This is the Draft 2025 Amended Action Plan for King County

Highlighted Amendments may be found on pages 9, 21, and 22.

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 $5,616,834; (2) HOME in the approximate annual amount of $3,422,428.65; and (3) ESG in the approximate annual amount of $295,247. These three resources are listed in the following table. Other federal, state, and local funds are listed below.

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

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

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

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,616,834.00	200,000.00	944,147.00	6,760,981.00	23,267,336.00	Fiscal year 2025 allocation amount.

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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	3,422,428.65	100,000.00	0.00	3,522,428.65	14,089,714.60	Fiscal year 2025 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	295,247.00	0.00	0.00	295,247.00	1,180,988.00	Fiscal year 2025 allocation amount.

Table 1 - 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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

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

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

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

Discussion

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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: $2,298,449.00 HOME: $3,180,185.79	Rental units constructed: 8 Household Housing Unit Rental units rehabilitated: 143 Household Housing Unit Homeowner Housing Added: 4 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: $779,592.00 ESG: $295,247.00	Overnight/Emergency Shelter/Transitional Housing Beds added: 1000 Beds 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: $2,559,573.00	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 2 – Goals Summary

Goal Descriptions

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

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

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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 2025 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 anticipates the following HOME funded project to close out in 2025: DESC Burien, Vashon Island Center Homes, Homestead Southard and RHA Sunset Gardens.

King County intends to authorize its subrecipients to incur pre-award costs January 1, 2025, 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, minor home repair, and public service activities and ESG shelter and rapid rehousing are included in the activity section of the 2025 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 2025 program year.

#	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	SOUND GENERATIONS MINOR HOME REPAIR
7	HOUSING STABILITY PROGRAM SOLID GROUND
8	DIVERSION RAP
9	YWCA SOUTH KING CO FAMILY SHELTER (FROZEN ALLOCATION)
10	HOSPITALITY HOUSE 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	~~HEALTHPOINT TUKWILA HEALTH AND WELLNESS CENTER~~ Project/Activity Cancelled
18	SNO-VALLEY SENIOR CENTER **See summary for details below.**

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#	Project Name
19	VALLEY VIEW SEWER
20	HIGHLINE COLLEGE STARTZONE MICROENTERPRISE
21	NEW ROOTS MICROENTERPRISE
22	RENTON SENIOR CENTER SIDING
23	BURIEN CHELSEA PARK PLAY EQUIPMENT ACQUISITION
24	HELEN'S PLACE (FROZEN ALLOCATION)
25	ESG 2025 KING COUNTY

Table 3 – Project Information

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

The Consortium annually addresses needs and priorities guided by the Consolidated Plan, and Consortium members authorize activities that align with the Consolidated Plan's goals which include:

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 affordable rental and homeownership units, preserving existing rental units, and providing housing repair for income eligible homeowners and renters. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice, increase access to housing and housing programs, and reduce discrimination towards protected classes.

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.

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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: $1,123,367.00 HOME: $342,242.00
	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	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	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: $557,241.00 HOME: $2,915,215.00

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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 $557,241 in set aside funding for an ARCH housing project. This includes rental housing and homeowner housing added.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	12 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.
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: $1,404,208.00 HOME: $264,970.00
	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	12/31/2026

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	Estimate the number and type of families that will benefit from the proposed activities	45 low- and moderate- income 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: $112,000.00
	Description	The project will serve low-income older adult homeowners in Shoreline to help clients maintain their independence.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	50 low- and moderate- income households
	Location Description	City of Shoreline
	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: $165,000.00
	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	6/30/2026

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	Estimate the number and type of families that will benefit from the proposed activities	120 low- and moderate- income households
	Location Description	Covington, Des Moines, SeaTac, and Tukwila
	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**	SOUND GENERATIONS MINOR HOME REPAIR
	Target Area	South Sub-Region
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $60,000.00
	Description	The project will serve low-income older adult homeowners in Pacific, Algona, Black Diamond, Enumclaw, Maple Valley, Normandy Park and areas of unincorporated King County to help clients maintain their independence.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	35 low- and moderate- income households
	Location Description	South King County
	Planned Activities	Repairs may include small plumbing, electrical and other small handyman types of jobs. Individual projects are reviewed by King County staff prior to project start.
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: $314,319.00

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	Description	Funds will be used to assist low-income persons at risk of homelessness to stabilize their housing.
	Target Date	12/31/2025
	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
	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	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	1000 low- and moderate- income persons
	Location Description	County-wide

