King County	*Notice regarding availability of the proposed King County 2027 Annual Action Plan* King County Department of Community and Human Services, Housing and Community Development Division 401 Fifth Avenue, Suite 500 Seattle, WA 98104 Telephone Number (206) 263-8341

Public Comment Notice – Comment Period: November 17, 2026 – December 18, 2026

The King County CDBG and HOME Consortium is providing notice regarding the ability for the public to comment on housing and community development activities proposed for funding in 2027 pursuant to the Consolidated Housing and Community Development Plan (Consolidated Plan) for 2025-2029.

King County receives and administers approximately $5.34 million in CDBG funds, approximately $3.5 million in HOME Investment Partnership Program funds and approximately $270,000 in Emergency Solutions Grant Program funds from the United States Department of Housing and Urban Development for 2027. King County administers these funds on behalf of unincorporated King County and most cities located within the County.

2027 King County Consortium Draft Action Plan

The 2027 Draft Action Plan is based on the goals and strategies of the Consolidated Plan for 2025-2029. The following types of projects are proposed for funding with CDBG, HOME and ESG funds in the 2027 Draft Action Plan:

- rehabilitation of housing occupied by low to moderate-income (LMI) persons
- rehabilitation of community facilities providing services to low- and moderate-income persons and services to homeless persons and families
- rehabilitation of community parks providing services to low- and moderate-income persons
- human services and financial assistance provided for low to moderate-income persons such as emergency shelter, emergency food and emergency financial assistance and homeless prevention
- housing development
- move-in assistance and short-term rental assistance
- reconstruction of public improvements including sewers that serve predominantly low to moderate-income neighborhoods
- assistance for micro-enterprise businesses owned by low- and moderate-income persons
- planning and program administration

The Draft 2027 Action Plan contains more details about the activities proposed for funding with CDBG, HOME and ESG funds in 2027.

Public Review and Comment

The Draft 2027 Action Plan will be available for public review between November 17, 2026 and December 18, 2026 online at: https://kingcounty.gov/en/dept/dchs/human-social-services/housing-homeless-services/housing-policy-data/plans-reports .

Comments on the Draft 2027 Action Plan must be submitted in writing and received no later than 4:00 p.m. on December 18, 2026 **via email** to David Mecklenburg, dave.mecklenburg@kingcounty.gov.

AVAILABLE IN ALTERNATE FORMATS AND LANGUAGES UPON REQUEST

CONTACT KC HCDD OFFICE AT 206-263-9092; TTY: 711 (Relay Service)

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The King County Consortium Annual Action Plan (Action Plan) guides the investment of federal housing and community development funds for the program year beginning January 1 and ending December 31. The Action Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which the King County Consortium (Consortium – described below) 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). The Consortium estimates the following grant amounts for the 2027 program year period:

CDBG $5,724,553
HOME $3,420,015.17
ESG $295,882

If the grant amounts are higher or lower than estimated, King County staff will adjust the funding planned for projects in this Action Plan.

These funds will be used to address housing, homelessness and community and economic development needs throughout King County in 2027.

The Consortium is guided by an interjurisdictional Joint Recommendations Committee (JRC). The JRC is created through the interlocal cooperation agreements that form the CDBG Consortium, the King County HOME Consortium, and the King County Regional Affordable Housing Program (RAHP) Consortium. The JRC recommends the allocation of CDBG, ESG, and HOME funds to specific projects, and advises on guidelines and procedures for King County and the Consortium partners. The JRC consists of eight city representatives and three County representatives.

The Consortium is an interjurisdictional partnership of King County and the cities and towns of Algona, Black Diamond, Beaux Arts, 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 and Unincorporated King County. The Consortium does not include the City of Seattle. The cities of Auburn, Bellevue, Bothell, Kent, and Federal Way participate in the Consortium for the use of HOME funds for affordable housing. These five

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cities receive their own CDBG entitlement and prepare separate Action Plans to guide the investment of those funds.

This Action Plan incorporates the findings and goals of the 2025 Analysis of Impediments to Fair Housing Choice (AI). The AI finds that systemic segregation, disproportionate housing needs and individual-level discrimination are present and ongoing in King County. Disproportionately greater need exists in the South King County area.

2. Summarize the objectives and outcomes identified in the Plan

HUD-funded housing and community development programs have a broad national goal: to "develop viable urban communities, by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low-and moderate-income persons" (the Housing and Community Development Act of 1974, as amended).

Within that broad national goal, Consortium jurisdictions work together as partners to identify and address the needs of low- and moderate-income people, communities, and neighborhoods.

The Consortium set the following goals in its 2025-2029 Consolidated Plan:

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.

3. Evaluation of past performance

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This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Progress toward Consolidated Plan Goals: Each year the Consortium prepares a Consolidated Annual Performance Evaluation Report (CAPER) and submits it to HUD by March 31. The CAPER reports on the specific accomplishments and activities for that year. Some activities funded in previous program years that take more than one year to complete are reported here as well. Program accomplishments completed in 2026 with CDBG, HOME and ESG funds include:

• Provided homelessness prevention services to 79; households

• Provided emergency shelter services to 1,700 people

• Other – Provided diversion services to 800 people

• Completed improvements in the Snoqualmie Valley, serving 1,200 people annually

• Provided business assistance to 105 microenterprises

• Housing repair: a total of 200 households received housing repair assistance ranging from extensive rehabilitation to minor maintenance jobs

Past CAPERs are posted on the King County Housing and Community Development Division (HCDD) website.

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4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Summary from citizen participation section of plan.

The HCDD of the Department of Community and Human Services (DCHS) provided public comment opportunities on the 2027 recommended projects at the November 12, 2026, JRC meeting. A public comment period on the draft 2027 Annual Action Plan occurred from November 17 to December 18, 2027. Summary of Process and Affidavit of Publication is in the Administrative Attachments.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were no public comments.

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

To be determined

7. Summary

The County has proceeded with standard procedures for Citizen Participation and Project Selection.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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Narrative

King County and the Consortium administer the CDBG, HOME, ESG and other state and local funds. The King County DCHS is responsible for the preparation of the Consolidated Plan guiding investment of these funds.

Consolidated Plan Public Contact Information

Chief of Capital Programs - Kristin Pula

Action Plan – Ubax Gardheere
CDBG Program Manager – Ubax Gardheere
HOME Program Manager – Debbi Trosvig
ESG Program Manager – Martha Sassorossi

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The King County Consortium (Consortium) follows a consultation process in updating the Action Plan and the coordination with other local governments, the Continuum of Care, public and private housing providers, service agencies, private foundations, educational institutions and representatives, and people from low- and moderate-income communities. The Consortium administers CDBG, HOME, ESG, and other state and local funds. King County, acting through its Department of Community and Human Services (DCHS), works closely with Consortium partners, residents, community organizations and other public entities, including the local Continuum of Care, to identify the needs and priorities outlined in this plan.

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)).

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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.

