King County Consortium
2025-2029 Consolidated Plan

Draft 5/31/2024

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Executive Summary

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

Introduction

Each year, King County, Washington, receives federal funding from the U.S. Department of Housing and Urban Development (HUD) to support affordable housing and community development programs that primarily benefit low- and moderate-income people.[1] This funding comes from the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG) Program, and in order to receive this funding, King County develops a Consolidated Plan every five years to outline the County's funding strategy over the next five federal fiscal years. The Consolidated Plan incorporates information gathered through data analysis and consultation with a range of voices in the community—including County residents, low- and moderate-income people, and organizations that work with or have specific knowledge of the needs facing low- and moderate-income communities—to identify the County's current housing and community development needs and outline the specific goals and expected outcomes for the use of CDBG, HOME, and ESG funds.

Each of the federal grant programs included in this Consolidated Plan (CDBG, HOME, and ESG) has its own unique requirements, uses, and jurisdictional boundaries. In order to qualify for and coordinate investment for HOME funding, King County partners with other local jurisdictions to form the King County HOME Consortium (Consortium). The Consortium is an inter-jurisdictional partnership with nearly all the cities and unincorporated areas in the County including Algona, Auburn, Beaux Arts Village, Bellevue, Black Diamond, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Federal Way, Hunts Point, Issaquah, Kenmore, Kent, Kirkland, Lake Forest Park, Maple Valley, Medina, Mercer Island, Newcastle, Normandy Park, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, unincorporated King County, Woodinville, and Yarrow Point. The Consortium does not include the cities of Seattle and Milton.

Auburn, Bellevue, Federal Way, and Kent each receive their own annual CDBG allocations from HUD and develop separate Consolidated Plans to guide the use of these funds in their communities. This Consolidated Plan informs the use of King County's CDBG and ESG allocations as well as the Consortium's HOME allocation. Figure A-1 in the appendix shows the boundaries for Auburn, Bellevue, Federal Way, and Kent, as well as the rest of the Consortium in blue.

Summary of the objectives and outcomes identified in the plan.

[1] HUD generally defines "low- and moderate-income" as income that is at or below 80 percent area median income (AMI). HUD calculates AMI for communities across the country each fiscal year and establishes specific income limits for households based on household size. These income limits determine eligibility for various HUD-funded programs.

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

- CDBG: $5,300,000
- HOME: $3,200,000
- ESG: $275,000

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

Goal One: **Increase Affordable Housing:** The Consortium will work to preserve and expand the supply of affordable housing by funding 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 take meaningful actions that 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 work toward preventing and reducing the number of households becoming homeless 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 ensure access to thriving, connected, and inclusive communities by funding activities such as infrastructure improvements, sidewalks, community center rehabilitation, economic development, microenterprise programs, and other non-housing public services.

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

During the five-year period, the Consortium estimates the following anticipated outcomes for each goal using the goal outcome indicators provided by HUD:

Increase Affordable Housing	Prevent and Mitigate Homelessness	Enhance Community and Economic Development
• **42** Rental Units Constructed • **10** Rental Units Rehabilitated • **18** Homeowner Housing Units Added • **715** Homeowner Housing Units Rehabilitated	• **1,500** People Assisted by Emergency Overnight Shelter • **1,250** People Assisted by Homelessness Prevention • **5,000** Households Assisted by Homelessness Diversion	• **125,000** People Assisted by Public Facilities/ Infrastructure Activities (Other Than Low- and Moderate-Income Housing) • **600** Businesses Assisted • **2,400 People Assisted by Public Service activities other than Low/Moderate Income Housing**

Overview

Evaluation of past performance.

An evaluation of the Consortium's past performance in meeting the objectives included in the 2020-2024 Consolidated Plan would be incomplete without recognizing the role of the COVID-19 pandemic on planned activities and programs. The Consortium developed the last Consolidated Plan in 2019, well before the coronavirus reached the U.S. and forced communities across the country to adapt to the public health crisis. While the Consortium's 2020-2024 Consolidated Plan outlined the same three primary goals as the current plan, due to several factors, the Consortium did not meet some of its original anticipated outcomes. Particularly for housing repair projects, factors such as supply chain shortages, a shortage of contractors, and agency staff turnover contributed to project delays. As described in more detail in the Strategic Plan, due to these challenges, some of which continue to impact Consortium programs, the Consortium is taking a more conservative approach in estimating its expected outcomes for the 2025-2029 Consolidated Plan period.

Summary of citizen participation process and consultation process.

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

HUD. The Consortium will update this section of the Consolidated Plan following the end of the two public comment periods and public hearing.

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

Summary of public comments.

The Consortium will update this section of the Consolidated Plan following the end of the two public comment periods and public hearing.

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

The Consortium will update this section of the Consolidated Plan following the end of the two public comment periods and public hearing.

The Process

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

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

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

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

Table 1: Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	King County	King County Department of Community and Human Services, Housing and Community Development Division
HOME Administrator	King County	King County Department of Community and Human Services, Housing and Community Development Division
ESG Administrator	King County	King County Department of Community and Human Services, Housing and Community Development Division

Consolidated Plan Public Contact Information

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

King County

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Federal Way	Sarah Bridgeford City of Federal Way Community Services Division Sarah.bridgeford@cityoffederalway.com 253-835-2650
Kent	Brittany Gaines City of Kent Parks, Recreation, and Community Services, Human Services BGaines@kentwa.gov 253-856-5076

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

Introduction

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

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

In addition to the consultation sessions, the Consortium distributed an online stakeholder survey through SurveyMonkey from December 15, 2023, to February 1, 2024, which received 29 responses from stakeholders. The survey asked respondents to indicate how they would prioritize funding across various activities such as affordable housing, economic development, and public infrastructure. The survey results indicated that respondents prioritized affordable housing the most (7.10), followed by housing, shelter, and services for people experiencing homelessness (6.45), public services (5.14), special needs accommodation (4.69), economic development (3.41), fair housing (3.31), public facilities (3.07), and public infrastructure (2.83). Input from the stakeholder survey aligns with other information summarized throughout the Consolidated Plan highlighting the continued need for additional affordable housing opportunities particularly for low- and moderate-income people. The appendix includes more information on the stakeholder survey results.

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

As an inter-jurisdictional partnership that includes 38 members, the Consortium routinely engages with regional and local partners including government agencies, housing providers, health providers, and service providers to address the housing,

health, and service needs of the region. Over the past several years, the Consortium has worked with partners including but not limited to:

- 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, Developmental Disabilities and Early Childhood, and the King County Veterans Program.

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

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

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

The Consortium routinely collaborates with KCRHA and other partner agencies and organizations to support a variety of long-standing programs that provide housing, shelter, and supportive services for people experiencing homelessness and those at risk of homelessness in King County. Through multiple County-funded programs, the County provides services to children, youth and young adults, seniors, survivors of domestic violence, persons with developmental disabilities, people experiencing homelessness, and veterans. King County funds permanent supportive housing projects to meet the housing and service needs of people experiencing chronic homelessness. The Consortium and KCRHA also fund supportive services that help meet the immediate needs of people experiencing homelessness as well as prevent episodes of homelessness. Services such as employment and education resources, the King County Veterans Program, assistance to residents with developmental disabilities and

their families, and the Child Welfare Early Learning Partnership provide low-income individuals and households with vital resources and community support networks to enhance stability. The County's Behavioral Health and Recovery Division (BHRD) provides direct services for crisis outreach, mental health client services, and outreach and triage on the streets for people incapacitated by alcohol or drugs. In addition, the County's Youth and Family Homeless Prevention Initiative (YFHPI) helps prevent homelessness by offering families at risk of eviction needed supports such as case management, flexible financial assistance, and rental assistance to maintain housing stability. One of the YFHPI's key eligibility factors is people who have experienced prior episodes of homelessness.

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

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

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

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

Allocation of ESG Funds: King County routinely consults with member jurisdictions, stakeholders, members of the public, and the JRC to allocate ESG funds. King County announces funding awards on a competitive basis through biannual funding applications that are advertised publicly and conducted through King County Procurement. Beginning in 2024, King County and KCRHA began working together to revise ESG procurement policies and procedures.

Performance Standards and Evaluation of Outcomes: KCRHA's website includes links to various CoC policies and procedures for Coordinated Entry (CE), Homeless Management Information System (HMIS), governance, and system performance. The website also offers training manuals, resources, and guidance for partner organizations

to adhere to the CoC's standards and policies. KCRHA has various boards and committees to guide its work: the Seattle King County CoC Board (also referred to as the Advisory Committee) leads the CoC and carries out the mandatory functions outlined by HUD; the Implementation Board provides goal setting and oversight for the CoC; and the Governing Committee provides high-level guidance and oversight, approves the budget, and reviews performance. CoC boards and committees host recurring meetings that are open to the public.

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

Describe agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies, and other entities.

Table A-1 in the appendix lists all the agencies and organizations that provided input in the development of the Consolidated Plan. The Consortium sought input from all of the required organization types for the Consolidated Plan through virtual consultation sessions and an online stakeholder survey. Overall, the Consortium gathered input from 45 unique organizations. At least one agency or organization from each of the required organization types provided input in the consultation process for the Consolidated Plan.

Identify any agency types not consulted and provide rationale for not consulting.

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

Describe other local, regional, state, or federal planning efforts considered when preparing the Consolidated Plan.

Table A-2 in the appendix lists multiple local and regional planning efforts that the Consortium considered while developing the Consolidated Plan.

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

In the development and review of the Consolidated Plan, the Consortium consulted with numerous public entities including working closely with the other member jurisdictions of the Consortium. During the consultation process, the Consortium gathered input from public entities including:

- A Regional Coalition for Housing (ARCH)
- Public Health – Seattle & King County

- King County Department of Community and Human Services Behavioral Health and Recovery Division
- King County Department of Community and Human Services Developmental Disabilities and Early Childhood Supports Division
- King County Department of Community and Human Services Adult Services Division
- King County Department of Community and Human Services Children, Youth and Young Adults Division
- King County Best Starts for Kids Children and Youth Advisory Board
- King County Veterans, Seniors, and Human Services Levy Advisory Board
- King County Regional Homelessness Authority
- King County Veterans Program
- City of Auburn, WA
- City of Bellevue, WA
- City of Federal Way, WA
- City of Kent, WA
- City of Renton, WA
- City of Shoreline, WA
- City of Kirkland, WA
- City of Burien, WA
- City of Seattle, WA
- Sound Cities Association
- Washington State Department of Social and Health Services
- Washington State Department of Veterans Affairs
- Washington State Department of Commerce
- Washington State Housing Finance Commission

In the implementation of the Consolidated Plan, the Consortium often coordinates with many of these same public entities. For example, the Consortium's interlocal agreement structure establishes specific requirements for implementation which the County and Consortium members continue to uphold.

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

Summary of citizen participation process and efforts made to broaden citizen participation.

In the development of the Consolidated Plan, the Consortium outlined a public participation strategy that aligns with the King County Consortium's Citizen Participation Plan. The Citizen Participation Plan outlines the requirements guiding public participation for the Consolidated Plan and states that the Consortium must provide citizens and stakeholders with information and the opportunity to give meaningful input in the development of the Consolidated Plan. This process must include outreach to low- and moderate-income people, people living in predominantly low- and moderate-income neighborhoods (defined as areas where more than 50 percent of the population have household incomes at or below 80 percent AMI), people of color, non-English and limited English-speaking people, people with a disability, and people experiencing homelessness.

The Consortium used several methods to broaden public participation in the development of the Consolidated Plan. The Consortium developed a community survey to gather input from the general public as well as the specific groups mentioned in the Citizen Participation Plan. The community survey accepted responses from March 19 to April 18, 2024, online via SurveyMonkey. The Consortium published the community survey link on its social media platforms and the Housing and Community Development Division's webpage on King County's website. The Consortium also coordinated with local partner organizations that work closely with people in one or more of the subpopulations listed in the Citizen Participation Plan as a way to encourage survey responses from a wide range of voices in the community. The online version of the community survey was available in twelve languages including English, Spanish, Vietnamese, Russian, Somali, Simplified Chinese, Traditional Chinese, Korean, Ukrainian, Amharic, Punjabi, and Khmer.

