanthropic organizations such as United Way of King County, the Bill and Melinda Gates Foundation, the Seattle Foundation, and the Raikes Foundation
- three strong public housing authorities working in collaboration with the public funders
- recent approval of the Crisis Care Centers initiative by the voters of the King County that will provide new regional resources for behavioral health care.

Gaps of the service delivery system include the following:

- shrinking federal funds
- increasing numbers of unstably housed families and individuals due to the rising cost of rental housing
- unserved or underserved persons with serious behavioral health conditions and a shortage of behavioral health beds
- unserved or underserved persons involved with the justice system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In 2023, King County adopted amendments to the King County Countywide Planning Policies that established 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. 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 Countywide Planning Policies also established 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 2024, King County adopted the King County Comprehensive Plan, which includes key goals of establishing vibrant, thriving, healthy, and sustainable communities. The KCCP 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 the Washington State Growth Management Act, 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.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs	South Sub-Region North/East Sub-Region Unincorporated King County	Affordable Housing Homelessness	CDBG: $7,271,043 HOME: $17,612,143	Rental units constructed: 40 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 20 Household Housing Unit Homeowner Housing Rehabilitated: 715 Household Housing Unit
2	Prevent and Mitigate Homelessness	2025	2029	Affordable Housing Homeless	South Sub-Region North/East Sub-Region Unincorporated King County	Homelessness	CDBG: $4,362,625 ESG: $1,476,235	Homeless Person Overnight Shelter: 5000 Persons Assisted Homelessness Prevention: 1250 Persons Assisted Other: 5000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Enhance Community and Economic Development	2025	2029	Non-Housing Community Development	South Sub-Region North/East Sub-Region Unincorporated King County	Community and Economic Development	CDBG: $18,394,649	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 125000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Businesses assisted: 600 Businesses Assisted

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Increase Affordable Housing
	Goal Description	The Consortium will work to preserve and expand the supply of affordable housing by funding activities such as the development of new affordable rental and homeownership units, preserving existing rental units, and providing housing repair for income eligible homeowners and renters. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice, increase access to housing and housing programs, and reduce discrimination towards protected classes.

2	**Goal Name**	Prevent and Mitigate Homelessness
	Goal Description	The Consortium will support public service activities that prevent homelessness and reduce the number of households experiencing homelessness by funding activities such as rapid re-housing, emergency shelters, diversion, and housing stability programs. The Consortium will engage in planning and other activities and initiatives to reduce homelessness in collaboration with KCRHA, Washington State, and local jurisdictions.
3	**Goal Name**	Enhance Community and Economic Development
	Goal Description	The Consortium will support investments across the County in low-income communities to promote access to thriving, connected, and inclusive communities by funding activities such as infrastructure improvement, sidewalks, community center rehabilitation, economic development, microenterprise programs, and other non-housing public services.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The number of households the Consortium expects to serve in one program year based on the number of housing units that the Consortium anticipates subsidizing with HOME funds.

Permanent Housing - 8 units

Home Ownership - 4 units

0%-30% AMI - 4 units

31%-50% AMI - 7 units

51%-80% AMI - 1 units

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Both KCHA and RHA have met their Section 504 requirements.

Activities to Increase Resident Involvements

KCHA has a number of programs that aim to encourage self-sufficiency among recipients of subsidized housing assistance, including its Family Self-Sufficiency program, 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 program which employs public housing residents as staff and supports them in delivering services to eligible families with young children in an effort to promote engagement with other families in public housing. KCHA also offers an opportunity for resident involvement through its Resident Advisory Committee which is comprised of KCHA residents living throughout the county who provide feedback on KCHA's policies and procedures. In addition, 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.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

KCHA is not a troubled PHA. However, HUD designated the RHA as a troubled PHA in 2024. From RHA, "Our sanctions have been lifted for our lack of Independent Audits.

We still have not had the Field Office audit our SEMAP Certification and until that happens, we will remain Troubled. We have the SEMAP completed for 2023 and 2024 but they have to physically review the files and have not yet. They may not before the Field Office is closed." The County will continue to monitor this situation.