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	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 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	12/31/2025
	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**	HOSPITALITY HOUSE 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

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	Funding	CDBG: $30,000.00
	Description	Funds will support operations for a year-round emergency shelter for women.
	Target Date	12/31/2025
	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
	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	12/31/2025
	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

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	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	12/31/2025
	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.
13	**Project Name**	BURIEN NEW FUTURES FAMILY SUPPORT PROGRAM
	Target Area	South Sub-Region
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $39,269.00
	Description	Funds will be used to provide family support and advocacy services to approximately 300 low-moderate income Burien residents at the Alturas Apartments.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	300 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 300 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 Unincorporated King County
	Goals Supported	Prevent and Mitigate Homelessness

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	Needs Addressed	Homelessness
	Funding	CDBG: $44,481.00
	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	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	400 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.
15	**Project Name**	PORCHLIGHT EASTSIDE MEN'S EMERGENCY SHELTER - REDMOND
	Target Area	North/East Sub-Region Unincorporated King County
	Goals Supported	Prevent and Mitigate Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: $43,814.00
	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	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	300 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

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	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $508,147.00
	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	12/31/2026
	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**	HEALTHPOINT TUKWILA HEALTH AND WELLNESS CENTER
	Amendment:	Owing to construction conflicts with Environmental Process and schedule, the Subawardee has declined the award. This project/activity will therefore be **cancelled,** and its funding reallocated to South Subregion Projects currently in progress as of 2026.
	~~**Target Area**~~	~~South Sub-Region~~ ~~Unincorporated King County~~
	~~**Goals Supported**~~	~~Enhance Community and Economic Development~~
	~~**Needs Addressed**~~	~~Community and Economic Development~~
	~~**Funding**~~	~~CDBG: $210,000.00~~
	~~**Description**~~	~~Construct the new Tukwila Health and Wellness Center (THWC). When completed, the THWC will have 18 medical exam rooms and 10 dental operatories. In addition there will be a community center to include childcare and intergenerational connectional needs, education, employment, and income issues.~~
	~~**Target Date**~~	~~12/31/2026~~

	~~**Estimate the number and type of families that will benefit from the proposed activities**~~	~~5,300 low- and moderate-income residents~~
	~~**Location Description**~~	~~14452 Tukwila International Blvd, Tukwila, WA 98168~~
	~~**Planned Activities**~~	~~CDBG funds will be used to complete architecture and engineering activities.~~
18	**Project Name**	SNO-VALLEY SENIOR CENTER
	Amendment	Due to cost increases, this project will utilize $49,999 left-over funding from the 2025 Funding round. Other aspects of the project/activity remain the same.
	Target Area	North/East Sub-Region Unincorporated King County
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $309,997
	Description	The CDBG funds will be used to repair or replace the elevator at SVSC in order to ensure that seniors attending classes and programs on the second floor feel safe doing so.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	5,700 low- and moderate-income residents
	Location Description	4610 Stephens Ave, Carnation, WA 98014
	Planned Activities	The CDBG funds will be used to repair or replace the elevator at SVSC.
19	**Project Name**	VALLEY VIEW SEWER
	Target Area	Unincorporated King County
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $770,000.00

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	Description	Design and construction of approximately 950 linear feet of sewer mains and side sewers spanning along 5th Avenue South, from South 116th Street to 4th Place South in the Boulevard Park neighborhood, in Unincorporated King County.
	Target Date	12/17/2026
	Estimate the number and type of families that will benefit from the proposed activities	57 low- and moderate-income households
	Location Description	Unincorporated South King County
	Planned Activities	Design and construction of approximately 950 linear feet of sewer mains and side sewers spanning along 5th Avenue South, from South 116th Street to 4th Place South in the Boulevard Park neighborhood, in Unincorporated King County.
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: $117,000.00
	Description	Highline Startzone will offer Microenterprise business classroom training and individual consultation to low- and moderate- income residents in South King County.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50 low- and moderate- income persons
	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.
	Project Name	NEW ROOTS MICROENTERPRISE

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21	**Target Area**	South Sub-Region Unincorporated King County
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $164,787.00
	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 2025, 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	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	105 low- and moderate- income persons
	Location Description	515 B St NE Auburn, WA 98002
	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 SENIOR CENTER SIDING
	Target Area	South Sub-Region
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $390,958.00
	Description	Funds will be used to replace siding at the Senior Center in the City of Renton.
	Target Date	12/31/2026