The Consortium also plans to facilitate two 30-day public comment periods and one public hearing to gather public input on the draft Consolidated Plan. The Consortium will follow the requirements specified in its Citizen Participation Plan regarding ensuring access to, providing adequate notice of, and encouraging participation in the public comment periods and public hearings. The first public comment period will be from XX to XX 2024 and the second public comment period will be from YY to YY 2024. County staff will provide a presentation summarizing the Consolidated Plan to the JRC and respond to Council questions as part of the public hearing to be held on XX, 2024.

Summarize citizen participation process and how it impacted goal setting.

Overall, 120 members of the public responded to the Consortium's community survey and provided input on the housing and community development needs in their communities. The appendix includes a summary of the community survey and where applicable, the Consortium summarized results from the community survey in the Needs Assessment and Market Analysis.

The Consortium will update this section of the Consolidated Plan following the end of the public comment periods and public hearing to summarize any comments received and how they impacted goal setting.

Table 2: Citizen Participation Outreach

#	Method of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and why
1	Consortium Consolidated Plan Community Survey	• Non-targeted/broad community • Minorities • Non-English-speaking persons • Persons with disabilities • Other (specific groups included in the Citizen Participation Plan)	The Consortium received 120 responses to the community survey from March 19 to April 18, 2024. The appendix includes more information on the community survey results.	Members of the community provided input on the housing and community development needs and priorities in the communities where they live.	The Consortium accepted all community survey responses.
2	First Public Comment Period for the Consortium Consolidated Plan	• Non-targeted/broad community	TBD	TBD	TBD
3	Second Public Comment Period for the Consortium Annual Action Plan	• Non-targeted/broad community	TBD	TBD	TBD
4	Public Hearing for the Consortium Consolidated Plan	• Non-targeted/broad community	TBD	TBD	TBD

Needs Assessment

NA-05 Overview

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

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

Table A-3 in the appendix outlines various terms that appear throughout the Consolidated Plan. It is important to note that different HUD grant programs use slightly different terms for income categories. For example, the CDBG program classifies households earning less than 30 percent AMI as very low-income while the HOME program considers households earning less than 30 percent AMI as "extremely low-income." For clarity, the Consolidated Plan will specify the income range directly (e.g., 0–30 percent AMI).

Table A-4 in the appendix outlines HUD's fiscal year 2024 income limits for King County which is part of the Seattle-Bellevue, WA HUD Metro FMR Area and provides context for different income categories referred to throughout the Consolidated Plan. In fiscal year 2024, HUD's median family income for King County was $147,400. Table A-4 identifies the income limits for households of varying sizes relative to AMI. For example, in 2024, a two-person household earning up to $36,200 annually would be considered extremely low-income for HOME program purposes.

Key Themes from the Needs Assessment

Through qualitative and quantitative data analysis, the Consortium identified several major trends impacting the region. Of note, the data analysis points to housing affordability as a continued concern in the Consortium. Rising housing costs and a lack of affordable units have caused many low- and moderate-income households to become cost-burdened or severely-cost burdened. While households of all demographics experience housing cost-burden and severe housing cost-burden, the data indicates that Pacific Islander, Black or African American, elderly, and small family households are overrepresented in the data. The data analysis also identified five racially or ethnically concentrated areas of poverty (R/ECAPs) in the Consortium, three of which reached that designation in the last ten years. Point-in-Time (PIT) count data from the CoC indicates that among the total

population experiencing homelessness, 20 percent experienced chronic homelessness and 54 percent were adult-only households. Finally, surveys, consultation sessions, and a review of existing plans, reports, and studies indicate that mental health and substance abuse disorder services, street and sidewalk improvements, accessibility improvements for people with disabilities, parks and recreational facilities, and community centers are high non-housing community development needs for the Consortium.

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

Summary of Housing Needs

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

ACS data provides insight on the change in the Consortium's population, number of households, and median household incomes from 2012 to 2022. Table 3 provides a high-level overview of the demographic change from 2012 to 2022 and indicates that the Consortium's population—King County's population outside of Seattle and Milton—grew by 14 percent (190,471 people) over the ten-year period while the number of households grew by 12 percent (59,340 households). During this same period, the median income for all of King County increased by 63 percent from $71,175 in 2012 to $116,340 by 2022.

Table 3: Housing Needs Assessment Demographics

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	1,320,754	1,511,225	14%
Households	508,075	567,876	12%
Median Income*	$71,175	$116,340	63%

* Median income estimates are countywide whereas population and household estimates are just for the Consortium.
Data Source: ACS 2008-2012 (Base Year), ACS 2018-2022 (Most Recent Year).

Population growth plays a key role in local demand for housing. Figure A-27 in the appendix depicts the annual population change for the Consortium and shows the annual fluctuation in the population growth rate. From 2012 to 2019, the yearly growth rate averaged 1.4 percent; however, in 2020 the growth rate fell to 0.8 percent, increased sharply in 2021 to 2.1 percent, and decreased sharply in 2022 to 0.3 percent.

King County's 2024 Comprehensive Plan provides additional insight into population trends and notes that the countywide population steadily increased between 2000 and 2020 with most growth taking place in incorporated areas. During this same period, the county's unincorporated areas witnessed a 29.5 percent population decrease largely as

a result of the annexation of unincorporated areas into cities. Figure A-28 in the appendix depicts the population changes over time for the entire county, incorporated areas, and unincorporated areas. Population projections from Washington's Office of Financial Management estimate that King County's population will continue to increase over the next 25 years with low projections estimating a six percent increase, moderate projections estimating a 24 percent increase, and high projections estimating a 54 percent increase from 2025 to 2050.

In addition to exploring population trends, data from the ACS and CHAS provides information on household income and housing affordability in the Consortium. CHAS data classifies household income into HUD Area Median Family Income (HAMFI) categories, which represent family household median income for a given geographic area. For this analysis, HAMFI is comparable to area median income (AMI).

Figure A-29 in the appendix depicts the number of households by income category. Fifty-four percent of all households earned more than 100 percent HAMFI, or $116,340. The remaining income categories see a relatively even distribution of households. The least common income category, though not by a huge margin, was households earning 80-100 percent of HAMFI, comprising 10 percent of all households.

Table 4 presents a breakdown of the types of households in the Consortium by income category in 2020. The most common type of household was small family households, comprising 47 percent of total households, followed by households containing at least one-person age 62 to 74 years of age which comprised 21 percent of households.

Table 4: Total Households Table

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

Data Source: 2016-2020 CHAS.

More recent ACS data for King County indicates that median household income was $116,340 in 2022. When disaggregated by tenure, median renter household income was $79,624, while median owner household income was $151,858. Figure A-30 in the appendix depicts the share of households by annual household income by tenure and shows that 68 percent of owner households, but just 38 percent of renters have income of $100,000 or more. Forty-nine percent of renter households have incomes between $20,000 and $99,999, while just 29 percent of owner households have incomes within that range.

Lastly, Figure A-31 in the appendix depicts median income by jurisdiction in King County. The data demonstrates the wide range in median income by community where communities such as Yarrow Point, Hunts Point, Clyde Hill, and Beaux Arts Village had median incomes of $250,000 or more in 2022 in contrast to Skykomish, Tukwila, and SeaTac which had median incomes below $80,000.

Housing Needs Summary Tables

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

- **Substandard housing:** Units lacking complete plumbing or kitchen facilities.
- **Overcrowded:** Households in which there is more than one person per room (and none of the above problems).
- **Severe overcrowding:** Households in which there are more than 1.5 people per room (and none of the above problems).
- **Housing cost burden:** Households that spend more than 30 percent of their income on housing costs.
- **Severe housing cost burden:** Households that spend more than 50 percent of their income on housing costs.

Table 5 outlines the number of households experiencing a housing problem by tenure across the Consortium in 2020. Of the housing problems identified in the table, the most common issues for renter and owner households were cost burden (spending more than 30 percent of income on housing costs) and severe cost burden (spending more than 50 percent of income on housing costs). For renter households, 39,710 households were cost burdened, and 36,025 households were severely cost burdened in 2020. For owner households, these figures were 50,375 and 30,845, respectively.

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

Table 5: Households with Housing Problems by Tenure and Income

Number of Households	Renter						Owner					
	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	Over 100% HAMFI	Total	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	Over 100% HAMFI	Total
Substandard Housing Lack complete plumbing or kitchen facilities	1,530	775	520	251	581	3,655	240	150	120	75	460	1,045
Severely Overcrowded Over 1.51 people per room (and complete kitchen/plumbing)	1,320	1,230	955	630	2,095	6,235	95	146	280	125	480	1,131
Overcrowded 1.01-1.5 people per room (and none of the above problems)	2,805	2,370	1,921	1,195	2,196	10,485	465	695	870	655	1,931	4,616
Severe Housing Cost Burden Housing cost burden greater than 50% of income (and none of the above problems)	23,975	9,725	1,640	470	205	36,025	15,045	7,610	4,236	1,740	2,215	30,845
Housing Cost Burden Housing cost burden greater than 30% of income (and none	4,835	14,790	12,080	5,120	2,890	39,710	4,440	8,570	12,220	9,280	15,865	50,375

Number of Households	Renter						Owner					
	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	Over 100% HAMFI	Total	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	Over 100% HAMFI	Total
of the above problems)												
Housing cost burden not computed (and none of the above housing problems)	2,365	0	0	0	0	2,365	1,895	0	0	0	0	1,895
Has none of the above housing problems	6,030	5,400	13,325	15,525	61,845	102,120	2,650	11,745	19,180	21,165	207,045	261,780

Data Source: 2016-2020 CHAS.

Table 6 presents the number of households with severe housing problems in the Consortium in 2020. The data indicates that 26 percent of renters and 11 percent of owners earning below 100 percent HAMFI experienced one or more of the four severe housing problems. For both renters and owners, households earning between 0-30 percent HAMFI experienced one or more of the four severe housing problems the most out of all income categories.

Table 6: Households with Severe Housing Problems by Tenure and Income

Number of Households	Renter						Owner					
	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	Over 100% of HAMFI	Total	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	80-100% HAMFI	Over 100% of HAMFI	Total
Has one or more of the four severe housing problems	29,630	14,100	5,040	2,546	10,175	103,410	15,850	8,610	5,506	2,590	7,700	55,200
Has none of the four severe housing problems	13,235	20,185	25,405	20,645	141,050	288,305	8,985	20,315	31,405	30,430	331,295	453,150

Data Source: 2016-2020 CHAS.

Table 7 shows the number of cost-burdened renter and owner households that earned less than 80 percent HAMFI in 2020. Overall, small families comprised the greatest share (39 percent) of cost-burden renters, and elderly households comprised the greatest share of cost-burden owners (43 percent). In households earning 0-30 percent HAMFI, elderly households were the most represented group with 36 percent of renters and 65 percent of owners experiencing cost-burden.

Table 7: Cost Burden Greater Than 30%

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

Data Source: 2016-2020 CHAS.

Table 8 shows the number of severely cost-burdened renter and owner households that earned less than 80 percent HAMFI in 2020. Overall, small families comprised the greatest share (34 percent) of severely cost-burden renters, followed closely by other households (33 percent). For owners, elderly households comprised the greatest share of severely cost-burden households across all income categories (48 percent in total).

Table 8: Cost Burden Greater Than 50%

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

Data Source: 2016-2020 CHAS.