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

Member jurisdictions of the Consortium engage in ongoing efforts to advance public policy to increase the supply of affordable housing for County residents. Challenges to affordable housing and residential investment in the Consortium include:

- The need for affordable housing opportunities outpaces the current ability of the Consortium and partner organizations to develop new units.
- The cost and coordination of supporting ongoing operating and service costs across a growing portfolio of permanent supportive housing units.
- Rapidly escalating rents, particularly in the private market, create housing instability.
- Residents feel displacement pressures as they move further from jobs and transportation to seek lower housing costs, which increases transportation costs for households.
- Following the end of pandemic-era rental assistance programs and protections, rents in many communities significantly increased and placed financial strain on households across the County.
- Past zoning practices create barriers to multi-family zoning and townhomes.

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Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies King County utilizes to remove barriers to affordable housing include the following activities: 1) increase housing choice through reducing screening criteria and other barriers to people securing and maintaining housing and by investing in rental assistance and eviction prevention, 2) increase funding for affordable housing development and preservation, 3) increase funding for operating and supportive services in housing for people who have experienced homelessness, 4) streamline permitting processes, 5) reduce development code barriers to the development of permanent supportive housing, emergency housing, middle housing and accessory dwelling units, 6) invest in communities at risk of both residential and commercial displacement, and 7) research methods to assist in community-driven development for permanently affordable homeownership programs.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Outreach to people experiencing homelessness is an important component of King County's efforts to end homelessness. Numerous long-standing programs focus on individuals with behavioral health conditions, including PATH (Projects for Assistance in Transition from Homelessness), HOST (Homeless Outreach Stabilization and Transition) - Mental Health and Substance Use Disorder, PACT (Program for Assertive Community Treatment), Veteran Services, Scope (Seattle Community Outreach Program & Engagement), ETS (Evergreen Treatment Services) REACH, Pioneer Square Client Engagement, City Hall, Burien and Sound Transit outreach teams, Recovery Navigator Teams, LEAD (Law Enforcement Assisted Diversion) and the Emergency Services Patrol. South King County has its own mobile medical outreach team and outreach teams with nurses and mental health staff that are part of the Healthcare for the Homeless Network operating in six cities across the County. Workers provide outreach to people experiencing homelessness who identify as LGBTQ+ and at-risk youth. They are responsible for identifying people experiencing unsheltered homelessness in neighborhoods through direct street outreach activities. Outreach workers administer assessment tools, facilitate placement into emergency short-term shelter and permanent housing programs, and connect people to social services. Outreach focused on individuals sleeping overnight in vehicles is active in east and south King County. Vehicle outreach workers directly connect with people living in vehicles and RVs to provide stabilization services and pathways to permanent housing. In addition, Kids Plus works with families on the streets, in tent cities, or car camps countywide. King County's Veteran Families program also offers outreach targeted to veterans and operates federally funded veterans' supportive services. Many of these teams take advantage of existing meal programs to make contact with individuals or families in a non-threatening environment. Washington State has a Right of Way Safety Initiative and Encampment Resolution Program that is designed to provide outreach and shelter to households living unsheltered in state highway rights of way. KCRHA began implementation of this initiative in King County in 2023 and will continue throughout the next Consolidated Plan.

Addressing the emergency and transitional housing needs of homeless persons

The Consortium utilizes CDBG and ESG resources for emergency shelter and rapid rehousing. KCRHA is the lead entity responsible for the homelessness emergency response in King County.

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.

Three key components of KCRHA's 5-Year Plan include coordinating funding and policy, improving system-wide efficiency, effectiveness, and accountability, and investing in programs with proven outcomes. Seven initial actions strategies include: (1) increasing shelters and emergency housing capacity, (2) expanding medical recuperation and high-acuity programs, (3) piloting cash transfer programs for youth, young adults, and families, (4) bringing diversion programming up to scale, (5) changing severe weather to seasonal shelter services, (6) paying fair wages, and (7) investing in system capacity.

KCRHA's 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. King County's Youth and Family Homeless Prevention Initiative 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 ongoing coordinated entry work, Housing Connectors work 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.