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	Estimate the number and type of families that will benefit from the proposed activities	8,500 low- and moderate- income persons
	Location Description	211 Burnett Ave N, Renton, WA 98057
	Planned Activities	Replace siding at the Renton Senior Center.
23	**Project Name**	BURIEN CHELSEA PARK PLAY EQUIPMENT ACQUISITION
	Target Area	South Sub-Region
	Goals Supported	Enhance Community and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: $149,413.00
	Description	Capital funds made available for the City of Burien to acquire playground equipment at Chelsea park.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	2,400 low- and moderate- income persons
	Location Description	839 SW 136th St, Burien, WA 98166
	Planned Activities	Capital funds made available for the City of Burien to acquire playground equipment for a community park.
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	12/31/2025

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	Estimate the number and type of families that will benefit from the proposed activities	75 low- and moderate- income persons
	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**	ESG 2025 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: $295,247.00
	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. $22,139 will be used for ESG admin. The remaining $273,043 will be used for project activities.
	Target Date	12/31/2025
	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.

In December 2024, the King County Council adopted the 2024 update to the King County Comprehensive Plan (KCCP), which has three overarching goals around equity, 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, Bothell (King County portion), 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

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

Geographic Distribution

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

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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, 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.

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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.

Discussion

The Consortium determines allocation guidelines by assessing low- and moderate-income population data along with equitable development objectives such as investing in historically underserved communities, anti-displacement strategies, addressing the impacts of gentrification, and geographic distribution over time. The Consortium distributes investments throughout the County using Consortium guidelines including considerations for focusing on communities with historic disparities in health, income, and quality of life indicators. Furthermore, the percentage of low- and moderate-income people in two subregions, North/East (32 percent) and South (68 percent), set the resource allocation formula with the partner Consortium cities. The Consortium's CDBG entitlement communities and the Joint Agreement Cities determine CDBG funding allocations.

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Affordable Housing

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

Introduction

Although several HOME funded projects were completed in 2024, King County anticipates the projects will not be closed out in IDIS until 2025. The County expects six projects (16 homeownership units and 41 rental units) in 2025.

One Year Goals for the Number of Households to be Supported	
Homeless	37
Non-Homeless	20
Special-Needs	0
Total	57

Table 5 - 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	57
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	57

Table 6 - 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 stock while also considering the environmental impact of restoration and development activities. KCHA routinely makes capital upgrades to extend the useful life of its properties. For example, as part of the agency's unit upgrade program, in 2025 KCHA's in-house workforce will perform the renovations, which include the installation of new flooring, cabinets, and fixtures to extend by 15 years the useful life of up to 135 units. As the impacts of climate change become more apparent, KCHA has sought to improve its properties while also reducing dependency on fossil fuels and resource consumption. In FY 2025, KCHA plans to continue its recapitalization efforts and invest $21 million in MTW working capital towards upgrading the agency's federal housing inventory. This investment will provide upgrades to improve housing quality, lower maintenance costs, and reduce energy consumption in the long-term.

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 2025, 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 a wide-ranging MTW Activity to leverage our single-fund and MTW flexibilities to create avenues for existing residents of our affordable housing programs to purchase homes. KCHA is in 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 2025, KCHA will continue to work with residents, staff, and workforce development service providers to design an employment sponsorship program that will 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.

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

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provided or other assistance

KCHA is not a troubled PHA. However, HUD designated the RHA as a troubled PHA in 2024. From RHA, "Our sanctions have been lifted for our lack of Independent Audits. We still have not had the Field Office audit our SEMAP Certification and until that happens, we will remain Troubled. We have the SEMAP completed for 2023 and 2024 but they have to physically review the files and have not yet. They may not before the Field Office is closed." The County will continue to monitor this situation.

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

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

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continue throughout the 2025-2029 Consolidated Plan.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

KCRHA coordinates the homelessness crisis response system in King County and in its 5-Year Plan states that the organization's overarching priority is, "One Goal: Bring unsheltered people inside – in a way that meets their needs – as quickly as possible."
Three key components of KCRHA's 5-Year Plan include increasing collaboration across systems to prevent homelessness, as well as ensuring providers have the support to implement best practices and coordinating service provision and accountability county-wide to address homelessness when it occurs. Initial priorities include: (1) increasing shelter, emergency housing and outreach capacity, (2) improving our homeless response system for people with significant medical needs, (3) improving our severe weather response, (4) increasing capacity-building support for organizations staffed by and serving disproportionately impacted communities, (5) developing programs in partnership with youth, (6) expanding capacity to support population-specific services, (7) ensure use of all available Federal funding, and (8) improving data collection and system-wide performance outcomes.
KCRHA works toward a more effective and efficient system. This includes determining how to prioritize people who are experiencing homelessness while furthering and developing effective and culturally sensitive 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 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. 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 share information about low barrier vacant units and 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

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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 COVID relief-funded rental assistance, Keep King County Housed provides eviction prevention rent assistance.