To better understand recent housing cost burden for owners and renters, the Consortium analyzed 2022 ACS data that explored housing costs as a percentage of income for all households. Figure A-32 in the appendix presents this data as the percentage of cost-burdened and severely cost-burdened households for owners with a mortgage, owners without a mortgage, and renters. The data indicates a noticeable disparity by tenure. Renters make up the greatest portion of both cost-burdened and severely cost-burdened households at 24 percent and 22 percent, respectively. The cost-burden status of owners varies greatly depending on whether the household has a mortgage. Owners with a mortgage comprise 18 percent of cost-burdened households

and 11 percent of severely cost-burdened households, while the figures for owners without a mortgage are 8 percent and 7 percent respectively.

Table 9 shows the number of crowded households that earn less than 100 percent HAMFI by household type and income category. Households are considered crowded when there are more people living in the household than there are rooms. In total 12,602 renter households and 3,401 owner households were crowded in 2020. Across all income categories, single-family households comprised the majority of crowded households for renters and owners. For renters, 81 percent of crowded households were single families and 79 percent of owner households experiencing crowding were single families. Single families earning 0-30 percent experienced crowding the most, comprising 90 percent of renter and 87 percent of owner crowding instances in that income category.

Table 9: Crowded Households

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

Data Source: 2016-2020 CHAS.

Table 10 outlines the number of renter and owner households earning less than 80 percent HAMFI with one or more children aged six or younger by housing structure age. Housing units constructed prior to 1978 pose a potentially higher risk of containing lead-based paint since it was not until 1978 that the federal government banned the use of lead-based paint in residential dwellings. While current HUD habitability standards require inspections for units constructed prior to 1978 that will be occupied by households with children aged six years old or younger, lead poisoning remains a serious health risk for young children.

As depicted in Table A-5 in the appendix, 9,535 renter and 5,362 owner households earning less than 80 percent HAMFI with young children lived in a structure built prior to 1980 in 2020. For renter households earning 0-30 percent HAMFI, 43 percent of households lived in structures that were built before 1980 while this figure was 47 percent for owner households. The percentage of renters and owners earning 50-80 percent HAMFI living in structures built prior to 1980 is 38 percent and 49 percent, respectively. Although CHAS data do not identify housing units requiring lead hazard remediation, the data do indicate that many lower income households with young children reside in older housing stock, which increases the risk of exposure to lead-based paint.

Table 10: Households with Children Under Age Six by Tenure and Income

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

Data Source: 2016-2020 CHAS.

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

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

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

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

In 2022, 152,211 individuals in the Consortium lived with a disability. This amounts to approximately 10 percent of the Consortium's population. In general, people with disabilities have a lower median income and higher poverty rate compared to individuals without a disability. In 2022, the median income for individuals without a disability was $64,388. The median income for individuals living with a disability was $40,434, which is over $20,000 less than individuals without a disability. The poverty rate for individuals without a disability was 6.9% in 2022. The poverty rate for individuals with a disability in 2022 was 18.4%, which is almost triple the poverty rate for individuals without a disability.

While data regarding the number of people in the Consortium who are victims of domestic violence, dating violence, sexual assault, and stalking is not readily available, Seattle & King County Public Health Department's Domestic Violence and Child Abuse Demographic Data Dashboard provides insight into the demographics of people experiencing domestic violence. In April 2023, when the data was last updated, 36.7 out of every 10,000 emergency department visits (or 19,224 visits) in the county resulted

from suspected domestic violence from March to May 2023. The dashboard also records information on National Domestic Violence Hotline Contacts. Out of calls received from October 2019 to March 2023, 12.3 percent of callers (or 1,468 people) requested shelter assistance, which was the third most common request. In addition, 2.8 percent of callers (or 337 people) requested transitional housing support and 4.9 percent of callers (or 1,340 people) reported housing as a circumstance or detail related to domestic violence, which was the second most common circumstance. Finally, the primary barrier identified to obtaining services was finances, accounting for 8.3 percent of all callers.

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

What are the most common housing problems?

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

2020 CHAS data for the Consortium indicates that 34 percent of households experienced at least one housing problem. Renters experienced housing problems at a higher rate than owners with 49 percent of renters experiencing at least one housing problem, whereas this figure was 25 percent for owners. The most common housing problem for both renters and owners was cost burden and severe cost burden. Specifically, 20 percent of renters experienced cost burden and 18 percent experienced severe cost burden. For owners, these figures were 9 percent and 14 percent, respectively. When disaggregated by tenure, 67 percent of renters and 49 percent of owners that were severely cost burden had incomes below 30 percent AMI while 68 percent of renters and 41 percent of owners experiencing cost burden were low to moderate income households.

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

Regarding severely cost-burdened owners, elderly households experience severe cost burden at the greatest percentage in all income categories. The most notable disparity exists for extremely low-income households, where 51 percent of all severely cost-burdened households were elderly. For severely cost-burden renters, there exists less

disparity between small, large, elderly, and other family types, except for moderate income households, in which 49 percent of severely cost-burdened renters are elderly.

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

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

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

There are programs in King County in place to prevent low and extremely low-income families with children from experiencing unsheltered homelessness. The County and the KCRHA have 298 rapid rehousing beds available to individuals and families at imminent risk of homelessness. The rapid rehousing program is designed to provide short-term services to prevent or remove individuals from homelessness. According to KCRHA's Rapid Rehousing Performance Data, as of June 2023, 70 percent of people who enrolled in rapid rehousing are permanently housed and just 3 percent of people return to homelessness. However, as noted below, there was a significant drop in the availability of rapid rehousing units in 2023 from prior years.

Another County program designed for low-income families is Best Start for Kids which, among other projects, has provided financial assistance and case management to families at risk of homelessness. In 2022, the program supported 3,386 youth and family households and prevented homelessness in 95 percent of cases. Similarly, the County's Veterans, Seniors, and Human Services Levy (VSHSL) reported providing housing counseling and foreclosure prevention, alternative dispute resolution, and legal aid to a total of 4,618 people between 2018 to 2021. Among those at imminent risk of homelessness, the VSHSL's Housing Stability Program provided emergency short-term financial assistance to 1,558 households across the County. Lastly, the Health Through Housing Initiative (HTH) provides emergency housing for those experiencing chronic homelessness. In doing so, HTH employs case management, employment navigation, transportation access, and connection to physical and behavioral health services to assist people in their transition to permanent housing. Various County programs underscore the continued need for financial assistance, housing and shelter assistance, and human services to prevent households from losing their housing or experiencing homelessness.

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

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

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

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

In the development of the Consortium's 2024 Analysis of Impediments (AI), service providers described how the high cost of living is the greatest barrier to housing stability in King County. Stakeholders also noted that the cost of rent, even for affordable housing units, and the cost of deposits are barriers to housing for multiple populations, including low-income renters, immigrants and refugees, and individuals identifying as Black, indigenous, and other people of color (BIPOC).

In addition, in the Consortium's stakeholder survey for the Consolidated Plan, one question asked respondents to describe factors that increase the risk of someone becoming homeless. Several respondents mentioned that factors such as the lack of affordable housing options, high cost of living in King County, and insufficient incomes

contribute to an increased risk of homelessness particularly for low-income people. For those who have lost their jobs, have poor credit, have a past eviction, or have experienced a medical emergency, these events can push an individual or household into homelessness if they lack the social supports and financial resources to remain housed. Lastly, respondents noted that specific subpopulations with whom they work such as single parents with children, immigrants and refugees with limited English proficiency, people with mental health challenges or substance abuse disorders, and victims of domestic violence,may face unique challenges that can increase the risk of becoming homeless.

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

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

Introduction

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

The four housing problems captured in CHAS data include:

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

0-30% AMI

Table 11 provides a breakdown of extremely low-income households experiencing one or more housing problems by race and ethnicity in the Consortium. In 2020, 81 percent of all households earning less than 30 percent HAMFI had at least one housing problem. When disaggregated by race and ethnicity, no specific group was disproportionately affected; however, the data indicates that Hispanic, Pacific Islander, and Black/African American households experienced one or more housing problems at a greater rate than the total jurisdiction. Specifically, 88 percent of Hispanic households, 86 percent of Pacific islander households, and 85 percent of Black/African American households earning under 30 percent HAMFI experienced at least one housing problem, which is 7, 6, and 4 percentage points above the jurisdiction as a whole.

Table 11: Disproportionally Greater Need 0 - 30% AMI

Housing Problems	One or More Housing Problems	No Housing Problems or No Income	Total Households	Percent with a Housing Problem
Jurisdiction as a whole	54,745	12,945	67,690	81%
White alone, non-Hispanic	29,635	7,775	37,410	79%
Black or African American alone, non-Hispanic	6,440	1,120	7,560	85%
Asian alone, non-Hispanic	7,916	2,205	10,121	78%

Housing Problems	One or More Housing Problems	No Housing Problems or No Income	Total Households	Percent with a Housing Problem
American Indian or Alaska Native alone, non-Hispanic	685	171	856	80%
Pacific Islander alone, non-Hispanic	535	84	619	86%
Hispanic, any race	6,420	880	7,300	88%

Data Source: 2016-2020 CHAS.

30-50% AMI

Table 12 depicts the number of low income (30-50 percent HAMFI) households who experienced one or more housing problems by race and ethnicity in the Consortium. In 2020, 73 percent of all households earning between 30-50 percent HAMFI had at least one housing problem. When disaggregated by race and ethnicity, the data indicate that all categories besides White alone were overrepresented. Pacific Islander households were disproportionally impacted, experiencing one or more housing problems at a rate 18 percentage points about the jurisdiction as a whole.

Table 12: Disproportionally Greater Need 30 - 50% AMI

Housing Problems	One or More Housing Problems	No Housing Problems or No Income	Total Households	Percent with a Housing Problem
Jurisdiction as a whole	46,075	17,145	63,220	73%
White alone, non-Hispanic	25,420	11,410	36,830	69%
Black or African American alone, non-Hispanic	5,056	1,185	6,241	81%
Asian alone, non-Hispanic	5,485	1,940	7,425	74%
American Indian or Alaska Native alone, non-Hispanic	350	85	435	80%
Pacific Islander alone, non-Hispanic	740	74	814	91%
Hispanic, any race	6,900	1,991	8,891	78%

Data Source: 2016-2020 CHAS.

50-80% AMI

Table 13 presents the number of moderate-income (50-80 percent HAMFI), who experienced one or more housing problems by race and ethnicity in the Consortium. In 2020, 52 percent of all households earning between 50-80 percent HAMFI had at least

one housing problem. The variations between race and ethnicity categories are less pronounced in this income category, with four of the categories being just one or two percentage points away from the jurisdiction as whole.

Table 13: Disproportionally Greater Need 50 - 80% AMI

Housing Problems	One or More Housing Problems	No Housing Problems or No Income	Total Households	Percent with a Housing Problem
Jurisdiction as a whole	34,845	32,505	67,350	52%
White alone, non-Hispanic	20,845	20,130	40,975	51%
Black or African American alone, non-Hispanic	2,540	2,510	5,050	50%
Asian alone, non-Hispanic	5,475	3,925	9,400	58%
American Indian or Alaska Native alone, non-Hispanic	130	165	295	44%
Pacific Islander alone, non-Hispanic	406	390	796	51%
Hispanic, any race	4,070	3,931	8,001	51%

Data Source: 2016-2020 CHAS.

80-100% AMI

Table 14 illustrates the number of households with incomes between 80-100 percent HAMFI who experienced one or more housing problems by race and ethnicity in the Consortium. In 2020, 35 percent of all households in this income range had a least one housing problem, which is the lowest percentage across all income categories. There is some variation between the percentages of households earning between 80-100 percent HAMFI who experienced at least one housing problem by race and ethnicity; however, no single group appeared to be disproportionally impacted.