HOME Program regulations at 24 CFR 92.253(d) require that persons assisted in housing funded through the HOME Program be selected from a waiting list in chronological order. However, the waiting list process for HOME-funded units may defer to the process allowed by other federal regulations (e.g., HUD CoC Program). In addition, the HOME Program regulations also allow projects that do not receive funding from a federal program that limits eligibility to a particular segment of the population to also have a limitation or preference for persons with disability who need services offered at the project in accordance with regulations at 24 CFR 92.253(d)(3)(ii).

King County has established the following limitations and preferences for HOME-funded Permanent Supportive Housing (PSH) projects serving homeless families (including individuals):

- If the project receives funding from a federal program that limits eligibility to a particular segment of the population (e.g., CoC Program funding),Eligibility is limited by the federal program's funding limitations. If the project does not receive federal funding that limits eligibility, King County sets a preference for: Households (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing; and Families who are unable to maintain housing without appropriate supportive services.

For all HOME-funded PSH projects meeting the above local preference, the HOME Program requirement for affirmatively marketing and selecting persons from a wait list in chronological order is superseded by the countywide Coordinated Entry (CE) system to fill program vacancies, in accordance with CE Policies and Operations. However, the HOME-funded PSH project also maintain a waitlist to allow for external

fills, where the housing provider decides who to select for the resource and coordinates their enrollment, move-in, and placement in housing outside of the CE case conferencing process and prioritization, as aligned with CE Policies and for those persons who decline assessment through the CE system.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

King County 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. King County's Behavioral Health and Recovery Division (BHRD) provides direct services for crisis outreach and investigation for involuntary commitment, community-based behavioral health treatment services, and outreach and triage on the streets for people incapacitated by alcohol or drugs. BHRD has identified that there is a high need for more beds to serve people who have been discharged from publicly funded institutions to prevent discharges to homelessness.

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.

County-funded homeless housing projects reflect Housing First principles with a focus on moving people experiencing homelessness into housing as quickly as possible. Homeless housing projects must use the Coordinated Entry system. King County also supports system-connected housing projects which serve individuals or households in which a member is involved in existing systems such as the criminal justice system or in-patient medical or behavioral health systems.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

King County participated in the statewide lead task force that was responsible for developing Washington State's lead-based paint legislation that went into effect in 2004. Since then, King County has participated in many networking groups of home repair service providers discussing home repair issues including lead hazards and lead-based paint legislation.

The King County Housing Repair Program, which coordinates the Consortium's home repair programs for existing housing owned by low- and moderate-income households, conducts lead hazard reduction work in-house. Six staff are currently Washington State certified risk assessors and conduct paint inspections and/or risk assessments as needed on homes built before 1978 that are eligible for repair program funding. If lead hazard reduction is required for a given home repair project, the program incorporates the hazard reduction service into the scope of the project. Housing Repair Program staff members monitor the lead hazard reduction work and perform clearance inspections when required.

The King County Housing Finance Program, which administers the capital contracts for affordable rental and ownership housing projects for the Consortium, requires all projects to comply with lead paint requirements.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions and procedures of the King County Housing Repair Program and Housing Finance Program ensure a consistent and systematic approach for addressing lead hazards and remediation when working on homes and apartment buildings.

How are the actions listed above integrated into housing policies and procedures?

The King County Housing Repair Program is a Washington State certified and accredited program able to teach the Renovate, Repair and Paint curriculum. This curriculum was designed by the Washington Department of Commerce for training licensed and bonded contractors and their employees to establish lead safe work practices. In addition, the County's Housing Finance Program has established contract protocols that include a due diligence item requiring a Phase I Environmental Site Assessment and, if needed, a follow up Phase II Environmental Review. Both the Housing Repair and Housing Finance Programs also follow the HUD protocols for housing repairs and/or major renovations for units built before 1978.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

King County's Strategic Plan outlines the vision, mission, and guiding principles across County programs and creates an overarching framework prioritizing safety and justice, mobility, economic vitality, accessible and affordable housing, health environment, health and human services, and an efficient, accountable government. Central to these goals is meeting the needs of lower-income communities including individuals and families living in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

As described in detail throughout the Consolidated Plan, King County funds a number of affordable housing, homeless, and human services programs that serve families, children, youth and young adults, adults, and special needs populations. Below are examples of a few of these programs.