For 2027, King County is working in partnership with the City of Seattle and the King County Regional Homelessness Authority (KCRHA0 in 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 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. King County DCHS'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 support 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 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 for and evaluate

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outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

King County is working with KCRHA on deployment and management of CoC and the coordinated regional homelessness response system. Operational changes are currently being considered for implementation.

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. King County has historically 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. In 2027, King County and KCRHA will work together to manage and 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 leads the CoC and carries out the mandatory functions outlined by HUD; 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. KCRHA manages the HMIS. 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. Agencies, groups, organizations and others who participated in the process and consultations

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Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	A REGIONAL COALITION FOR HOUSING
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from ARCH attended an interactive meeting with discussion on the crisis response system, housing, priorities and strategies for the Consolidated Plan.
2	**Agency/Group/Organization**	City of Auburn
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Auburn participated closely in the housing and homelessness strategies.
3	**Agency/Group/Organization**	City of Bellevue
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Bellevue participated in the housing and homelessness strategies.
4	**Agency/Group/Organization**	City of Kent
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Kent participated closely in the housing and homelessness strategies.
5	**Agency/Group/Organization**	CITY OF FEDERAL WAY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Federal Way participated closely in the housing and homelessness strategies.
6	**Agency/Group/Organization**	CITY OF BURIEN
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Burien participated closely in the housing and homelessness strategies.
7	**Agency/Group/Organization**	CITY OF KIRKLAND
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Kirkland participated closely in the housing and homelessness strategies.
8	**Agency/Group/Organization**	CITY OF REDMOND
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Redmond participated in the housing and homelessness strategies.
9	**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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Renton closely participated in the housing and homelessness strategies.
10	**Agency/Group/Organization**	CITY OF SHORELINE
	Agency/Group/Organization Type	Other government - Local

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives from the City of Shoreline participated closely in the housing and homelessness strategies.
11	**Agency/Group/Organization**	CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Representatives of Catholic Community Services provided input on homeless strategies, and non-homeless special needs.
12	**Agency/Group/Organization**	King County Housing Authority (KCHA)
	Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

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	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	King County consulted with KCHA through all phases of the planning process. King County conducts ongoing consultation with the King County Housing Authority for housing and programs that serve people experiencing homelessness.
13	**Agency/Group/Organization**	Housing Development Consortium (HDC)
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HDC is a membership organization representing the many agencies and businesses involved in the nonprofit housing industry. Its members include nonprofit housing providers, homelessness services organizations, lenders, builders, architects, investors, local government and housing authorities. HDC was involved in all phases of the planning process, as well as regional efforts that preceded and directly impacted the process.
14	**Agency/Group/Organization**	Renton Housing Authority
	Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Planning organization

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	King County consulted with the Renton Housing Authority through all phases of the planning process. King County conducts ongoing consultation with the RHA for housing and programs that serve people experiencing homelessness.

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

King County excluded no agencies or types of agencies involved in housing, homelessness or community development from consultation. Staff worked to ensure advance publication of meetings and other opportunities to contribute.

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	This plan informs and sets priorities and goals that link to all three overarching goals in the Strategic Plan, and particularly Goal Two: Make Homelessness Brief and One-Time.
Regional Affordable Housing Task Force	Regional planning task force with representatives from King County, City of Seattle, other cities.	The overarching goal of this plan was to address the affordable housing crisis in King County. This plan sets out a Five-Year Action Plan with seven goal areas with strategies to achieve goals, and actions that can be taken in the near term to implement the strategies.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Veterans, Seniors and Human Services Levy Plan	King County	This plan describes the expenditure of levy proceeds to achieve outcomes related to healthy living, housing stability, financial stability, social engagement, and service system access for veterans and military service members and their respective families, seniors and their caregivers, and vulnerable populations.
Best Starts For Kids Implementation Plan	King County	This plan describes the expenditure of levy proceeds for the Best Starts for Kids levy, which includes a focus on youth and family homelessness prevention.
King County Equity & Social Justice Strategic Plan	King County	The principles of the Equity and Social Justice Strategic Plan inform and guide this report and its findings and recommendations.
King County Comprehensive Plan	King County	Guiding policy document for regional services, land use and development regulations in unincorporated King County.
King County County-wide Planning Policies	King County	Identifies and sets underlying policy goals for comprehensive plans and long-range affordable housing goals for local jurisdictions.
Urban Growth Capacity Study	King County	Development information for jurisdictions in King County.
Vision 2050	Puget Sound Regional Council	Vision 2050 is an integrated and long-range vision for maintaining a healthy region. This draft plan emphasizes triple bottom line decision-making: people, prosperity, and planet.
King County Strategic Climate Action Plan (SCAP)	King County	The SCAP is a five-year blueprint for County action to confront climate change, integrating climate change into all areas of County operations and its work in the community. The SCAP emphasizes the impact of climate change on low income and historically underinvested communities.
Moving Toward Age Friendly Housing in King County	Aging and Disability Services, City of Seattle Office of Housing, Seattle HA, King County	This report called out the increasing need for senior and or adaptable housing as baby boomers age. The affordable housing goals in the Strategic Plan reflects this demographic.

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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Seattle Consolidated HHCD Plan	City of Seattle	HUD required plan guiding the investment of CDBG, ESG, and HOME entitlement grants for the City of Seattle. This includes the HOPWA plan for the region, including King County.
Skyway-West Hill and North Highline Anti-Displacem	King County	This report analyzes and makes recommendations for a suite of actionable anti-displacement strategies for the Skyway-West Hill and North Highline communities. The recommendations include production of affordable housing and anti-poverty strategies in alignment with the Consolidated Plan's affordable housing and community and economic development goals.
King County Equitable Development Initiative Imple	King County	EDI Phase 1 is a plan for an initiative to provide a framework to improve access to opportunities to the communities most affected by historic inequalities and current conditions.
KCRHA 5-Year Plan	King County Regional Homelessness Authority	This plan informs and sets priorities and goals that link to all three overarching goals in the Strategic Plan, and particularly Goal Two: Make Homelessness Brief and One-Time

Table 3 – Other local / regional / federal planning efforts

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Narrative

Regarding Broadband Access:
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.
As part of this effort, King County has created a Digital Equity tool and data set in line with Ordinance 16948. DCHS will continue to use this data in consideration of its goals for affordable housing, ending homelessness, and economic and community development.

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AP-12 Participation - 91.401, 91.105, 91.200(c)

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

The Draft 2027 Action Plan is available for public review between November 17 and December 18, 2026, on the King County Housing and Community Development website. Attachments in IDIS will include the affidavits of publication for the Seattle Times newspaper, and other publications used by the Joint Agreement Cities.

Notices of funds availability and Requests for Proposals for the CDBG, HOME, and ESG programs will be posted on the King County Procurement and the Housing and Community Development websites, and through email distribution lists. Additionally, partner agencies will post on their websites and share information through CoC, the Seattle-King County Housing Development Consortium, A Regional Coalition for Housing (ARCH), South King Housing and Homelessness Partners (SKHHP), Affordable Housing Committee (AHC), member jurisdictions, King County Planners' monthly meetings and at additional ongoing meetings.