Table 14: Disproportionally Greater Need 80 - 100% AMI

Housing Problems	One or More Housing Problems	No Housing Problems or No Income	Total Households	Percent with a Housing Problem
Jurisdiction as a whole	19,530	36,690	56,220	35%
White alone, non-Hispanic	12,080	23,380	35,460	34%
Black or African American alone, non-Hispanic	1,200	2,175	3,375	36%
Asian alone, non-Hispanic	3,275	5,041	8,316	39%

Housing Problems	One or More Housing Problems	No Housing Problems or No Income	Total Households	Percent with a Housing Problem
American Indian or Alaska Native alone, non-Hispanic	25	295	320	8%
Pacific Islander alone, non-Hispanic	190	370	560	34%
Hispanic, any race	1,680	3,670	5,350	31%

Data Source: 2016-2020 CHAS.

Discussion

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

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

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

Introduction

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

The four severe housing problems captured in CHAS data include:

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

0-30% AMI

Table 15 depicts the number of extremely low-income, earning under 30 percent HAMFI, households experiencing one or more severe housing problems. In 2020, 67 percent of all households in this income category had at least one housing problem. When disaggregated by race and ethnicity, Pacific Islander, Hispanic, and Black/African American households are overrepresented. Pacific Islander households earning less than 30 percent HAMFI are disproportionally impacted, experiencing severe housing problems 14 percentage points above the total jurisdiction. For Hispanic and Black/African American households, the data indicates that these households experience severe housing problems at 8 and 5 percentage points about the total jurisdiction, respectively.

Table 15: Disproportionally Greater Need – Severe Housing Problems - 0 - 30% AMI

Severe Housing Problems	One or More Severe Housing Problems	No Severe Housing Problems or No Income	Total Households	Percent with a Severe Housing Problem
Jurisdiction as a whole	45,480	22,220	67,700	67%
White alone, non-Hispanic	24,455	12,960	37,415	65%
Black or African American alone, non-Hispanic	5,425	2,140	7,565	72%

Severe Housing Problems	One or More Severe Housing Problems	No Severe Housing Problems or No Income	Total Households	Percent with a Severe Housing Problem
Asian alone, non-Hispanic	6,360	3,756	10,116	63%
American Indian or Alaska Native alone, non-Hispanic	555	295	850	65%
Pacific Islander alone, non-Hispanic	500	114	614	81%
Hispanic, any race	5,500	1,801	7,301	75%

Data Source: 2016-2020 CHAS.

30-50% AMI

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

Table 16: Disproportionally Greater Need– Severe Housing Problems - 30 - 50% AMI

Severe Housing Problems	One or More Severe Housing Problems	No Severe Housing Problems or No Income	Total Households	Percent with a Severe Housing Problem
Jurisdiction as a whole	22,710	40,500	63,210	36%
White alone, non-Hispanic	12,910	23,915	36,825	35%
Black or African American alone, non-Hispanic	2,261	3,980	6,241	36%
Asian alone, non-Hispanic	2,805	4,620	7,425	38%
American Indian or Alaska Native alone, non-Hispanic	225	210	435	52%
Pacific Islander alone, non-Hispanic	314	495	809	39%

Hispanic, any race	3,370	5,526	8,896	38%

Data Source: 2016-2020 CHAS.

50-80% AMI

Table 17 depicts moderate-income households earning between 50-80 percent HAMFI, who experienced at least one severe housing problem by race and ethnicity in the Consortium. In 2020, 16 percent of the total moderate-income population experienced at least one severe housing problem. When disaggregated by race, American Indian or Alaskan Native, Asian, Pacific Islander, and Hispanic households are overrepresented. Pacific Islander households are disproportionally impacted, experiencing severe housing problems at a rate 12 percentage points higher than the jurisdiction as a whole.

Table 17: Disproportionally Greater Need– Severe Housing Problems - 50 - 80% AMI

Severe Housing Problems	One or More Severe Housing Problems	No Severe Housing Problems or No Income	Total Households	Percent with a Severe Housing Problem
Jurisdiction as a whole	10,546	56,810	67,356	16%
White alone, non-Hispanic	5,581	35,390	40,971	14%
Black or African American alone, non-Hispanic	705	4,355	5,060	14%
Asian alone, non-Hispanic	2,145	7,255	9,400	23%
American Indian or Alaska Native alone, non-Hispanic	55	240	295	19%
Pacific Islander alone, non-Hispanic	220	575	795	28%
Hispanic, any race	1,470	6,531	8,001	18%

Data Source: 2016-2020 CHAS.

80-100% AMI

Table 18 shows households earning between 80-100 percent HAMFI who experience at least one severe housing problem by race and ethnicity in the Consortium. In 2020, 9 percent of all households earning between 80-100 percent HAMFI experienced at least one severe housing problem. When disaggregated by race and ethnicity, Hispanic and Pacific Islander households are overrepresented by 6 percentage points, each. Asian and Black or African American households are slightly overrepresented by three and one percentage points respectively.

Table 18: Disproportionally Greater Need– Severe Housing Problems - 80 - 100% AMI

Severe Housing Problems	One or More Severe Housing Problems	No Severe Housing Problems or No Income	Total Households	Percent with a Severe Housing Problem
Jurisdiction as a whole	5,136	51,075	56,211	9%
White alone, non-Hispanic	2,585	32,870	35,455	7%
Black or African American alone, non-Hispanic	340	3,045	3,385	10%
Asian alone, non-Hispanic	1,005	7,311	8,316	12%
American Indian or Alaska Native alone, non-Hispanic	4	310	314	1%
Pacific Islander alone, non-Hispanic	85	481	566	15%
Hispanic, any race	806	4,540	5,346	15%

Data Source: 2016-2020 CHAS.

Discussion

In regard to severe housing problems, there exists disparities by income and race/ethnicity. The percentage of households experiencing one or more severe housing problems decreases significantly as income increases. Sixty-seven percent of total households earning less than 30 percent HAMFI experience at least one severe housing problem, while that figure is just 9 percent for households earning between 80-100% HAMFI. In each income category, there were variations in the share of households experiencing housing problems by race and ethnicity. The Consortium identified three instances of disproportionate impact: extremely low-income Pacific Island households, low-income American Indian or Native Alaskan households, and moderate-income Pacific Islander households. In general, Pacific Islander and Hispanic households were the two most overrepresented groups across all income categories, experiencing severe housing problems at a greater percentage than the total jurisdiction in all four income categories.

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

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

Introduction

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

Housing Cost Burden

Table 19 outlines the percentage of households at different housing cost burden levels by race and ethnicity. In 2020, 67 percent of households in the Consortium spent less than 30 percent of their incomes on housing costs, meaning they are not cost burdened. Seventeen percent of households spent between 30-50 percent of their income on housing costs, meaning they are cost burdened. Thirteen percent of households are severely cost burdened, meaning they spend over 50 percent of their income on housing expenses. Finally, there were 4,433 households with negative income or whose cost burden status could not be computed. In total, this means that the majority of households in the Consortium are not cost burdened; however, nearly one third (30 percent) of total households experience some form of cost burden.

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

Table 19: Housing Cost Burden by Race and Ethnicity

Housing Cost Burden	Less than 30%	Share Less than 30%	30-50%	Share 30-50%	Greater than 50%	Share Greater than 50%	Not Computed
Jurisdiction as a whole	370,916	67%	93,693	17%	71,329	13%	4,433
White	249,690	71%	56,885	16%	43,295	12%	2,420
Black / African American	16,290	52%	7,645	24%	7,200	23%	235
Asian	69,610	72%	15,105	16%	10,125	11%	1,235

Housing Cost Burden	Less than 30%	Share Less than 30%	30-50%	Share 30-50%	Greater than 50%	Share Greater than 50%	Not Computed
American Indian, Alaska Native	1,651	62%	470	18%	555	21%	8
Pacific Islander	2,290	58%	1,071	27%	529	13%	40
Hispanic	25,675	60%	10,072	23%	6,935	16%	330
Other	14,550	63%	4,180	18%	3,945	17%	255

Data Source: 2016-2020 CHAS.

To supplement the CHAS analysis on cost burdened households, the Consortium explored more recent ACS data. Figure A-33 in the appendix presents the poverty rate for various race and ethnic groups in the Consortium in 2022 and Figure A-34 illustrates the percentage point difference between poverty rates for each race and ethnicity relative to the Consortium's overall poverty rate. The data demonstrates that while the poverty rate for the Consortium was 8 percent, the poverty rate for people among different races and ethnicities varies. White and Asian populations had the lowest poverty rates at 6 percent each while American Indian and Alaska Native and Black/African American populations experienced the highest rates of poverty at 17 percent and 16 percent, respectively. These rates are 9 percentage points and 8 percentage points above the poverty rate for the Consortium's total population.

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

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

The Consortium's analysis of housing problems identified six cases of disproportionately greater need by race and ethnicity (Table A-6 in the appendix). The analysis found that Pacific Islander households earning less than 30 percent HAMFI and Pacific Islander households earning 50-80 percent HAMFI were disproportionately impacted by severe housing problems; Pacific Islander households earning 30-50 percent HAMFI were disproportionately impacted by housing problems; and Pacific Islander households as a group disproportionately experienced housing cost burden. In addition, American Indian/Alaska Native households earning 30-50 percent HAMFI were disproportionately impacted by severe housing problems. Lastly, the analysis found that Black/African American households as a group disproportionately experienced severe housing cost burden.

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

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

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

According to the HUD R/ECAPs mapping tool, which uses 2017-2021 ACS data, there are several census tracts located in King County that qualify as racially or ethnically concentrated areas of poverty (R/ECAPs). Five R/ECAPs exist within the boundaries of the Consortium, all of which are located in South King County and are either adjacent or in close proximity to a major highway (Figure A-35 in the appendix). Kent has three R/ECAPs and SeaTac and Federal Way both have one.

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

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

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

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

Introduction

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

In its FY 2024 Moving to Work Annual Plan, KCHA outlined the following strategic goals:

- Continue to strengthen the physical, operational, financial, and environmental sustainability of KCHA's portfolio of affordable housing units.
- Increase the region's supply of housing affordable to households earning less than 30 percent AMI by developing new housing, preserving existing housing, and expanding the size and reach of rental subsidy programs.
- Advance racial equity and social justice within KCHA and in King County through the implementation and ongoing evaluation of KCHA's equity, diversity, inclusion, and belonging strategy.
- Affirmatively further the policies and purposes of the Fair Housing Act and provide greater geographic choice for low-income households including residents with disabilities, elderly residents with mobility impairments, and families with children to provide access to neighborhoods with high-performing schools and convenient access to support services, transit, health services, and employment.
- Coordinate closely with the behavioral health care and homeless systems to increase the supply of supportive housing for people experiencing chronic homelessness or who have special needs, to significantly decrease homelessness throughout King County.
- Engage in the revitalization of King County's low-income neighborhoods by focusing on housing and other services, amenities, institutions, and partnerships that empower strong, healthy communities and prevent displacement of existing community members.
- Work with King County government, regional transit agencies, and suburban cities to support sustainable and equitable regional development by integrating new and preserving existing affordable housing in regional growth corridors aligned with mass transit investments.
- Expand and deepen partnerships with residents, local school districts, Head Start programs, after-school program providers, public health departments, community colleges, and the philanthropic community with the goal of improving educational and life outcomes for the children and families served.
- Promote greater economic independence for families and individuals living in subsidized housing by addressing barriers to employment and facilitating access to training and education programs, with the goal of enabling moves to market-rate housing opportunities.

- Continue to develop institutional capacities and operational efficiencies to make the most effective use of limited federal resources, and provide high quality service to residents, communities, and partners.
- Continue to reduce KCHA's environmental footprint through energy and water conservation, renewable energy generation, waste stream diversion, green procurement policies, waste reduction, and fleet management practices.
- Develop KCHA capacity as a learning organization that uses data, research, and evaluation to assess housing access, outcomes, and equity, and to drive decisions that shape policies and programs.

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

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

Totals in Use

KCHA manages a portfolio of 2,416 public housing units, 2,426 project-based vouchers, and 11,819 tenant-based vouchers while RHA manages 303 project-based vouchers and 886 tenant-based vouchers. Table 20 provides the combined number of units and vouchers currently in use for the housing authorities.