Best Starts for Kids Levy
King County voters initially approved BSK in 2015 and renewed the levy in 2021. The latest renewal will raise an estimated $800 million through 2027. BSK funds support programs for pregnant people and childhood and youth development, including childhood and family homelessness prevention. When BSK revenues exceed $822 million, approximately $50 million in funding can support building repairs, renovations, new construction and expansion to improve access to high quality programs for low-income families and children as well as people identifying as BIPOC. BSK capital funding can support a variety of projects including those for housing.

Veterans, Seniors, and Human Services Levy
VSHSL supports seniors and caregivers, veterans, active service members, and their families, as well as other vulnerable populations in areas including employment, housing, and health. King County voters first approved VSHSL in 2005 and recently renewed the levy for the fourth time in 2023. VSHSL funding invests in ten strategies to meet the housing needs of VSHSL populations including housing stability programs, permanent housing development for projects that serve VSHSL populations, navigation centers, housing counseling, alternative dispute resolution services to represent tenants for eviction prevention services, and other housing stability activities.

MIDD (Mental Illness and Drug Dependency) Behavioral Health Sales Tax
The MIDD Behavioral Health Sales Tax levies a countywide 0.1 percent sales tax to fund programs and services to address behavioral health conditions for King County residents. Funds raised by this tax are invested in various programs, some of which are linked to homelessness response and housing stability programs. For example, the Housing Supportive Services program combines funding and resources with other government agencies to serve adults experiencing chronic homelessness who have difficulty maintaining housing due to their behavioral health needs.

Communities of Opportunity

The Communities of Opportunity initiative aims to create greater health, social, economic and racial equity in King County so that all people have the opportunity to thrive and prosper. Its specific initiatives are tied together through a broad, results-based framework to move the region towards a system that is primarily preventative rather than crisis-oriented. Communities of Opportunity identifies policy and system issues across different levels of government and works across sectors to implement changes.

SP-80 Monitoring - 91.230

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

King County (as an entitlement grantee, Urban County, and Consortium lead agency) is responsible for monitoring its subrecipients to ensure compliance with all applicable federal requirements at 24 CFR 570, 24 CFR 576, and 24 CFR 92 for individual project goals, and CDBG and HOME program requirements. King County selects subrecipients for the CDBG and HOME program and executes contracts for all funded activities that meet the applicable program and federal requirements. KCRHA selects subrecipients for ESG program activities, executes contracts for all funded activities, and is also responsible for monitoring selected subrecipients.

The County monitors contracts for compliance with the specific program requirements applicable to the project including general management, performance goals, financial management, data collection, reporting, eligibility determinations, environmental review, non-discrimination, minority business outreach, fair housing, affirmative marketing, lead-based paint, acquisition and relocation, housing inspections, and labor standards compliance.

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

CDBG Monitoring

Annually, King County HCD Community Development staff review the timeliness of CDBG expenditures, stay within spending caps, and spend the required percentage of CDBG funds on activities benefiting low- to moderate-income households. For construction projects, all projects require a pre-construction conference where the general contractor, agency representative, and project engineers are instructed on labor compliance requirements and receive information on how the County will monitor projects. The conference also includes Section 3 requirements and reporting expectations.

HOME Monitoring

Public funders use a joint inspection tool, based on the HUD Real Estate Assessment Center Physical Assessment Sub-system for HOME monitoring. As of March 2024, the County has adopted the new National Standards for the Physical Inspection of Real Estate (NSPIRE). 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 60 inspections from June 2023 through

October 2023.

King County continues to work with the Washington State Housing Finance Commission, State of Washington Department of Commerce, and the City of Seattle in using the Web-Based Annual Reporting System (WBARS). The County uses WBARS reports to monitor compliance with the HOME requirements in each project's contract.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** Maplebrook Survey Data
	List the name of the organization or individual who originated the data set. City
	Provide a brief summary of the data set. Survey conducted by City
	What was the purpose for developing this data set? Detailed analysis of potential target area.
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
2	**Data Source Name** 2000 Census
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.