The consolidated planning process, which includes the 2027 Annual Action Plan, directs jurisdictions to reach out to and consult with other public and private agencies when developing the plan. The Code of Federal Regulations for Citizen Participation (24 CFR Part 91.105, 24 CFR Part 91.105, and 24 CFR Part 91.105) requires the following consultations for local governments:

- Public and private agencies that provide health services and social and fair housing services,
- State or local health and child welfare agencies regarding lead-based paint hazards,
- Adjacent governments regarding priority non-housing community development needs that go beyond a single jurisdiction, such as transportation,
- Local public housing agency concerning public housing needs, planned program, and activities,
- CoC serves the geographic area, and
- Public and private agencies that address housing, health, social services, victim services, employment, and education needs of low-income, people experiencing homelessness, and special needs populations.

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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	Public Meeting	Non-targeted/broad community	Funding recommendations and public comment on proposed CDBG projects for the 2027 program year at the Joint Recommendations Committee meeting on November 12, 2026.	TBD		
2	Newspaper Ad	Non-targeted/broad community	The draft 2026 Action Plan was available for public review between November 26-December 26, 2025.	TBD		
3	Public Meeting	Non-targeted/broad community	Posting of draft 2026 CAPER will be available for public review between March 13-March 31, 2027. A public meeting was held on March 25, 2026.	TBD		

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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)
4	Internet Outreach	Non-targeted/broad community	Feasibility meetings for non-housing capital funding; discussion of priorities; and technical questions.	There were no public comments.		

Table 4 – Citizen Participation Outreach

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Expected Resources

AP-15 Expected Resources - 91.420(b), 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 $5,724,553; (2) HOME in the approximate annual amount of $3,420,015.71; and (3) ESG in the approximate annual amount of $295,882. 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 $436,884.67 and $462,029.19 in recaptured funds for a total of $898,913.86. Funds recaptured are from closed 2024, 2025, and 2026 projects that didn't expend all available funds including minor home repair, microenterprises, water main rehabilitation, predesign activities, and community facility rehabilitation. All unexpended funds are reprogrammed to 2027 projects. The reprogramming of these funds followed the required Citizen Participation Plan processes. For HOME: King County estimates $100,000 in Program Income for 2027. This amount, together with the allocation of $3,420,015.71 and unspent PI from 2025 ($91,398) results in $3,611,953.17.

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

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funds, such as the Regional Affordable Housing Program (RAHP), provide leverage annually for federal dollars:

- Consolidated Homeless Grant: $12,772,182.50
- Housing and Essential Needs: $27,960,962.00
- 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
- Emergency Housing Fund: $18,465,064.50

Document Recording Fee Backfill: $21,632,679.00

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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	5,724,553.00	200,000.00	898,914.00	6,823,467.00	17,173,659	Fiscal year 2027 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: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,420,015.71	100,000.00	91,937.95	3,611,953.66	$10,260,048.13	Fiscal year 2027 allocation amount.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	295,882.00	0.00	0.00	295,882.00	887,646.00	Fiscal year 2027 allocation amount.

Table 2 - Expected Resources – Priority Table

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

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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.

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If appropriate, describe publicly 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 assesses annually if King County-held properties are needed to provide essential public services. If a 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

NA

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

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: $3,043,485.00 HOME: $2,662,980.52	Rental units constructed: 8 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit Homeowner Housing Rehabilitated: 143 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: $781,336.00 ESG: $273,691.00	Homeless Person Overnight Shelter: 1700 Persons Assisted Homelessness Prevention: 250 Persons Assisted Other: 1000 Other

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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: $1,959,319.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted Businesses assisted: 120 Businesses Assisted

Table 3 – Goals Summary

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Goal Descriptions

1	**Goal Name**	Increase Affordable Housing
	Goal Description	
2	**Goal Name**	Prevent and Mitigate Homelessness
	Goal Description	
3	**Goal Name**	Enhance Community and Economic Development
	Goal Description	

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AP-35 Projects - 91.420, 91.220(d)

Introduction

The Consolidated Plan establishes the annual goals and strategies that guide the investment of approximately $9M per year in federal housing and community development funds as well as additional federal, state, and local funds, to address housing, homelessness, and community development needs throughout the Consortium. The Consortium selected the following projects for PY 2027 CDBG, HOME, and ESG funding based on the recommendations from the JRC. The JRC recommends the allocation of CDBG, ESG, and HOME funds to specific projects, and advises on guidelines and procedures for King County and the Consortium partners.

King County intends to authorize its subrecipients to incur pre-award costs January 1, 2027, and reimburse for those costs using its CDBG, HOME and ESG funds. This is in compliance with requirements reflected in the regulations, (1) all administrative (CDBG, HOME, ESG), microenterprise, and public service activities and ESG shelter and rapid rehousing are included in the activity section of the 2027 Action Plan, (2) this action shall not affect future grants, (3) the costs and activities funded are in compliance with the requirements with the Environmental Review Procedures, (4) the activity for which payment is being made complies with the statutory and regulatory provisions in effect at the time the costs are paid for, and (5) reimbursement of payment will be made during the 2027 program year.

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#	Project Name
1	KING COUNTY PROGRAM ADMINISTRATION
2	KING COUNTY SUB-RECIPIENT HOUSING DEVELOPMENT
3	KING COUNTY HOUSING REPAIR PROGRAM
4	SHORELINE MINOR HOME REPAIR
5	SEATAC MINOR HOME REPAIR
6	BUSINESS IMPACT NW MICROENTERPRISE BOOKKEEPING SERVICES
7	HOUSING STABILITY PROGRAM SOLID GROUND
8	DIVERSION RAP
9	YWCA SOUTH KING CO FAMILY SHELTER (FROZEN ALLOCATION)
10	MARTHA'S PLACE WOMEN'S SHELTER (FROZEN ALLOCATION)
11	LIFEWIRE - MY SISTER'S PLACE (FROZEN ALLOCATION)
12	MSC FAMILY SHELTER (FROZEN ALLOCATION)
13	BURIEN NEW FUTURES FAMILY SUPPORT PROGRAM
14	PORCHLIGHT EASTSIDE MEN'S EMERGENCY SHELTER - KIRKLAND
15	PORCHLIGHT EASTSIDE MEN'S EMERGENCY SHELTER - REDMOND
16	KING COUNTY CONSORTIUM-WIDE PUBLIC FACILITY OR INFRASTRUCTURE
17	SOMALI INDEPENDENT BUSINESS ALLICANCE MICROENTERPRISE
18	RECLAIM COMMUNITY SERVICE CENTER
19	HIGHLINE COLLEGE STARTZONE MICROENTERPRISE
20	NEW ROOTS MICROENTERPRISE