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

Table 20: Public Housing by Program Type

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

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.*
Data Source: 2023 PHA data.

Characteristics of Residents

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

Table 22 provides demographic information on program participants by race while Table 23 provides information by ethnicity. The data indicates that among the individuals residing in public housing, 54 percent identify as White, 21 percent identify as Black/African American, 19 percent identify as Asian, 5 percent identify as American Indian or Alaska Native, one percent identify as Pacific Islander, and one percent identify as another race. There was a similar distribution among people residing in a unit subsidized with a project-based voucher. Among tenant-based voucher recipients, 44 percent of people identify as Black/African American, 43 percent identify as White, 5 percent identify as Asian, four percent identify as another race, two percent identify as American Indian or Alaska Native, and one percent identify as Pacific Islander. The majority of beneficiaries are not Hispanic.

Table 21: Characteristics of Public Housing Residents by Program Type

Program Type								
				Vouchers				
							Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	N/A	N/A	$16,625	$21,235	$19,876	$22,594	$18,643	$18,116
Average Length of Stay in Years	N/A	N/A	8.5	6.2	3.7	8.8	4.0	8.0
Average Household Size	N/A	N/A	1.8	2.3	2.0	2.5	1.4	2.9
# Homeless at Admission	N/A	N/A	20	1,088	178	910	952	508
# of Elderly Program Participants (>62)	N/A	N/A	1,523	5,243	927	4,316	432	27
# of Disabled Families	N/A	N/A	644	7,085	747	6,338	397	136
# of Families requesting accessibility features	N/A	N/A	315	373	N/A	373	N/A	N/A
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Data Source: 2023 PHA data.

Table 22: Race of Public Housing Residents by Program Type

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

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.*
Data Source: 2023 PHA data.

Table 23: Ethnicity of Public Housing Residents by Program Type

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	N/A	N/A	177	1,042	253	789	41	65	128
Not Hispanic	N/A	N/A	2,481	14,998	2,411	12,587	941	443	2,165

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition.*
Data Source: 2023 PHA data.

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

KCHA's HCV waitlist currently includes 1,350 people seeking housing assistance. The waitlist is partially open, and the housing authority is currently only accepting targeted voucher referrals. In comparison, KCHA's public housing waiting lists include more than 22,000 households and are temporarily closed as of December 15th, 2023. Since the closure of the waiting lists, KCHA is reviewing and refining the agency's waiting list policies and procedures and transitioning to new housing-management software. Following the software conversion, the public housing waiting lists will reopen.

KCHA does not maintain a separate waiting list for accessible units; however, public housing tenants and applicants have similar needs for accessible units as other households that receive housing assistance from the housing authority.

RHA does not manage public housing units and therefore does not maintain a public housing waiting list; however, the housing authority has a single application process for all subsidized units. The housing authority is currently not accepting new applications. RHA works with people residing in units subsidized by project-based vouchers and recipients of tenant-based vouchers that request accommodation by offering exit vouchers and/or working with people to transfer them to units that better meet their needs.

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

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

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

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

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

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

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

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

Introduction

The Seattle/King County CoC (WA-500) is the regional planning body that coordinates housing, shelter, and supportive services for people experiencing homelessness in King County. The CoC is led by the KCRHA whose mission is to significantly decrease homelessness throughout the county, while centering the principles of equity and social justice, and incorporating the voices of people with lived experience into the homelessness response system.

KCRHA publishes various dashboards, reports, and plans on its website (https://kcrha.org) that provide the public with detailed information on the people and households served and the performance of the homelessness response system. The NA-40 Homeless Needs Assessment includes data for the Consortium except for estimates on unsheltered homelessness from the 2023 PIT which cover the entire County. KCRHA was not able to provide 2023 PIT data for the Consortium on unsheltered homelessness, so the estimates included in this section represent unsheltered homelessness for all of King County.

CoC Data Sources
HUD requires CoCs to collect data on program enrollment, client demographics, and overall system performance. One source of information on people experiencing homelessness is the Point In Time (PIT) count, which is an annual census of the number of sheltered and unsheltered people experiencing homelessness on a single night in January. While conducting the PIT count, CoCs also count the inventory and utilization of shelter beds for people experiencing homelessness for the Housing Inventory Count (HIC). Together, PIT and HIC data provide a useful snapshot of people experiencing homelessness and the utilization of available resources on a given day.

Another useful source of CoC data is from the HMIS which CoCs use to record client-level data and information on the utilization of housing, shelter, and services for individuals and families experiencing homelessness. Whereas PIT data provides a snapshot of needs on a given day, HMIS data provides information on people experiencing homelessness and resources over time.

Definition of Homelessness
CoCs use a specific definition of “homeless” which determines whether someone is eligible to receive CoC-funded housing, shelter, and services. An individual or family is considered homeless if they fall into at least one of the following categories:

1. **Literally Homeless:** The individual or family lacks a fixed, regular, and adequate nighttime residence. For example, they live in a place not meant for human habitation such as a car, park, or public place.
2. **At Imminent Risk of Homelessness:** The individual or family will imminently lose their primary nighttime residence, does not have another residence identified, and does not have the resources or support networks to find permanent housing.

3. **Is Fleeing or Attempting to Flee Domestic Violence:** The individual or family who is experiencing trauma or a lack of safety related to, or fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous, traumatic, or life-threatening conditions related to the violence against the individual or a family member in the individual's or family's current housing situation, including where the health and safety of children are jeopardized.

The CoC definition of homelessness does not include people living in other unstable housing situations, such as people doubling up with another household, that could generally be considered as homeless living arrangements. Given the limited definition of homelessness under the CoC program, available data sources likely underrepresent the true nature and extent of homelessness in the Consortium.

Consortium Homeless Needs Assessment

2023 PIT data provides a snapshot of the nature and extent of people experiencing homelessness in the Consortium on a given day while 2022 HMIS data estimates the number of people experiencing homelessness over an entire year. In 2023, there were 2,248 people experiencing homelessness that were residing in a shelter in the Consortium on the day of the PIT count. KCRHA was unable to provide 2023 PIT data on unsheltered homelessness in the Consortium, so Table 24 includes 2023 PIT data for people experiencing unsheltered homelessness for the entire county.

The 2022 HMIS data indicates that 17,669 people experienced homelessness over the course of the year in the Consortium and that most people were members of adult only households (54 percent). There were 3,588 people experiencing chronic homelessness which represents 20 percent of all people experiencing homelessness in the Consortium in 2022. Lastly, the HMIS data indicates that many people experiencing homelessness in the Consortium were homeless for over a year and that the average length of time spent homeless varied by subpopulation. For example, people living with HIV/AIDS spent an average of 306 days homeless while chronically homeless individuals spent an average of 633 days homeless.

Table 24: Homeless Needs Assessment

Population	Estimate the number of persons experiencing homelessness on a given night (2023 PIT)		Estimate the number experiencing homelessness each year (2022 HMIS)	Estimate the number becoming homeless each year (2022 HMIS)	Estimate the number exiting homelessness each year (2022 HMIS)	Estimate the number of days persons experience homelessness (2022 HMIS)
	Unsheltered	Sheltered				
Persons in households with adults and children	415	1,475	7,945	2,653	2,858	402
Persons in households with only children	415	30	212	48	39	478
Persons in households with only adults	6,017	659	9,512	1,770	1,628	526
Chronically homeless individuals	2,954	135	3,588	243	452	633
Chronically homeless families	169	26	396	56	120	629
Veterans	607	42	1,214	238	430	459
Unaccompanied youth	778	246	2,527	595	503	437
Persons living with HIV/AIDS	0	0	14	2	4	306

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

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

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

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

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

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

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

2023 PIT data provides information on the race and ethnicity of people experiencing homelessness; however, the lack of data on unsheltered homelessness in the Consortium paints an incomplete picture of the demographic composition of this population. Table A-7 in the appendix provides data on the number of people experiencing sheltered and unsheltered homelessness in King County by race and ethnicity as well as the available data on sheltered homelessness for the Consortium by race and ethnicity. At the County-level, 43 percent of people experiencing sheltered homelessness were White and 35 percent identified as Black/African American. Among people experiencing unsheltered homelessness, 51 percent identified as White, 17 percent identified as multiracial, 16 percent identified as Black/African American, and 11 percent identified as American Indian/Alaska Native. Among people experiencing sheltered homelessness in the Consortium, 26 percent of people identified as White, and 26 percent identified as Black/African American.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Table A-7 in the appendix indicates that there were 14,149 people experiencing homelessness on a given night in 2023 across King County. Of these individuals, 6,464 were sheltered (46 percent) and 7,685 were unsheltered (54 percent). When disaggregated by race and ethnicity, a larger share of people identifying as Asian resided in a shelter (88 percent) while only 22 percent of people identifying as American Indian/Alaska Native were in a shelter. The data also indicates that 35 percent of people experiencing sheltered homelessness in King County were located in the Consortium.

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

Introduction

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

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

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

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

Describe the characteristics of special needs populations in your community.

Elderly and Frail Elderly

In 2022, 18 percent of people in the Consortium were considered elderly or over the age of 62. Six percent of the population was aged 75 or older, or frail elderly. ASC data also shows that in 2022, 7 percent of people aged 65 years or older in the Consortium lived below the poverty line which represents about 13 percent of all people in the Consortium living below the poverty line. CHAS data from 2020 indicates that elderly households struggle with cost burden. Significantly, 65 percent of extremely low-

income homeowners and 36 percent of extremely low-income renters that experienced cost burden were elderly households. These figures are 51 percent and 26 percent respectively for severely cost-burdened households.

Persons with Disabilities

Approximately 10 percent of people living in the Consortium have a disability. The two most common disability types are ambulatory (affecting 46 percent of the disabled population) and cognitive (affecting 41 percent of the disabled population). In terms of age, disabilities affect the population relatively evenly; 34 percent of people with disabilities are between ages 35 and 64, while 33 percent of the disabled population is aged 65 years or older.

People living with disabilities in King County see reduced median earnings and an increased risk of poverty. In 2022, the average income for individuals without a disability was $64,388 but was just $40,434 for those living with a disability. The poverty rate for people living with a disability is nearly triple (18.4 percent) the poverty rate of people living without a disability (6.9 percent).

Persons with Substance Abuse Disorder

Data on substance abuse disorder in the Consortium is not readily available however, Seattle and King County Public Health Department Overdose Deaths Data Dashboard provides insight into the characteristics of this population. In 2023, there were 1,322 drug and alcohol poisoning deaths in King County. Of these deaths, 60.3 percent were attributed to opioids and stimulants. Since 2013, deaths related to the use of fentanyl and methamphetamine have increased significantly. In 2023, there were 1,078 overdose deaths in which fentanyl was present. In 2023, 24 percent of overdose deaths occurred among people living in a location not meant for human habitation or in an emergency shelter which represents a 50 percent increase from 2022. In addition, 19 percent of overdose deaths occurred among people living in subsidized housing, either provided by the government or a social service agency which represents a 44 percent increase from the previous year.

The dashboard also indicates that the number of non-fatal opioid overdoses has increased over the past four years from 3,003 instances in 2020 to 8,341 instances in 2024. According to the Mental Illness and Drug Dependency 2022 Summary Report, in 2022 the program assisted 19,281 people experiencing a mental health crisis or substance abuse disorder. Lastly, data from the 2023 PIT count conducted by KCRHA found that 12 percent of individuals experiencing homelessness reported having a substance abuse disorder.

Victims of Gender-Based Violence

Data on the prevalence of domestic violence, dating violence, sexual assault, stalking, and human trafficking is oftentimes limited to law enforcement data on criminal offenses. Available data from the King County Prosecuting Attorney’s Office Data Dashboard provides information on felony referrals and cases filed to the King County Superior Court. The data indicate that in 2023 there were on average over 1,000 domestic violence, sexual assault, and child abuse cases open in King County each

,month. In 2023 law enforcement made 1,608 referrals for potential domestic violence felony cases and 1,181 referrals for potential sexual assault and child abuse cases. In addition, from March to May 2023, the dashboard classified 19,224 emergency department visits as suspected cases of domestic violence.