	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
3	**Data Source Name** Northwest Multiple Listing Services
	List the name of the organization or individual who originated the data set. Northwest Multiple Listing Services
	Provide a brief summary of the data set. This service provides up to date information for real estate brokers and professional.
	What was the purpose for developing this data set? This information provides real time market data.
	Provide the year (and optionally month, or month and day) for when the data was collected. Base year 2000 and 2014.
	Briefly describe the methodology for the data collection. This was an analysis of all homes sold in King County through the multiple listing services.
	Describe the total population from which the sample was taken. This was the universe of homes in the multiple listing services in King County.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. This was a complete analysis of the real estate transactions in the multiple listing services for King County sorted without the City of Seattle.
4	**Data Source Name** Dupre & Scott Apartment Vacancy Report
	List the name of the organization or individual who originated the data set. Dupre & Scott Apartment Advisors, Inc.

	Provide a brief summary of the data set. This is a semiannual report analyzing the rental market trends for the Puget Sound Region. The report is a detailed analysis of apartment rents, vacancies, construction and absorption trends for King, Pierce, Snohomish, Kitsap and Thurston counties in Washington State.
	What was the purpose for developing this data set? Dupre & Scott Apartment Advisors provides six different reports on the apartment rental market for the region. Their data is relied upon in the local rental housing market by real estate professionals, apartment management companies, private landlords, and housing providers in need of up to date market information.
	Provide the year (and optionally month, or month and day) for when the data was collected. This report was based upon a March 2015 survey.
	Briefly describe the methodology for the data collection. Dupre & Scott surveyed the entire market and collected reliable information for 232,071 units in 2,254 properties, or 88% of the units in the local market.
	Describe the total population from which the sample was taken. This a widely used report in this region. Dupre and Scott surveyed 88% of the units in the local market. Local owners and landlords participate in the survey.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. This was a huge sample of the market and included a full range of demographics for each of the sub-regions in King County.
5	**Data Source Name** Safe Harbors-HMIS 2014 AHAP
	List the name of the organization or individual who originated the data set. Safe Harbors
	Provide a brief summary of the data set. This is the local Homeless Management Information System.
	What was the purpose for developing this data set? This is the system for data collection used by the local Continuim of Care.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This is comprehensive data submitted in the local HMIS system. I covers the crisis response system in Seattle and King County.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The time period is 2014.
	What is the status of the data set (complete, in progress, or planned)? This data is completed.
6	**Data Source Name** 2007-2011 ACS (Demographics)
	List the name of the organization or individual who originated the data set. American Community Surveys
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
7	**Data Source Name** 2007-2011 ACS (Economics)
	List the name of the organization or individual who originated the data set. American Communities Survey
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?

	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
8	**Data Source Name** 2015 CHAS DATA
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
9	**Data Source Name** 2000 Census (Base Year) 2017 ACS
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.

	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
10	**Data Source Name** Northwest Multiple Listing Services, Zillow
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
11	**Data Source Name** 2013-2017 ACS
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.

	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
12	**Data Source Name** ACS 2008-2012 (Base Year)
	List the name of the organization or individual who originated the data set. The US Census Bureau developed the American Community Survey (ACS) five-year estimates.
	Provide a brief summary of the data set. The ACS is an ongoing, annual survey conducted by the US Census Bureau to gather demographic, employment, housing, educational, socioeconomic, and other types of data regarding individuals and households in communities across the country.
	What was the purpose for developing this data set? The Census Bureau conducts the ACS to gather current information on communities across the country. The data are used by state and local entities to determine priority needs and inform decision-making processes such as the allocation of financial resources and services.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? ACS data is a randomized sample covering all 50 states, the District of Columbia, and Puerto Rico. ACS data used in the Consolidated Plan includes county and community-level data.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Consolidated Plan includes the ACS five-year estimates which provide annual estimates derived from five years of data.
	What is the status of the data set (complete, in progress, or planned)? The ACS data used in the Consolidated Plan are complete and published on the US Census Bureau's website.