#	Project Name
21	RENTON WINDSOR PARK
22	BURIEN MOSHIER CENTER REHAB
23	HELEN'S PLACE (FROZEN ALLOCATION)
24	ARCH AFFORDABLE HOUSING PROJECT
25	ESG 2027 KING COUNTY

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

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AP-38 Project Summary

Project Summary Information

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1	**Project Name**	KING COUNTY PROGRAM ADMINISTRATION
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County
	Goals Supported	Increase Affordable Housing Prevent and Mitigate Homelessness Enhance Community and Economic Development
	Needs Addressed	Affordable Housing Homelessness Community and Economic Development
	Funding	CDBG: $955,451.00 HOME: $342,001.57
	Description	Federal funds will be used for the administration and coordination of housing, services for people who are homeless, and community development activities in the Consortium.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A. This is an administrative project.
	Location Description	401 5th Ave, Seattle WA 98104
	Planned Activities	Federal funds will be used for the administration and coordination of housing, services for people who are homeless, and community development activities in the Consortium.
2	**Project Name**	KING COUNTY SUB-RECIPIENT HOUSING DEVELOPMENT
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $623,000.00 HOME: $3,004,982.09

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	Description	Preserve and expand the supply of affordable housing available to low- and moderate-income households, including households with special needs. Funding includes $623,000 in set aside funding for an ARCH housing project. This includes rental housing and homeowner housing added.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	20 Households
	Location Description	401 5th Ave, Seattle WA 98104
	Planned Activities	Capital HOME funds are made available through an annual competitive process for the acquisition and new construction of sustainably designed, permanently affordable rental housing for low- and moderate-income households for the acquisition and construction of housing and the rehabilitation of that housing into safe, decent, healthy and permanently affordable rental housing. King County Community Development will contract with Habitat for Humanity of Seattle-King and Kittitas Counties to add CDBG for non-construction development funds for a previously awarded HOME project: Orchard Gardens.
3	**Project Name**	KING COUNTY HOUSING REPAIR PROGRAM
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $1,540,359.00 HOME: $264,970.00

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	Description	Provide capital funds to repair and/or improve (including accessibility improvements) the existing stock of homes owned by low- and moderate-income households (also includes individual condominiums, townhomes, and mobile/manufactured homes that are part of the permanent housing stock). Programs funded under this strategy include major home repair and renters (80% of area median income and below) are eligible for Home Access Modification (HAM) improvements if they have a disability and reside in an affordable rental unit defined as a unit with rents at or below market as determined by HUD or the multi-tiered payment standard as defined by KCHA Section 8 program.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	45 Households
	Location Description	County-Wide
	Planned Activities	Major Housing Repair includes interest-free deferred payment loans for health and safety repairs.
4	**Project Name**	SHORELINE MINOR HOME REPAIR
	Target Area	North/East Sub-Region
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $130,000.00
	Description	The project will serve low-income older adult homeowners in Shoreline to help clients maintain their independence.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	50 Households
	Location Description	City of Shoreline

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	Planned Activities	Provide capital funds to repair and/or improve (including accessibility improvements) the existing stock of homes owned by low- and moderate-income households (also includes individual condominiums, townhomes, and mobile/manufactured homes that are part of the permanent housing stock).
5	**Project Name**	SEATAC MINOR HOME REPAIR
	Target Area	South Sub-Region
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $125,000 +PROJECT DELIVERY
	Description	Funds will be used to repair the existing stock of homes owned by low- to moderate-income households in the South King County communities of Covington, Des Moines, SeaTac, and Tukwila.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	90 low-moderate income households.
	Location Description	Covington, Des Moines, SeaTac
	Planned Activities	Activities may include, but are not limited to: earthquake preparedness, replacing broken switches, sockets, light fixtures, repairing heat sources, repairing gutters and downspouts, replacing or repairing faucets, toilets, sinks, drains, broken or leaky pipes and repairing minor roof leaks.
6	**Project Name**	BUSINESS IMPACT NW MICROENTERPRISE BOOKKEEPING SERVICES
	Target Area	South Sub-Region Unincorporated King County
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $150,000 +PROJECT DELIVERY
	Description	The project will serve income eligible King County CDBG Consortium microenterprises with specific attention to fiscal controls.
	Target Date	12/31/2027

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	Estimate the number and type of families that will benefit from the proposed activities	50 low- and moderate- income businesses
	Location Description	South King County Consortium Areas
	Planned Activities	Consulting work with eligible Microenterprises on bookkeeping tasks.
7	**Project Name**	HOUSING STABILITY PROGRAM SOLID GROUND
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County
	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $310,219.00
	Description	Funds will be used to assist low-income persons at risk of homelessness to stabilize their housing.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	250 low- and moderate- income persons
	Location Description	County-wide
	Planned Activities	Activities include one-on-one meetings between a case manager and an HSP client to explain the program, complete the HSP application, obtain qualifying documentation, verify eligibility, and determine the level of housing stability financial assistance and housing stability services to be provided. The case manager will work with the client household to develop realistic and client-centered budgets and action plans, provide resource referrals and information, and negotiate with property owners and attorneys.
8	**Project Name**	DIVERSION RAP
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County

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	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $196,978.00
	Description	Funds will be used to provide homeless households with children services and support designed to help households attain housing without otherwise entering the homeless system.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	1000 low- and moderate- income persons
	Location Description	County-wide
	Planned Activities	Assist households in quickly finding and securing temporary or permanent solutions to homelessness outside of the homeless services system. Diversion services assist households to identify immediate, alternative housing arrangements, and if necessary, connect them with services and financial assistance to help them obtain or return to housing.
9	**Project Name**	YWCA SOUTH KING CO FAMILY SHELTER (FROZEN ALLOCATION)
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County
	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $17,940.00
	Description	Provide programs and services to address the temporary housing and other needs of households when homelessness occurs. Core features of service model are Progressive Engagement, Trauma-Informed Advocacy, and Culturally Specific Coaching/Services all of which work to support participants quickly stabilizing and exiting to permanent housing.
	Target Date	12/31/2027

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	Estimate the number and type of families that will benefit from the proposed activities	40 low- and moderate- income persons
	Location Description	County-wide
	Planned Activities	Funds will be used to support operations of an emergency shelter. South King County Emergency Services (SKCES) is an emergency shelter with six apartment style units in the cities of Renton (4) and Auburn (2). Housing advocates work flexible schedules to accommodate meeting with participants on weekends and evenings and can be contacted 24/7 for emergencies.
10	**Project Name**	MARTHA'S PLACE(HOLDER) WOMEN'S SHELTER (FROZEN ALLOCATION)
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County
	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $30,000.00
	Description	Funds will support operations for a year-round emergency shelter for women.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	50 low- and moderate- income persons
	Location Description	County-wide
	Planned Activities	Services offer direct onsite access to life skills training, nurse provided health care, weekly case management, counseling and other professional resources that will stabilize them and support them as they move into permanent housing.
11	**Project Name**	LIFEWIRE - MY SISTER'S PLACE (FROZEN ALLOCATION)
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County