County-funded homeless housing projects reflect Housing First principles with a focus on moving people experiencing homelessness into housing as quickly as possible and using a harm reduction approach and 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 King County Housing Needs Assessment (Appendix B in the KCCP identifies the following barriers to affordable housing. These fall into four broad categories.

Zoning Barriers

- Zoning that supports single detached housing and limits multi-family housing limits the types of housing developments; and 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, potentially, 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 a protected class.
- Lack of tenant protections, enforcement of existing tenant protections, and up-front renting requirements creates 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. This is a potential fair housing barrier because low-income renters are overly represented by BIPOC households.

Actions it planned to remove or ameliorate the negative effects of public policies that serve

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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 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 2025, 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 (HTH) accelerates King County's response to chronic homelessness by acquiring and preserving existing single-room properties such as hotels to provide emergency and permanent supportive housing for people experiencing chronic homelessness. With little to no income, at least one disability, continued lack of housing or shelter, and more likely to be representative of a marginalized racial-ethnic community, people experiencing chronic homelessness have the greatest barriers to finding and retaining housing over the long term. Providing supportive housing for this population creates a foundation of stability that makes it possible to address other needs. By year-end 2024, HTH permanently secured a total of 1,434 supportive housing units. In 2024 alone, King County opened 230 units, funded the operation of an additional 84units, and continued operation of units which it opened in 2021 through2023. Much of this previous year’s focus was on expanding health-supportive services at HTH locations and cultivating new partnerships and agreements with cities and direct service organizations. By the end of 2024, HTH's third full year of operation, 16 apartment buildings across seven cities in King County has been secured through HTH, representing 1,434 units of supportive housing. 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. The five Crisis Care Centers will be distributed across the county so first responders, crisis response teams, families and individuals have a place nearby to turn to in a crisis. One center will serve youth younger than age 19. The remaining four Crisis Care Centers will be established in the four subregions of King County: Central King County, North King County, East King County and South King County.

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. The five Crisis Care Centers will be distributed across the county so first responders, crisis response teams, families and individuals have a place nearby to turn to in a crisis. One center will serve youth younger than age 19. The remaining four Crisis Care Centers will be established in the four subregions of King County: Central King County, North

King County, East King County and South King County.

Actions planned to foster and maintain affordable housing

The Consortium works to leverage potential funding sources to increase the supply of affordable housing, and work 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.
In 2024, King County adopted the 2024 update to the KCCP, which 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, adopting updated 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.

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.

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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.

Actions planned to reduce the number of poverty-level families

King County's True North 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 funding can support building repairs, renovations, new construction and expansion to improve access to high quality programs for low-income families and children as well as people identifying as BIPOC. BSK capital funding can support a variety of projects including those for housing.

Veterans, Seniors, and Human Services Levy

VSHSL supports seniors and caregivers, veterans, active service members, and their families, as well as other vulnerable populations in areas including employment, housing, and health. King County voters first approved VSHSL in 2005 and recently renewed the levy for the fourth time in 2023. VSHSL funding invests in ten strategies to meet the housing needs of VSHSL populations including housing stability

programs, permanent housing development for projects that serve VSHSL populations, navigation centers, housing counseling, alternative dispute resolution services to represent tenants for eviction prevention services, and other housing stability activities.

MIDD (Mental Illness and Drug Dependency) Behavioral Health Sales Tax

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

Communities of Opportunity

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

Actions planned to develop institutional structure

Two primary activities in 2025 will develop additional institutional structure. 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. In 2025, the King County Regional Homelessness Authority will continue to develop programs, engaging with providers, reaching out to community members, and reviewing services in each subregion of King County. KCRHA released the King County Regional Homelessness Authority Five-Year Plan (2023-2028) detailing actions for improving the lives of residents living homeless, and strategies to help reduce the number of people living homeless.

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 as follows:

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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

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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 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)
Reference 91.220(l)(4)

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.

King County will support the work of the KCRHA which took over the management of the coordinated entry system for homeless populations in 2022. 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) 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 over the next 60 days.

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

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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 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 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. This includes at least four members who are currently experiencing or formerly experienced homelessness.

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.

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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 the target goals.

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