13	**Data Source Name** ACS 2018-2022 (Most Recent Year)
	List the name of the organization or individual who originated the data set. The US Census Bureau developed the American Community Survey (ACS) five-year estimates.
	Provide a brief summary of the data set. The ACS is an ongoing, annual survey conducted by the US Census Bureau to gather demographic, employment, housing, educational, socioeconomic, and other types of data regarding individuals and households in communities across the country.
	What was the purpose for developing this data set? The Census Bureau conducts the ACS to gather current information on communities across the country. The data are used by state and local entities to determine priority needs and inform decision-making processes such as the allocation of financial resources and services.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? ACS data is a randomized sample covering all 50 states, the District of Columbia, and Puerto Rico. ACS data used in the Consolidated Plan includes county and community-level data.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Consolidated Plan includes the ACS five-year estimates which provide annual estimates derived from five years of data.
	What is the status of the data set (complete, in progress, or planned)? The ACS data used in the Consolidated Plan are complete and published on the US Census Bureau's website.
14	**Data Source Name** 2016-2020 CHAS.
	List the name of the organization or individual who originated the data set. The Comprehensive Housing Affordability Strategy (CHAS) data are an annual, customized tabulation of data from the American Community Survey (ACS) performed by the US Census Bureau for the US Department of Housing and Urban Development.
	Provide a brief summary of the data set. CHAS data include information from the ACS pertaining to housing needs and problems, disaggregated by income, race/ethnicity, and other household types. The data also include housing market data including estimates on unit age, unit size, and unit risk of lead-paint exposure.

	What was the purpose for developing this data set? CHAS data can be used by state and local decision-makers to identify priority needs in communities across the country.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? CHAS data used in the Consolidated Plan includes county and community-level data.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Consolidated Plan includes the CHAS five-year estimates which provide annual estimates derived from five years of ACS data.
	What is the status of the data set (complete, in progress, or planned)? The CHAS data used in the Consolidated Plan are complete and published on HUD's website.
15	**Data Source Name** 2023 CoC Data
	List the name of the organization or individual who originated the data set. The King County Regional Homelessness Authority (KCRHA) gathers and manages homeless program and client data in its Homeless Management Information System (HMIS). The grantee requested CoC data for use in the Consolidated Plan which includes HMIS data for the calendar year and data from the annual Point In Time (PIT) count and Housing Inventory Count (HIC).
	Provide a brief summary of the data set. HMIS data includes client-level data and data on the provision of housing and services to individuals and families at risk of and experiencing homelessness. Each CoC is responsible for selecting an HMIS software solution that complies with HUD's data collection, management, and reporting standards.
	What was the purpose for developing this data set? HMIS data helps inform homeless policy and decision making at the federal, state, and local levels. The grantee requested HMIS data from the CoC to complete the data tables in the Consolidated Plan.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The HMIS data in the Consolidated Plan provides information for the CoC's service area. The data represents people and programs that are connected to the CoC.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Consolidated Plan includes HMIS data from 2023.

	What is the status of the data set (complete, in progress, or planned)? HMIS data used in the Consolidated Plan are complete.
16	**Data Source Name** 2023 PHA Data
	List the name of the organization or individual who originated the data set. Public housing authorities (PHAs) gather and manage program and client data related to the people they serve, and units/vouchers administered in the community. The grantee requested PHA data for use in the Consolidated Plan from the King County Housing Authority and Renton Housing Authority.
	Provide a brief summary of the data set. PHA data includes client-level data and data on housing units and/or vouchers administered in the community. PHAs adhere to data standards established by HUD and submitted to HUD through Public and Indian Housing-Real Estate Assessment Center online systems.
	What was the purpose for developing this data set? PHA data is collected to inform PHA policy and decision making; demonstrate compliance with federal regulations; and provide information on people served and programs managed by the PHA. The grantee requested PHA data to complete the data tables in the Consolidated Plan.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The PHA data in the Consolidated Plan provides information for the PHA's service area. The data represents people served and programs funded by the PHA.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Consolidated Plan includes PHA data from 2023.
	What is the status of the data set (complete, in progress, or planned)? PHA data used in the Consolidated Plan are complete.
17	**Data Source Name** HUD Fair Market Rent and HOME Rents
	List the name of the organization or individual who originated the data set. US Department of Housing and Urban Development.