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	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $7,060.00
	Description	Funds will be used to support the Lifewire shelter.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	40 low- and moderate- income persons
	Location Description	County-wide
	Planned Activities	Provide services to victims of domestic violence including safe shelter and stable housing.
12	**Project Name**	MSC FAMILY SHELTER (FROZEN ALLOCATION)
	Target Area	South Sub-Region Unincorporated King County
	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $75,000.00
	Description	Funds will be used through a subcontract with MultiService Center to provide families with at least one minor child with onsite services at a shelter location.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	100 low- and moderate- income persons
	Location Description	County-wide
	Planned Activities	Activities include housing in a single-family unit, case management at the Kent or Federal Way offices. Healthcare for the Homeless Network provides a nurse, chemical dependency counselor and mental health counselor onsite.
	Project Name	BURIEN NEW FUTURES FAMILY SUPPORT PROGRAM

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13	**Target Area**	South Sub-Region
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $41,000
	Description	Funds will be used to provide family support and advocacy services to approximately 200 low-moderate income Burien residents at the Alturas Apartments.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	200 low- and moderate- income persons
	Location Description	City of Burien
	Planned Activities	Funds will be used to provide family support and advocacy services to approximately 200 low-moderate income Burien residents at the Alturas Apartments.
14	**Project Name**	PORCHLIGHT EASTSIDE MEN'S EMERGENCY SHELTER - KIRKLAND
	Target Area	North/East Sub-Region
	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $45,000
	Description	Funds will be used to provide shelter and day center services to men from the City of Kirkland experiencing homelessness in Bellevue through a sub-contract with Congregations for the Homeless.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	200 low- and moderate- income persons
	Location Description	13668 SE Eastgate Way, Bellevue, WA 98005
	Planned Activities	Funds will be used for personnel costs in serving the Porchlight Men's Homeless Shelter.

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15	**Project Name**	PORCHLIGHT EASTSIDE MEN'S EMERGENCY SHELTER - REDMOND
	Target Area	North/East Sub-Region
	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $45,000
	Description	Funds will be used to provide shelter and day center services to men from the City of Redmond experiencing homelessness in Bellevue through a sub-contract with Congregations for the Homeless.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	200 low- and moderate- income persons
	Location Description	13668 SE Eastgate Way, Bellevue, WA 98005
	Planned Activities	Funds will be used for personnel costs in serving the Porchlight Men's Homeless Shelter.
16	**Project Name**	KING COUNTY CONSORTIUM-WIDE PUBLIC FACILITY OR INFRASTRUCTURE
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $200,000
	Description	CDBG capital funds available for project cost overruns for high priority public improvement needs such as public infrastructure, park facilities, removal of architectural barriers and accessibility improvements in a range of low- to moderate-income areas of the consortium. Funds include City of Shoreline, North/East Subregion and South Subregion Capital Contingency.
	Target Date	12/31/2027

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	Estimate the number and type of families that will benefit from the proposed activities	25,000 low- and moderate-income residents in the North/East and South Subregions of King County.
	Location Description	County-wide
	Planned Activities	To be determined.
17	**Project Name**	SOMALI INDEPENDENT BUSINESS ALLIANCE MICROENTERPRISE
	Target Area	South Sub-Region Unincorporated King County
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $200,000 +PROJECT DELIVERY
	Description	The project will serve income eligible King County CDBG Consortium microenterprises with specific attention to fiscal controls.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	75 low- and moderate- income businesses
	Location Description	South King County Consortium Areas
	Planned Activities	Consulting work with eligible Microenterprises.
18	**Project Name**	RECLAIM COMMUNITY SERVICE CENTER PHASE II
	Target Area	North/East Sub-Region Unincorporated King County
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $366,002.00 +PROJECT DELIVERY
	Description	The CDBG funds will be used to rehabilitate a community service center primarily serving low-moderate income persons experiencing homelessness.
	Target Date	12/31/2027

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	Estimate the number and type of families that will benefit from the proposed activities	5,700 low- and moderate-income residents
	Location Description	8224 Railroad Ave, Snoqualmie, WA 98065
	Planned Activities	The CDBG funds will be used to rehab interio at Reclaim in Snoqualmie, WA.
20	**Project Name**	HIGHLINE COLLEGE STARTZONE MICROENTERPRISE
	Target Area	South Sub-Region Unincorporated King County
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $157,000.00
	Description	Highline StartZone will offer Microenterprise business classroom training and individual consultation to low- and moderate- income residents in South King County.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	85 low- and moderate- income persons (eligible business owners of Microenterprises)
	Location Description	2400 S 240th St, Des Moines, WA 98198
	Planned Activities	The program will provide feasibility assessments, workshops, training, business planning, loan packaging, networking, pro bono support from attorneys, accountants, and other business professionals, and secondary research through the SBDC Research Team.
21	**Project Name**	NEW ROOTS MICROENTERPRISE
	Target Area	South Sub-Region Unincorporated King County
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $219,771

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	Description	New Roots will offer training to address the challenges faced by immigrants, refugees, and a diverse range of citizens who aspire to start their own businesses but lack fundamental knowledge in key areas such as bookkeeping, licensing, insurance, e-commerce, marketing, finance, and other essential business matters. In 2027, the focus will include a targeted recruitment effort to engage 30 entrepreneurs who are native Spanish speakers. These individuals will greatly benefit from a business class presented in their native language, providing them with accessible and inclusive training opportunities.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	142 low- and moderate- income persons (eligible business owners of Microenterprises)
	Location Description	515 B St NE Auburn, WA 98002 (HQ of the program. Classes may be held throughout South King County and serve Consortium Residents.)
	Planned Activities	The program will provide classes and services to potential business owners or existing low- and moderate- income business owners. The project will support operational costs, translation services, training services for certain aspects of the New Roots training curriculum, marketing and outreach, and participant support for New Roots.
22	**Project Name**	RENTON WINDSOR PARK
	Target Area	
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $392,771.00
	Description	CDBG funding to assist with ADA removal of architectural barriers at local park
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	8,500 low- and moderate- income persons

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	Location Description	211 Burnett Ave N, Renton, WA 98057
	Planned Activities	Replace siding at the Renton Senior Center.
23	**Project Name**	MOSHIER CENTER REHAB
	Target Area	South Sub-Region
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $182,373.00
	Description	CDBG funds made available for the City of Burien to assist with ADA removal of architectural barriers at local community center
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	2,400 low- and moderate- income persons
	Location Description	12621 Ambaum Blvd SW, Seattle, WA 98146
	Planned Activities	Capital funds made available for the City of Burien to rehabilitate paving and other ADA barriers.
24	**Project Name**	HELEN'S PLACE (FROZEN ALLOCATION)
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County
	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $50,000.00
	Description	Funds will be used to provide support services for a shelter for the most vulnerable in the North/East community.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	75 low- and moderate- income persons