Persons Living with HIV/AIDS

King County and Seattle's Public Health Department estimates that about 200 to 300 people in King County become infected with HIV each year. In total, 7,200 to 8,000 people residing in King County live with HIV/AIDS, however, the County estimates that anywhere from 6 to 10 percent of people who have HIV are unaware, which means the total could be higher. In addition, the King County Health Department notes that African Americans, African immigrants, Latinos, injection drug users, and members of the LGBTQ+ community experience disproportionate rates of HIV infections.

Veterans

ACS data from 2022 indicates that there are 65,750 veterans living in the Consortium, which accounts for 5.6 percent of the population. Among Consortium veterans, 49 percent are aged 65 years or older, 27 percent have a disability, and 5 percent live below the federal poverty line.

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

Elderly and Frail Elderly

Call logs from 2-1-1 provide insight into the service needs for elderly residents in the Consortium. In 2022, 52.6 percent of callers asking about home repair and maintenance programs were aged 60 years or older. In addition, approximately 30 percent of callers asking about ride services and transportation assistance were aged 60 years or older.

As noted in King County's 2024 Comprehensive Plan Appendix B, seniors in the County may face challenges due to rising housing costs. Many seniors have fixed incomes, which can make securing new housing or repairing and modifying existing housing a challenge. In community sessions held for the Comprehensive Plan in January 2023, community members noted that there is a growing number of seniors in the county experiencing homelessness due to the constraints of fixed income. Communities in the Skyway-West Hill and North Highline areas advocated for more affordable, family-sized housing units and culturally specific housing units for seniors during outreach conducted for the 2021 Anti-Displacement Strategies Report. In addition, consultations from the 2024 AI with the King County Older Adults and Healthy Aging Unit speak to the need for more behavioral support services and care within affordable senior housing buildings, housing repair programs, and support for manufactured housing communities.

Lastly, program outcomes from the King County Department of Community and Human Services' Veterans, Seniors, and Human Services Levy (VSHSL) provides information on the number of seniors served through various housing and human services programs across King County. In 2021, the levy provided over 2,000 seniors with health promotion programming of whom 71 percent reported improvements to their health and

wellness. During the same year, the levy also served more than 29,000 seniors across 39 senior centers and served 670 seniors through senior virtual villages which are social engagement programs that promote belonging and interpersonal connections among subpopulations experiencing isolation. In addition, the levy has supported home-visits to 197 seniors since 2020 to provide behavioral health and human services. An August 2022 assessment report on the levy offered recommendations for a renewed levy in coming years and proposed that the levy continue to explore the role of senior virtual villages in helping seniors age in place and continue support for seniors and their caregivers.

Veterans

King County's VSHSL also provides information on the number of veterans and their families served through various housing and human services programs which provides insight into the continuing housing and service needs of this population. Veterans' programs funded by the levy serve over 2,000 veterans, service members, and their families every year with wraparound services. Between 2019 and 2021, veterans' programs provided housing navigation and stabilization services such as documentation services and housing search assistance to enable more than 300 veterans experiencing homelessness to find housing. In addition, between 2018 to 2021, the VSHSL provided housing counseling and foreclosure prevention, alternative dispute resolution, and legal aid to 432 people who were either veterans, military service members, or a family member. Levy-funded programs also provided emergency short-term financial assistance to 229 veteran households to prevent households from becoming homeless. Lastly, the levy supports an average of 278 veterans and 34 military family members annually through counseling to provide targeted behavior health support to veterans and their families struggling with military trauma, post-traumatic stress disorder, and reintegration issues. These services fill capacity gaps in federal Veterans Administration (VA) behavioral health services for veterans and provide specific counseling support for veteran families that the VA does not provide.

Lastly, during the consultation process for the Consortium's Consolidated Plan, stakeholders described the housing needs of elderly veterans across the County. Specifically, they described the need for affordable housing with a higher AMI threshold to accommodate elderly veterans on a fixed income who also receive VA benefits.

Persons with Disabilities

As called out in King County's 2024 Comprehensive Plan Appendix B, people living with disabilities often face challenges in searching, securing, and relocating to affordable housing that accommodates their needs and/or is near supportive services. Community feedback gathered for the 2023 Developmental Disabilities Legislative Committee of King County indicates that there is less housing available in rural areas for those living with intellectual and developmental disabilities. In addition, community members noted that some landlords in King County are uncooperative in providing accommodations for rental units, further exacerbating the need for affordable and accessible housing. In particular, a 2023 interview with a representative from African Community Housing and Development speaks to the increased uncertainty of immigrant and refugee populations

living with disabilities. They note that some immigrants do not file fair housing complaints out of fear of landlord retaliation or simply not knowing their rights.

County interviews with the King County Developmental Disability and Early Childhood Supports Division also identified a need in King County for affordable, family-sized rental units with appropriate accommodations for families with at least one individual living with a disability. Lastly, consultations with service providers from the County's 2024 AI speak to the need for downpayment assistance to increase homeownership among those living with disabilities and who are on fixed incomes.

Persons with Substance Abuse Disorder

Interviews conducted during the 2022 PIT shed light on the service needs of those with substance abuse disorder. Individuals spoke of the challenges in navigating the health care system and accessing supportive services while experiencing housing instability and homelessness. King County's 2024 Comprehensive Plan Appendix B also notes that unincorporated King County does not have any permanent supportive housing options for those with mental illness, substance abuse disorder, and/or chronic health issues. As noted above, drug overdose deaths have increased among people experiencing unsheltered homelessness and those living in subsidized housing. This speaks to an increased need for supportive housing and wraparound services for those with substance abuse disorders in these settings.

In April 2023, King County voters approved the Crisis Care Centers Levy, a nine-year property tax levy to fund the creation of five county crisis care centers to improve residential treatment capacity and support the behavioral health workforce. King County established the levy in response to critical gaps in the crisis service system that offered few options for immediate care for people in crisis. The 2024-2032 Crisis Care Center Levy Implementation Plan notes that the County's unmet behavioral needs comprise of people living with mental health and substance use conditions. The report notes that in 2022, among people enrolled in Medicaid in King County, about 45,000 people or 51 percent of adults with an identified mental health need did not receive treatment. In addition, significant inequalities in service access and utilization exist among people identifying as BIPOC. The levy's five crisis care centers will serve as facilities to divert people from emergency departments or law enforcement in favor of receiving trauma-informed, recovery-oriented care in a specialized setting. The levy also aims to address recent shortages in residential treatment facilities and staff capacity. The report notes that from 2018 to 2023, King County lost 115 residential treatment beds due to the lack of resources for capital maintenance and facility improvements. The remaining 240 beds are insufficient to meet current needs.

Victims of Gender-Based Violence

Data from the National Domestic Violence Hotline for King County provides insight on the barriers that survivors of domestic violence face in securing stable and affordable housing. Among calls to the hotline from October 2019 to March 2023, 12.3 percent of callers (or 1,468 people) requested shelter assistance, which was the third most common request and 2.8 percent of callers (or 337 people) requested transitional housing support. In addition, 4.9 percent of callers (or 1,340 people) reported housing

as a circumstance or detail related to domestic violence, which was the second most common circumstance. Finally, the primary barrier identified to obtaining services was finances, accounting for 8.3 percent of all callers.

In addition to the National Domestic Violence Hotline, King County launched a 24-hour countywide domestic violence hotline in 2021. From 2021 to 2022, the DVHopeline received more than 16,000 calls. The multi-lingual, multi-modal hotline provides immediate and confidential advocacy to survivors. Although the hotline is able to quickly connect people in crisis to advocates, the hotline's ability to refer people to housing, health, legal, financial, and counseling services is hindered because programs across the County are operating at maximum capacity. While gender-based violence providers were stretched thin prior to the pandemic, COVID-19 has exacerbated existing capacity challenges, indicating need for additional support for providers to serve the community.

Through the VSHSL, King County funds multiple other gender-based violence programs that work to prevent violence and offer crisis and short- and medium-term support for survivors including case management, mobile advocacy programs, and culturally specific services. Notably in an August 2022 assessment of the VSHSL, the County notes that public funding continues to be inadequate to address the community's needs explaining that, "because of its prevalence and impact, domestic violence is a major cause and contributor to demand for other human service supports funded by the [VSHSL], and marginalized communities are often the most impacted by lack of services." The report goes on to recommend for the sustained and expanded investment of gender-based violence services particularly for mobile advocacy and continued exploration into programs to address the root causes of gender-based violence.

Persons Living with HIV/AIDS

According to a 2023 HIV/AIDS Epidemiology Report and Community Profile of King County and Washington State, racial and ethnic disparities exist among those living with HIV/AIDS in the County. The study estimates that 16.5 percent of American Indian or Alaska Native, 11.7 percent of Black or African American, and 10.1 percent of Hispanic or Latin American people living with HIV/AIDS experience homelessness in King County, which is higher than the averages for the County as a whole. The report also found that 15 percent of people diagnosed with HIV/AIDS in 2022 experienced homelessness or housing instability, which is a slight increase from the previous year at 13 percent but is far lower than its peak in 2018 at 27 percent. Of those diagnosed in 2022, Black or African American individuals experienced homelessness at the highest rate. The report emphasizes that housing instability can hinder a person's ability to access and engage in critical medical care for people living with HIV/AIDS.

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

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

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

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

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

Multiple sources of information provided insight into the non-housing community development needs in the region, but the stakeholder survey, community survey, and consultation sessions gathered input specifically for the Consortium's Consolidated Plan. The appendix includes a summary of the stakeholder, community, and Department of Local Services surveys.

Describe the jurisdiction's need for Public Facilities. How were these needs determined?

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

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

Community Survey Responses

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

Describe the jurisdiction's need for Public Improvements. How were these needs determined?

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

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

Community Survey Responses
When asked to rate the level of need for different activity categories in the community where they live, 44 percent of respondents of the community survey indicated a medium level of need for public infrastructure improvements while 29 percent indicated a high level of need and 23 percent indicated a low level of needs. The survey then asked respondents to pick three infrastructure activities that are most needed, and 61 percent selected street and sidewalk improvements, 48 percent chose broadband internet access improvements, and 41 percent selected traffic lights/signs and public safety improvements.

Describe the jurisdiction's need for Public Services. How were these needs determined?

Stakeholder Survey Responses

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

The Department of Local Services Survey Responses

The Department of Local Services community survey underscored the need for a variety of public services in the County's unincorporated areas. Among residents that responded to questions about health and human service issues in their community, 95 respondents (or 35 percent) indicated that housing and health services for people experiencing homelessness was the most important issue for their community. Of these residents, 23 live or work in East Renton Plateau, 16 live or work in North Highline/White Center, 14 live or work on Vashon-Maury Island, and 13 live or work in Southeast King County.

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

Community Survey Responses

When asked to rate the level of need for different activity categories in the community where they live, 64 percent of respondents of the community survey indicated a high level of need for public services, 27 percent indicated a medium need, and 5 percent indicated a low level of need. The survey then asked respondents to pick five public services that are most needed, and 60 percent selected mental health services, 47 percent selected services for people experiencing homelessness, 47 percent selected substance use disorder treatment services, 38 percent selected services for victims of violence (including domestic violence, sexual assault, stalking, dating violence, and human trafficking), and 35 percent selected youth programs and services.

Consultation Input

The Consortium conducted three consultation sessions with housing providers and developers and stakeholders highlighted the need for public services. The Director of Housing at a shelter and affordable housing organization emphasized the need for mental and physical health, substance abuse disorder, and senior services as critical

components in ensuring stable housing for their clients. In addition, a Veterans Administrator at King County spoke to the need for dedicated veteran's service providers, particularly those who can help veterans navigate and apply for VA benefits.