	Provide a brief summary of the data set. Fair Market Rent (FMR) is an estimate of the cost of rent and utilities for a rental unit in a specific area. HUD HOME rent is the maximum rent allowed for a HOME rental project. The maximum rent is the lesser of: The fair market rent for similar units in the area 30% of a family's adjusted income, where the family's annual income is 65% of the area's median income.
	What was the purpose for developing this data set? The U.S. Department of Housing and Urban Development (HUD) sets FMRs annually to ensure that enough rental housing is available for low-income families and HUD uses renter surveys to estimate the cost of rent and utilities for a unit with a specific number of bedrooms and bathrooms. FMRs are based on the 40th percentile rent, which is the amount below which 40% of rental units are rented. The purpose of HUD HOME rent is to create and preserve affordable housing for low-income households.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The HUD Fair Market Rent and HOME Rents data in the Consolidated Plan provides information for the King County's service area.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Consolidated Plan includes HUD Fair Market Rent and HOME Rents data from 2024.
	What is the status of the data set (complete, in progress, or planned)? HUD Fair Market Rent and HOME Rents data used in the Consolidated Plan are complete.
18	**Data Source Name** 2023 CoC Housing Inventory Chart Data
	List the name of the organization or individual who originated the data set. The King County Regional Homelessness Authority gathers and manages homeless program. The grantee requested CoC data for use in the Consolidated Plan from the annual Point In Time (PIT) count and Housing Inventory Count (HIC).

	Provide a brief summary of the data set. The HIC is a count of all available beds for people who are unhoused and the occupancy of those beds on the same night the PIT count is conducted. The HIC reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.
	What was the purpose for developing this data set? HIC data helps inform homeless policy and decision making at the federal, state, and local levels. The grantee requested HIC data from the CoC to complete the data tables in the Consolidated Plan.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The HIC data in the Consolidated Plan provides information for the CoC's service area. The data represents people and programs that are connected to the CoC.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Consolidated Plan includes HIC data from 2023.
	What is the status of the data set (complete, in progress, or planned)? HIC data used in the Consolidated Plan are complete.
19	**Data Source Name** 2017-2021 ACS (Workers)
	List the name of the organization or individual who originated the data set. The US Census Bureau developed the American Community Survey (ACS) five-year estimates.
	Provide a brief summary of the data set. The ACS is an ongoing, annual survey conducted by the US Census Bureau to gather demographic, employment, housing, educational, socioeconomic, and other types of data regarding individuals and households in communities across the country.
	What was the purpose for developing this data set? The Census Bureau conducts the ACS to gather current information on communities across the country. The data are used by state and local entities to determine priority needs and inform decision-making processes such as the allocation of financial resources and services.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? ACS data is a randomized sample covering all 50 states, the District of Columbia, and Puerto Rico. ACS data used in the Consolidated Plan includes county and community-level data.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Consolidated Plan includes the ACS five-year estimates which provide annual estimates derived from five years of data.
	What is the status of the data set (complete, in progress, or planned)? The ACS data used in the Consolidated Plan are complete and published on the US Census Bureau's website.
20	**Data Source Name** 2021 Longitudinal Employer-Household Dynamics (Job
	List the name of the organization or individual who originated the data set. The US Census Bureau developed the 2021 Longitudinal Employer-Household Dynamics (Jobs) estimates.
	Provide a brief summary of the data set. The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership. State and local authorities increasingly need detailed local information about their economies to make informed decisions.
	What was the purpose for developing this data set? The LEHD works to fill critical data gaps and provide indicators needed by state and local authorities.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The LEHD data at the U.S. Census Bureau is a quarterly database of linked employer-employee data covering over 95% of employment in the United States, including all 50 states, the District of Columbia, and Puerto Rico.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Consolidated Plan includes the LEHD 2021 estimates.
	What is the status of the data set (complete, in progress, or planned)? The LEHD data used in the Consolidated Plan are complete and published on the US Census Bureau's website.