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	Location Description	County-wide
	Planned Activities	The emergency shelter provides a safe place for up to 75 women to sleep, dinner and breakfast and referrals to appropriate resources.
25	**Project Name**	ARCH-AFFORDABLE HOUSING PROJECT
	Target Area	North/East Sub-Region
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $623,000.00
	Description	A Regional Coalition for Housing (ARCH) will award approximately $623,000 for support costs to an affordable housing project. $5,000 is added for program delivery.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	25 Households Served
	Location Description	4315 129th Pl SE, Bellevue, WA 98006
	Planned Activities	Subrecipient will use CDBG for development fees.
26	**Project Name**	ESG 2027 KING COUNTY
	Target Area	South Sub-Region North/East Sub-Region Unincorporated King County
	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: $295,882.00

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	Description	Ensure that all initiatives and programs related to permanent supportive housing for the formerly homeless and other forms of permanent housing targeted to homeless households are consistent with the Plan to End Homelessness in King County. Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs. Allocate funds for emergency shelter and transitional housing programs for operations and maintenance, supportive services and rental assistance. $22,191 will be used for ESG admin. The remaining $273,691 will be used for project activities.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	550 low-moderate income persons will be served.
	Location Description	County-wide
	Planned Activities	Shelter activities and rapid re-housing.

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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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. Allocation guidelines are determined through use of low-and moderate-income population data, and other data, as applicable.
King County also considers other plans and initiatives in making allocation decisions, such as climate change, transit-oriented development, equity and social justice, KCRHA 5-year Plan, Best Starts for Kids Implementation Plan, Veterans, Seniors, and Human Services Levy Implementation Plan, Crisis Care Centers Levy, and the Health Through Housing Initiative.

Allocation guidelines are determined through use of low- to moderate-income population data, and equitable development objectives, such as investing in historically unserved communities, anti-displacement strategies, addressing impacts of gentrification, and geographic distribution over time. Investments are distributed throughout the County, using guidelines adopted by the Consortium, including considerations for focusing on communities with historic disparities in health, income and quality of life. The percentage of low- and moderate-income populations in the two subregions, North/East (32%) and South (68%), set the resource allocation formula with the partner Consortium cities. The HOME Cities and Joint Agreement Cities determine funding allocations for their CDBG funds.

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Geographic Distribution

Target Area	Percentage of Funds
South Sub-Region	44
North/East Sub-Region	66
Unincorporated King County	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In December 2024, the King County Council adopted the 2024 update to the King County Comprehensive Plan (KCCP), which has three overarching goals, affordable housing, and climate change. The 2024 Comprehensive Plan aligns with the Washington State Growth Management Act, VISION 2050's Multicounty Planning Policies, and the King County Countywide Planning Policies regarding establishing and implementing clear goals for affordable housing. 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. Allocations for CDBG and ESG funds are based upon the percentage of low- and moderate-income populations in the two sub-regions, North/East and South.

The Consortium allocates CDBG funding as follows:

Regional Human Services County-wide 15% of entitlement funds, with 32% of funds allocated for North/East, and 68% allocated for the South.
Housing Repair Program County-wide 25% of entitlement funds.
Capital and Economic Development Funds North/East Subregions 32% of remaining funds for facilities, infrastructure and economic development. Capital and Economic Development Funds South Subregion 68% of remaining funds for facilities, infrastructure and economic development.

The North/East Sub-region consists of the following 21 cities and towns:

Duvall, Medina, Skykomish, Mercer Island, Snoqualmie, Beaux Arts Village, Newcastle, Kirkland, Issaquah, North Bend, Kenmore, Redmond, Yarrow Point, Carnation, Hunts Point, Clyde Hill, Lake Forest Park, Sammamish, Woodinville, Shoreline, Unincorporated King County.

The South Sub-region includes the following 12 cities, towns and census designated places:

Algona, Renton, Black Diamond, Enumclaw, SeaTac, Maple Valley, Tukwila, Burien, Normandy Park, Covington, Pacific, Des Moines, Unincorporated King County.

HOME

The HCD Housing Finance Program awards HOME funds through a competitive process county-wide to benefit North, South, and East County subregions.

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Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	125
Special-Needs	0
Total	125

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	125
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	125

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The Consortium works closely with other public funders, including the Washington State Housing Finance Commission, Washington State Housing Trust Fund, A Regional Coalition for Housing, South King County Housing and Homelessness Partners, local jurisdictions, private lenders, and housing authorities to create a range of affordable housing, with special emphasis on deeply affordable rental units.

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AP-60 Public Housing - 91.420, 91.220(h)

Introduction

KCHA and RHA provide a variety of affordable housing opportunities to some of the Consortium's lowest income households.

Actions planned during the next year to address the needs to public housing

KCHA continues to focus on maintaining and improving the 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. KCHA routinely makes capital upgrades to preserve its properties. KCHA will continue its committed efforts to upgrade the interiors of its affordable housing units in 2027. These renovations, completed by KCHA's skilled in-house workforce, will include new flooring, cabinets, and fixtures designed to extend the useful life of approximately 110 additional units by up to 15 years. Additionally, KCHA plans to support a range of critical repairs and site improvements across the portfolio. This work will include repairs to parking lots and playgrounds, tree maintenance, common-area flooring and paint, and site office improvements. In FY 2027, KCHA plans to invest $16.5 million in MTW working capital to complete improvements critical to maintaining our federally subsidized properties. This investment will provide upgrades to improve housing quality, lower maintenance costs, and reduce energy consumption, enabling us to better fulfill our mission over the long term.

In 2027, KCHA will also complete third party capital needs assessments for properties that are planned for conversion through the Rental Assistance Demonstration (RAD) program. These assessments will identify scope and quantify costs of required capital repairs or upgrades that must be completed prior to RAD conversion, including but not limited to accessibility improvements and minor systems or site upgrades.

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

KCHA has several programs that aim to encourage self-sufficiency among recipients of subsidized housing assistance, including operation of a Family Self-Sufficiency (FSS), on-site workforce development training, and rent policies that allow residents to earn additional money before seeing an immediate change in their rent. In addition, the Authority operates five manufactured housing communities and both of its HOPE VI projects in White Center have included development of new market-rate homeownership units. In 2027, KCHA will be working with nonprofit, lending, and governmental partners to create stronger connections between participants of subsidized housing programs and affordable homeownership opportunities. In addition, KCHA received HUD approval to design an MTW Activity to leverage our single-fund and MTW flexibilities to create avenues for existing residents of our affordable housing programs to purchase homes. The program provides a strong focus on financial readiness, comprehensive homebuyer education, and partnership with participating lenders. KCHA is in

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the process of exploring ways to increase tenant engagement by restructuring our Resident Advisory Committee, which serves as a forum for resident feedback and gives a voice to resident communities. In 2027, KCHA will continue to work with residents, staff, and workforce development service providers to provide opportunities for participants in KCHA's housing programs to engage in job training programs or introductory positions that support a transition to permanent career opportunities. These efforts help residents build leadership skills, strengthen community engagement, and pursue longterm housing stability and economic mobility.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

KCHA is not a troubled PHA. Renton Housing Authority is not a troubled PHA.