Data Analysis

The Consortium also analyzed publicly available data from 2-1-1 Washington from people calling for assistance from a zip code located in the Consortium. Between December 28, 2022, and December 27, 2023, there were 101,114 calls for assistance. The data does not indicate how many unique callers requested assistance during this period; however, the greatest share of calls to 2-1-1 were related to housing and shelter (32,811 calls or 32.4 percent). Figure A-36 in the appendix outlines the top request categories for calls made from a Consortium zip code. While the publicly available data does not provide information on the income of the caller, the call volume across different categories provides insight into the types of services that Consortium residents may need.

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

Market Analysis

MA-05 Overview

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

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

Key Trends Identified in the Market Analysis

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

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

Introduction

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

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

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

Existing Residential Housing Supply

2022 ACS data on the number, types, and size of existing residential housing units provides information on the Consortium's current housing stock. Table 25 provides data on the number of residential units by property type which includes both occupied and unoccupied units. The data indicates that among the 597,146 residential units in the Consortium, the majority are detached, single-family homes (60%). The second most common property type is properties with 20 or more units (15 percent) followed by properties with five to 19 units (13 percent).

Table 25: Residential Properties by Unit Number

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

Data Source: 2018-2022 ACS.

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

Table 26: Unit Size by Tenure

	Owners		Renters		Total	
	Number	%	Number	%	Number	%
No bedroom	1,415	1%	17,653	9%	19,068	4%
1 bedroom	7,714	2%	57,459	28%	65,173	12%
2 bedrooms	51,074	14%	79,750	38%	130,824	23%
3 or more bedrooms	299,495	83%	53,316	25%	352,811	62%
Total	359,698	100%	208,178	100%	567,876	100%

Data Source: 2018-2022 ACS.

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

Table A-8 in the appendix outlines the number of assisted units in the Consortium by income affordability level and indicates the 58 percent of assisted units are affordable to households earning 60% AMI. In addition, Table A-9 in the appendix provides data on the number of assisted housing units in the Consortium that are targeted to specific populations. Overall, 69 percent of assisted units are targeted. The most commonly targeted population is the elderly (37 percent), followed by units for people with a disability (17 percent), and then large households (10 percent).

Another data source on the number of assisted units in King County is the King County Income-Restricted Housing Database which indicates that in 2021 there were 31,336 total assisted housing units located in the Consortium. Table A-10 in the appendix outlines the number of assisted units by income affordability according to the County's database. The County data may include assisted units subsidized by local programs which would explain some of the discrepancies with the state database. Of the assisted housing units in the Consortium, 68 percent are affordable to households earning 50-80 percent AMI.

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

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

The Washington State Housing Finance Commission's Affordable Housing Data Portal provides insight into the number of assisted units in the Consortium with subsidy

restriction expiration date data. Figure A-37 in the appendix depicts the number of assisted units by the year of their subsidy expiration in the Consortium. The Data Portal defines the subsidy expiration date as the date that the unit's income and rent restrictions expire according to the regulatory agreement. The data indicates that a few hundred units may be lost to the private market over the next few years if property owners and public funders take no action to preserve unit affordability. Most assisted units in the Consortium that are included in the state database have subsidy expiration dates in the coming two- to four-decades.

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

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

The current availability of housing units does not meet the needs of the population.

The King County Countywide Planning Policies offers a recent estimate of the additional housing units needed in order to meet projected demand in the decades to come. The 2021 the Washington State Department of Commerce calculated the number of additional housing units needed by income category for each jurisdiction in the County based on the 2019 housing supply and projected number of housing units needed by 2044. In 2019, there were 591,957 housing units in the Consortium—excluding emergency shelter units—and the Consortium will need an estimated total of 788,584 units by 2044 in order to meet projected demand. The Consortium therefore will need an additional 196,627 housing units by 2044.

Figures A-38 and A-39 in the appendix outline the baseline supply (blue), additional needed housing units (red), and the projected total housing units needed by income category by 2044 (green) in the Consortium. Figure A-38 depicts the number of housing units affordable to low- and moderate-income households (earning less than 80 percent AMI) that are needed in the Consortium by 2044 in order to meet projected demand. The data indicates that in order to meet projected demand, the Consortium needs 124,308 new housing units affordable to households earning less than 80 percent AMI. The need is greatest for units that are affordable to the lowest income households. The income category with the greatest need for housing units is households earning less than 30 percent AMI that are not permanent supportive housing.

Figure A-39 depicts the number of housing units affordable to households earning over 80 percent AMI that are needed in order to meet projected demand by 2044. The data indicates that the Consortium currently has more units affordable to households earning over 120% AMI than units affordable to households earning 80-120% AMI and that the Consortium will need more higher income units in order to meet projected demand.

Describe the need for specific types of housing.

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

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

Introduction

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

2022 ACS data provides additional insight into the housing costs for renter and owner households in King County and the Consortium. Table 27 provides a snapshot of the change in the median home value and contract rent from 2012 to 2022 in King County and indicates that over this ten-year period, the median home value increased 96 percent while median contract rent increased 86 percent.

Table 27: Cost of Housing in King County

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

Data Source: 2008-2012 ACS (Base Year), 2018-2022 ACS (Most Recent Year). *Data is for all of King County.

Figure A-40 in the appendix shows the annual change in median home values in King County over time. The single largest annual increase in median home values occurred from 2021 to 2022 where median home values increased by 17 percent. In 2022, median housing costs for King County homeowners with a mortgage were $2,999, while this figure was $1,010 for owners without a mortgage.

Similarly, Figure A-41 in the appendix shows the change in annual median contract rents and gross rents for renters in King County from 2012 to 2022. Contract rent is the estimated monthly rent agreed to or contracted for a rental unit while gross rent is the contract rent plus the estimated average monthly cost of utilities including electricity, gas, water and sewer, and fuels such as oil, coal, or kerosene that are paid for by the renter. The data indicates that over the ten-year period, median gross rents increased by 77 percent in comparison to median contract rents which increased by 86 percent. Table 28 provides data on the number of renter households by contract rent bracket in the Consortium. In 2022, 54 percent of renters in the Consortium spent $2,000 or more on contract rent.

Table 28: Rent Paid in the Consortium

Rent Paid	Number	Percent
Less than $500	17,706	3%
$500-999	58,539	10%
$1,000-1,499	82,585	15%
$1,500-1,999	98,328	17%

Rent Paid	Number	Percent
$2,000 or more	305,678	54%
Total	562,836	100%

Data Source: 2018-2022 ACS. *Data represents contract rent in the Consortium.

Figure A-42 in the appendix compares monthly housing costs among owner and renter households in the Consortium in 2022 and indicates that 33 percent of owner households spent $3,000 or more on monthly housing costs while this figure was 13 percent among renter households. Most renter households (28 percent) spent $1,500 to $1,999 each month on housing costs.

Table 29 provides 2020 CHAS data on the number of housing units that are affordable to households at different income brackets in the Consortium. Predictably, the number of affordable housing units increases as the income category increases. For renter households, only 10 percent of total units are affordable to those earning less than 30 percent HAMFI. For homeowners, 84 percent of units are affordable to those earning over 80 percent of HAMFI and only 15 percent of units are affordable to households earning less than 80 percent HAMFI.

Table 29: Housing Affordability in the Consortium

Number of Units Affordable to Households Earning	Renter	Owner	Total
Less than 30% HAMFI	19,220	N/A	19,220
30-50% HAMFI	39,575	25,436	65,011
50-80% HAMFI	71,500	29,617	101,117
Over 80% HAMFI	70,321	296,631	366,952
Total	200,616	351,684	552,300

Data Source: 2016-2020 CHAS.

Figure A-43 in the appendix depicts the percentage of households occupying rental units by occupant income category in the Consortium. Among rental units affordable to households earning less than 30 percent HAMFI, 61 percent of households occupying these units have incomes below 30 percent HAMFI while the remaining 39 percent of households occupying these units have incomes above 30 percent HAMFI. The data indicates that for rental units affordable to various income categories, there is a mismatch between the income category of occupant households and the income needed to afford the units.

Lastly, Table 30 provides the HUD Fair Market Rents (FMRs) for various unit sizes in King County. FMRs are used to determine payment standard amounts for various HUD housing programs and generally represent the estimated cost to rent a moderately-priced dwelling unit in a local housing market.

Table 30: HUD Fair Market Rent and HOME Rents

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

Data Source: 2024 HUD FMR and HOME Rents.

Is there sufficient housing for households at all income levels?

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

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

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

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

How do HOME rents and HUD FMRs compare to area median rent? How might this impact your strategy to produce or preserve affordable housing?

Table 30 presents the HUD FMRs and HOME rents for King County and indicates that the FMRs are noticeably higher than the high and low HOME rents for units of different sizes. A challenge with FMRs and HOME rents is that these amounts often do not keep pace with changes in rents, particularly for tight rental markets such as those in King County. Figure A-44 in the appendix provides the average monthly rents for jurisdictions in the Consortium using Zillow data. The Zillow Observed Rent Index (ZORI) provides data on the typical observed market rate rent for a given region, and Figure A-44 shows the average rents for multifamily residences. The data indicates a wide range in average rents over time and jurisdiction with average rents of $1,850 in Federal Way

and $2,509 in Bellevue as of January 2024. Given the monthly fluctuation of rents in Zillow data, HUD FMRs and HOME rents may be insufficient for households to afford decent units depending on where they live and the volatility of the local rental market.

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

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

Introduction

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

1) Lacks complete plumbing facilities.
2) Lacks complete kitchen facilities.
3) More than one person per room.
4) Monthly housing costs exceed 30 percent of household income.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation."

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

Table 31 and Figure A-45 (in the appendix) illustrate the number of owner- and renter-occupied housing units with varying numbers of housing conditions. Among owner- and renter-occupied housing units, most units have no selected housing conditions. Twenty-four percent of owner-occupied units have one selected housing condition while 44 percent of renter-occupied units have one condition. Less than one percent of owner-occupied units have two conditions while this figure is five percent for renter-occupied units.

Table 31: Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
With one selected Condition	87,212	24.2%	91,444	44%
With two selected Conditions	1,647	0.5%	9,888	5%
With three selected Conditions	122	0%	426	0%
With four selected Conditions	0	0%	23	0%
No selected Conditions	270,717	75.3%	106,397	51%
Total	359,698	100%	208,178	100%

Data Source: 2018-2022 ACS.

Table 32 and Figure A-46 in the appendix present the age of residential units of renter- and owner-occupied housing. Renter- and owner-occupied housing follow similar patterns when it comes to the age of the dwelling. In 2022, 54.8 percent of owner-

occupied units were built after 1980, while 57.7 percent of renter-occupied units were built after 1980.

Table 32: Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
2000 or later	82,204	22.9%	58,393	24.8%
1980-1999	114,722	31.9%	72,192	32.9%
1950-1979	138,664	38.6%	67,365	36.3%
Before 1950	24,108	6.7%	10,228	6%
Total	359,698	100%	208,178	100%

Data Source: 2018-2022 ACS.

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

Table 33: Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Total Number of Units Built Before 1980	80,746	40%	164,949	47%
Housing Units built before 1980 with children under age six present	15,230	8%	22,878	7%

Data Source: 2016-2020 CHAS.

Vacant Units

In 2022, there were 29,270 vacant units in the Consortium which include a variety of unoccupied housing units. Among these vacant units 8,847 (or 30 percent) are for rent, 2,543 (or 9 percent) are rented but not occupied, 2,394 (or 8 percent) are for sale only, 1,828 (or 6 percent) are owned but not occupied, 4,378 (or 15 percent) are for seasonal, recreational, or occasional use, 32 (or 0.1 percent) are set aside for migrant workers, and the remaining 9,248 (or 32 percent) are classified as vacant for another reason. Specific information on the number and condition of abandoned vacant, bank-owned, and abandoned bank-owned properties is not readily available, however, the Consortium does not have a significant number of abandoned or vacant units. A HUD Comprehensive Housing Market Analysis for the Seattle-Bellevue metro area notes that the rate of housing units with delinquent mortgages at risk of foreclosure and real-estate owned properties in the region has been consistently lower than that of the nation since 2000. Currently, the region’s rate of units in this category is 0.4 percent whereas this figure is 1.1 percent nationally.