Discussion

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AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Information for the homeless needs assessment in the Consolidated Plan came from three sources: 1) Point-in-Time Count, typically conducted in January; 2) HMIS system; and 3) the Continuum of Care Strategic Plan. This system includes emergency shelter, transitional housing, rapid rehousing, and permanent housing with supports. The Consortium works to ensure that all projects serving people experiencing homelessness, including projects funded with ESG, are consistent with the vision, principles and recommendations of the Strategic Plan. King County adheres to the HMIS operating standards, and all reporting and program evaluation is through HMIS.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

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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 an 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 is continuing through 2027.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Consortium utilizes CDBG and ESG resources for emergency shelter and rapid rehousing. In 2027, KCRHA will be 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

KCRHA will coordinate the homelessness crisis response system in King County for 2027. The organization's overarching priority is "Bring unsheltered people inside in a way that meets their needs for safety, stability, and healing, as quickly as possible to prevent death and further harm."

King County's goals include: 1. Every service provider has the resources to implement best practices and can recruit and retain necessary staff. 2. All service providers can coordinate response with better data capacity, every sub-region has services, and all disproportionately impacted sub-populations are served. 3. Multiple systems of care can coordinate to ensure supportive transitions and leverage every opportunity to prevent homelessness. Initial priorities include: (1) enhancing severe weather shelters and outreach; (2) Enhancing services in programs for high acuity clients; (3) partnering with jurisdictions and subregions in an effort to increase homelessness services; (4) partnering with the behavioral health system to support connections to behavioral health services.

KCRHA's system includes determining how to prioritize people who are experiencing homelessness while furthering and developing effective outreach, overcoming barriers to people obtaining housing, and reducing screening and other barriers identified in serving people.

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 unaccompanied young adults and families at risk of eviction and homelessness the support they need to maintain their homes with case management and flexible financial assistance or rent only. The Trueblood initiative provides permanent supportive housing supports to Trueblood class members who have severe and persistent mental health issues and interface with the courts. Along with ongoing coordinated entry work, Housing Connector works directly with private market and nonprofit housing providers to create a bridge that connects private property owners and managers to those most in need of housing. They use a housing platform to

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share information about low barrier vacant units for renters who receive ongoing support.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or 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 and youth / young adults 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 what was COVID relief-funded rental assistance, Keep King County Housed provides eviction prevention rent assistance.
County-funded homeless housing projects reflect a focus on moving people experiencing homelessness into housing as quickly as possible and using wrap-around services to support housing stability. Homeless housing projects must use the Coordinated Entry system. King County is a key partner in a collaboration that connects youth to housing and supports their stability with Foster Youth to Independence (FYI) vouchers coupled with case management. A similar program connects families with Family Unification Program (FUP) vouchers and supports. 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.

Discussion

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AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The Housing Needs Assessment in the King County Comprehensive Plan (KCCP) and the King County Consortium Analysis of Impediments to Fair Housing Choice identified the following broad categories of barriers to affordable housing:

Zoning Barriers

• Zoning that supports single detached housing and limits multi-family housing limits the types of housing development that can support affordability.

• Development codes that cause barriers to developing permanent supportive and emergency housing create logistical and financial challenges to increasing the supply of both types of housing.

Funding Shortfalls

• Affordable housing in the 0-50 percent AMI range requires government subsidies.

• Homeownership serving buyers with incomes between the 50-80 percent AMI range requires additional development and down payment assistance support; and

• Permanent supportive housing requires both substantial public investments in the development phase and ongoing support for both services and operations.

Community-Driven Development

• A shortage of flexible funds or dedicated funds for advancing community-driven development for communities at risk of displacement exacerbates that risk; and

• Community-based organizations are at a disadvantage in securing sites for housing developments.

Fair Housing

• Extremely low and low-income renters are overly represented by members of protected classes.

• Lack of adequate tenant protections, enforcement of existing tenant protections, and exclusionary rental requirements create barriers to obtaining housing.

• Some local jurisdictions have development codes that create barriers to the development of permanent supportive and emergency housing, potentially violating the Fair Housing Act because of the disparate adverse impact on people with disabilities.

• Lack of a relocation assistance program for low-income renters puts those renters at risk of housing instability if the rental project they live in is redeveloped or sold.

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Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Strategies to remove barriers to affordable housing include the following activities: 1) increase housing choice through tenant protections for people securing and maintaining housing and by investing in rental assistance and eviction prevention, 2) increase funding for affordable housing, 3) increase funding for supportive services in housing for people who have experienced homelessness, 4) streamline permitting, 5) invest in communities at risk of both residential and commercial displacement, and 6)

research methods to assist in community-driven development for permanently affordable homeownership programs.

Discussion

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

The Consortium prioritizes serving people and households who are the most vulnerable and have the lowest income, including persons who are experiencing homelessness and have special needs. During the course of the program year, the Consortium will work closely with the local Continuum of Care (CoC) and funding partners to maximize housing and services delivery.
King County is making a significant effort to work with communities in unincorporated areas in a collaborative manner, and in 2027, will continue those efforts. Targeted investments will empower affected community members to co-create priorities and support the requests of community-based organizations.

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. With little to no income, at least one disability, continued lack of housing or shelter, and more likely to be representative of a marginalized racial-ethnic community, people experiencing chronic homelessness have the greatest barriers to finding and retaining housing over the long term. Providing supportive housing for this population creates a foundation of stability that makes it possible to address other needs. In 2025 Health through Housing opened 2 new sites owned by King County and funded services in another new PSH project owned and operated by a local provider. In January 2027 a new County owned PSH site came online, bringing the total Health through Housing inventory to 15 buildings in operation, of which 11 are PSH and 4 are Emergency Housing, and a total of 1,315 units. All sites have 24/7 staff, onsite case management, in-reach for employment and transportation supports, and access to behavioral health and healthcare services through site-specific partnerships.
In 2023, the King County voters approved the Crisis Care Centers Levy. This initiative will create a countywide network of five crisis care centers, support the stabilization of residential treatment, and invest in the developing work force supporting mental health treatment and giving first responders, crisis response teams, families and individuals a place to turn to during a behavioral health crisis. The County has 4 crisis response subregions, North, East, Central, and South, with the youth focused fifth crisis care center open to any suitable location in King County. The first Crisis Care Center, representing the north subregion opened in Kirkland in 2025. Design work has begun on the Central King County CCC with a goal of late 2027 opening. The County is working to secure providers and sites for the Youth East, South crisis response zones, with the goal of having all 5 CCCs serving patients by the end of 2030.

Actions planned to foster and maintain affordable housing

The Consortium works to leverage potential funding sources to increase the supply of affordable

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housing, and works as a region to foster and maintain existing affordable housing stock. One of the primary tools used to finance affordable housing is the Low-Income Housing Tax Credit (LIHTC) program. In addition to tax credits, many of the larger affordable housing projects leverage private debt to maximize public resources. King County has additional local and state funding sources for housing.
In 2023, King County adopted amendments to the Countywide Planning Policies (CPPs) 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 CPPs 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 CPPs 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.
The 2024 update to the King County Comprehensive Plan (KCCP) has key goals of supporting equity, affordable housing, and actions to combat climate change. 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 these laws, 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.
King County will continue to affirmatively further fair housing. Key programs or initiatives King County will continue or undertake include promoting the right to live with family, researching a relocation assistance ordinance, annual reporting on progress towards meeting fair housing goals, investing in community-based organizations, and implementing the early action recommendations from the Skyway-West Hill and North Highline Anti-displacement Strategies Report.

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Actions planned to reduce lead-based paint 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 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.

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Actions planned to reduce the number of poverty-level families

King County's vision is "Making King County a welcoming community where every person can thrive." Central to these goals is meeting the needs of lower-income communities including individuals and families living in poverty.

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 the excess can fund support for facility capital building repairs, renovations, new construction and expansion to improve access to high quality programs for low-income families and children. 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.

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Actions planned to develop institutional structure

Two primary activities in 2027 will develop additional institutional structure:

Through the King County Regional Homelessness Authority (KCRHA), the region's Continuum of Care will continue conducting unified planning and coordination of funding and services for people experiencing homelessness countywide. KCRHA will continue operating programs, engaging with providers, reaching out to community members, and reviewing services in each subregion of King County.

The King County Countywide Planning Policies in the Housing Chapter support a range of affordable, accessible, and healthy housing choices for current and future residents across King County. Further, they respond to the legacy of discriminatory housing and land use policies and practices (e.g., redlining, racially restrictive covenants, exclusionary zoning, etc.) that have led to significant racial and economic disparities in access to housing and neighborhoods of choice. These disparities affect equitable access to well-funded schools, healthy environments, open space, and employment. As discussed in detail earlier, King County adopted the update to the KCCP, which has key goals of establishing vibrant, thriving, healthy, and sustainable communities.

Actions planned to enhance coordination between public and private housing and social

service agencies

The Consortium takes a regional approach, engaging in ongoing coordination between jurisdictions, housing providers, health providers and service agencies. The 38 members of the Consortium conduct and participate in ongoing meetings with each other and regularly engage with multiple stakeholders. These include: Affordable Housing Committee, Washington State Housing Finance Commission; Washington State Department of Commerce; ARCH; SKHHP; public housing authorities (King County Housing Authority, Renton Housing Authority, and Seattle Housing Authority); King County Regional Homelessness Authority; nonprofit housing and service providers; members of the Housing Development Consortium of Seattle-King County; Public Health-Seattle & King County; Human Services Planners for North, East and South King County; and the DCHS Behavioral Health and Recovery Division. The Affordable Housing Committee will establish standardized benchmarks, housing data trends, and comparative standards to aid in assessing local progress relative to countywide trends and other jurisdictions. Measurement will include at a minimum, the meaningful actions taken by a jurisdiction to implement their comprehensive plan housing element, housing unit production within jurisdictions, as well as credit jurisdictions for direct funding and other contributions to support the preservation or creation of income-restricted units through subregional collaborations.

This coordination is ongoing throughout the program year and, together with official stakeholder and public meetings, informs recommendations for the JRC.

Discussion

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	200,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**200,000**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

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as follows:

King County will only use forms of investment that are described in 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   The House Key – ARCH Program may originate loans if there is homebuyer activity during the year with existing prior year program income, which is received when homebuyer loans (made with HOME funds) are repaid.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   Please see the guidelines for resale and recapture and a chart to graphically represent the provisions attached in IDIS.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The County does not use HOME funds to refinance existing debt described under 92.206(b)

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

   N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

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limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

   Written standards for providing ESG assistance are attached in IDIS.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

   In 2027, King County will support the work of the KCRHA in its management of the coordinated entry system for homeless populations. National research identifies coordinated entry as a key component for an effective homeless system because it improves the quality of client screening and assessment, matches clients to appropriately targeted services and resources, and promotes a more efficient use of resources. Coordinated entry processes prioritize assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. This is done using a Housing Triage Tool and tiebreaking process, which uses criteria (e.g., length of time homeless, fleeing domestic violence) to identify the most vulnerable households and utilizes a case conferencing model to connect prioritized households to housing based on the anticipated number of available housing resources.

   Chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and young adults and the programs that serve them are all part of the coordinated system. In addition, CE utilizes regionally based resource centers, known as regional access points, which serve as a primary front door for the homeless housing system. Team members for CE are KCRHA employees and continue to work closely with HCDD team members.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

   King County ESG grants for emergency shelter and rapid rehousing are awarded to sub-recipient agencies through a competitive process that may be conducted for a multi-year period of annual ESG awards. Nonprofit agencies and faith-based organizations participate. The projects selected through this process must demonstrate a direct benefit to the geographic area of the Consortium, consortium cities and unincorporated King County residents. In addition, 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

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biannual funding applications that incorporated multiple fund sources, are advertised publicly and conducted through King County Procurement. Going forward procurements for the emergency housing response system, incorporating multiple fund sources including ESG, will be through KCRHA, King County's CoC Lead Entity, which will consult with the JRC. King County and KCRHA will work together to revise ESG procurement policies and procedures as needed.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The jurisdiction meets the homeless participation requirement in 24 CFR 579.405(a) with the Continuum's Advisory Council (AC), Youth Action Board (YAB) and Governing Committee.
The AC acts in a broad advisory capacity to the Governing Committee of KCRHA and also functions as the Continuum of Care Board for specific legally required duties. The two main functions are:
1. Apprise the Governing Committee on policy and technical issues on which it has made decisions, and forward for approval any committee recommendations that it identifies as sensitive or political in nature, or for which it does not have decision-making authority.
2. Serve as the CoC Board for actions required under the HUD regulations at 24 CFR §578, including approval of committee recommendations that do not have appropriation/political components.
AC membership is comprised of an array of community leaders who reflect the diversity of people experiencing homelessness and regional differences.
The YAB advises the approach to ending youth homelessness and is comprised of youth/young adults who are currently or have experienced homelessness.
The twelve-member Governing Committee includes three slots designated for persons with lived experience of homelessness.

5. Describe performance standards for evaluating ESG.

Performance Standards and Evaluation of Outcomes - All projects, including those funded with ESG, adhere to the HMIS operating standards, and all reporting and program evaluation is completed through HMIS. Within HMIS, data for target populations, youth and young adults, singles, and families, is collected for the following three categories: 1) exit to permanent housing; 2) average program stay; and 3) return to homelessness. This information is collected for emergency shelters, transitional housing, permanent supportive housing, prevention, and rental assistance programs. Actual performance is measured against target goals.

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