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

Available ACS data indicates that 87,212 (or 24 percent) of owner-occupied and 91,444 (or 44 percent) of renter-occupied housing units in the Consortium have one selected housing condition. Since ACS data considers housing cost burden as a selected condition, and the Needs Assessment identified a significant number of cost burdened households in the Consortium, many of the housing units with one selected condition are likely occupied by cost burdened households and may not necessarily require rehabilitation. It is more likely that the housing units with two, three, or four selected conditions contain physical or structural concerns in need of repair or rehabilitation.

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

CHAS data also provides an estimate for the number of housing units constructed prior to 1980 that are occupied by households with young children. Table A-11 in the appendix presents the number of renter and owner housing units built prior to 1980 by income category. In the Consortium, there are 98,502 low- and moderate-income households that live in a unit constructed prior to 1980. Of these households, 14,897 include at least one child aged six years or younger. Although housing units built prior to 1980 are not necessarily in need of lead-based paint remediation, the age of the housing unit and presence of young children indicates there is a possible risk of lead-based paint exposure. Lower income households with young children that reside in units with lead-based paint hazard may be less able to afford remediation services.

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

Introduction

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

Currently, KCHA manages a portfolio of 2,416 public housing units, 2,426 project-based vouchers, and 11,819 tenant-based vouchers while RHA manages 303 project-based vouchers and 886 tenant-based vouchers. Table 34 outlines the total number of units and vouchers available at the housing authorities by program type.

Table 34: Total Number of Units by Program Type

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available	N/A	N/A	2,416	15,434	2,729	12,705	841	449	1,992
# of accessible units	N/A	N/A	119	N/A	N/A	N/A	N/A	N/A	N/A

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source: 2023 PHA data.

Describe the supply of public housing developments.

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

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

KCHA provided recent data on the public housing inspection scores for 40 KCHA public housing developments (Table A-12 in the appendix). HUD requires that public housing developments be assessed to ensure that housing is decent, safe, sanitary, and in good repair. Developments can receive a maximum score of 100 from an inspection, with higher scores indicating that a property better meets HUD's housing quality and inspection requirements. Among KCHA's public housing developments, properties received an average inspection score of 91 and a median score of 94. The lowest-scoring development received a score of 59 and the highest-scoring development received a score of 99. There were three scores that were outliers and received scores under 73. Compared to publicly available inspection score data from 2021, KCHA's average public housing score is higher than the average inspection score of 86 for all public housing developments located in King County. The appendix of the Consolidated Plan includes a table which lists the most recent inspection score for all 40 KCHA developments.

Table 5: Public Housing Condition

PHA	Average Inspection Score for PHA Developments
KCHA	91
RHA	N/A*

*RHA does not manage public housing units. See the appendix for individual scores for KCHA developments.
Data Source: 2023 KCHA data.

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

KCHA continues to improve housing quality and the physical condition of its public housing units through the agency's recapitalization efforts and investments to extend the life expectancy of its housing stock while also considering the environmental impact of restoration and development activities. KCHA routinely makes capital upgrades to extend the useful life of its properties. For example, as part of the agency's unit upgrade program, in 2024 KCHA's in-house workforce will perform renovations to approximately 135 units to extend the useful life by 20 years. As the impacts of climate change

become more apparent, KCHA has sought to improve its properties while also reducing dependency on fossil fuels and resource consumption. In FY 2024, KCHA plans to continue its recapitalization efforts and invest $16.5 million in MTW working capital 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.

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

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

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

Introduction

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

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

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

Facilities Targeted to People Experiencing Homelessness

Table 36 provides data on the number of beds and units available to various subpopulations by program type across the Consortium. There are 1,554 emergency shelter beds, 849 transitional housing beds, and 1,868 permanent supportive housing beds in the Consortium. Most emergency shelter and transitional housing beds are designated for families (households with adults and children) and households with only adults while more permanent supportive housing beds are set aside for adult-only households, chronically homeless individuals, and veterans. In addition to the beds listed in Table 36, there are 298 rapid rehousing beds and 3,004 other permanent housing beds to house people experiencing homelessness in the Consortium.

Table 37 provides additional information on the types of units and beds in the Consortium's inventory. This table indicates that there are beds and units designated for victims of domestic violence including 85 emergency shelter beds, 57 rapid rehousing beds, 35 transitional housing beds, and 18 other permanent housing beds.

Lastly, Figure A-47 in the appendix provides the number of year-round beds available over time by program type in the Consortium. The figure indicates that there is an annual fluctuation in the number of beds available for each program. Over the past few years, the number of other permanent housing beds has noticeably increased from 675 beds in 2019 to 3,004 beds in 2023. There was also a sharp decrease in the number of rapid rehousing beds over the past year, decreasing from 1,082 in 2022 to 298 in 2023.

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Table 36: Facilities Targeted to People Experiencing Homelessness

Subpopulation	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher, Seasonal, and Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	899	0	686	110	0
Households with Only Adults	635	0	153	304	0
Chronically Homeless Households	0	0	0	243	0
Veterans	4	0	6	1,211	0
Unaccompanied Youth	16	0	4	0	0
Total Beds Available	1,554	0	849	1,848	0

Data Source: 2023 HIC.

Table 37: Current Unit and Bed Inventory

Beds and Units in Inventory	For Adults and Children		For Adults Only		For Children Only		Veterans	Victims of Domestic Violence
	# Beds	# Units	# Beds	# Units	# Beds	# Units	# Beds	# Beds
Emergency Shelter	817	259	632	635	16	16	4	85
Transitional Housing	651	234	153	153	4	4	6	35
Permanent Supportive Housing	222	186	435	304	0	0	1,211	0
Rapid Rehousing	158	78	82	84	0	0	1	57
Other Permanent Housing	909	315	2,077	2,077	0	0	0	18

Data Source: 2023 HIC.

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

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

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

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

The appendix includes Tables A-13 – A-17 which list the number of beds and units for emergency shelter, transitional housing, rapid rehousing, permanent supportive housing, and other permanent housing by organization and subpopulation designation in the Consortium. There are designated units for families, adult-only households, child-only households, youth, veterans, chronically homeless individuals, and victims of domestic violence.

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

Introduction

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

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

Elderly and Frail Elderly
Since 2006, the King County Veterans, Seniors, and Human Services Levy (VSHSL) has funded a wide range of programs that connect seniors, veterans, military service members, and their families with affordable housing, employment, behavioral health treatment, and other services. The VSHSL promotes housing stability among seniors and veterans by supporting the building, preservation, and operation of affordable housing and housing navigation centers. In addition, the VSHSL funds organizations providing culturally and regionally specific services to seniors, such as Asian Counseling and Referral Services and El Centro de La Raza. Finally, the levy funds senior centers, health organizations, and other non-housing projections to enhance the lives of seniors.

King County's Health Through Housing Initiative, which aims to end chronic homelessness, also provides housing and supportive services to seniors. As of March 2023, the program assisted 455 people aged 50+.

Persons with Disabilities
King County funds a variety of programs to help persons with disabilities find and maintain affordable housing that meets their needs. As of 2024, King County has 6,266 units of permanent supportive housing available to individuals with disabilities or substance abuse disorders (2024 Housing Needs Assessment). As of 2022, 1,366 of these units are funded through the Health Through Housing Initiative which targets people experiencing chronic homelessness and includes those with disabilities, behavioral health conditions, and chronic illnesses.

In addition, the King County Integrated Care Network (KCICN) provides supportive and subsidized housing for people with mental illness and the King County Developmental Disabilities Division works to refer individuals with developmental disabilities to affordable housing and prevent homelessness. The Consortium also funds non-profit organizations, including The Arc of King County, that work to provide housing navigation and housing opportunities for individuals with disabilities.

Persons with Substance Abuse Disorder
The County's permanent supportive housing units are available to individuals with disabilities and those with substance abuse disorders. To help connect people with substance abuse disorder to supportive housing, King County Housing Finance Department consults with the DCHS Behavioral Health and Recovery Division regarding

housing opportunities. In addition, a 2022 Sub-Regional Analysis of Homelessness in King County found that most housing providers utilize external referrals for substance abuse disorder services. Approximately five housing providers have onsite substance abuse services, while a few housing providers have no ability to provide or refer people with substance abuse disorder to specialized services.

Finally, King County enacts 0.1% sales tax every two years under the Mental Illness and Drug Dependency Health Sales Tax to support initiatives promoting crisis diversion, early intervention, and system improvement for those experiencing mental illness and substance abuse disorder. Recovery is a core initiative of the program, which includes stable housing, homelessness prevention, employment and community reentry services, and peer-based recovery supports. As of 2022, 3,453 people have received recovery and reentry services through the program.

Persons with HIV/AIDS

The Seattle Human Services Department is the regional coordinator for HOPWA funds in King County. The agency is in the fourth year of implementing the End the HIV Epidemic initiative which supports community-based organizations that provide housing case management and allocates HOPWA-funded housing assistance. The Initiative focuses on cross-collaboration with housing, mental health, and substance abuse services.

The Seattle – King County Public Health Department also receives Ryan White funds, which are used, in part, to fund organizations with housing programs such as Lifelong and Bailey Boushay House. The Ryan White program has funded 14,832 transitional and emergency bed nights throughout its lifespan.

Public Housing Residents

As stated in NA-35, KCHA and RHA serve low-income residents living in the Consortium with housing assistance. KCHA serves people living in King County outside the cities of Seattle while RHA serves residents of Renton. KCHA manages a portfolio of 2,416 public housing units, 2,426 project-based vouchers, and 11,819 tenant-based vouchers while RHA manages 303 project-based vouchers and 886 tenant-based vouchers. The data also indicates that a significant number of public housing residents and voucher holders are over the age of 62 and members of households with at least one person with a disability.

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

People with medical conditions, particularly people experiencing housing instability or homelessness often need access to care and a safe place to recover after leaving the hospital. KCRHA's Five Year Plan notes that experiencing homelessness can create and exacerbate physical, mental, and behavioral health conditions, and many who experience homelessness have complex medical needs. For those with medical conditions, recuperative housing or medical respite programs. KCRHA currently partners with medical respite programs to prevent people who are unhoused and have complex or acute medical needs from being discharged to homelessness or shelters

that are unable to provide sufficient care. In addition, the Health Through Housing Initiative provides permanent supportive housing and wraparound services for individuals experiencing chronic homelessness which includes people who have been incarcerated in the past five years or involuntarily committed at any time, in addition to having a disability, behavioral health condition, or chronic illness. Lastly, the Mental Illness and Drug Dependency Health Sales tax provides recovery and reentry services for those experiencing crisis. According to the 2022 Mental Illness and Drug Dependency Summary Report, programming includes stable housing services for people experiencing homelessness, employment support services, peer-based recovery supports, and community reentry services after incarceration. These programs have helped decrease emergency department visits, reduced substance abuse, and reduced adult jail bookings long-term.

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

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

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

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

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

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

- The need for affordable housing opportunities outpaces the current ability of the Consortium and partner organizations to develop new units.
- The cost and coordination of supporting ongoing operating and service costs across a growing portfolio of permanent supportive housing units.
- Rapidly escalating rents, particularly in the private market, create housing instability.
- Residents feel displacement pressures as they move further from jobs and transportation to seek lower housing costs, which increases transportation costs for households.
- The lifting of the COVID-19 rent freeze caused rents to skyrocket due to the bounce back effect.
- Past zoning practices create barriers to multi-family zoning and townhomes.

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

Introduction

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

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

Economic Development Market Analysis

Table 38: Business Activity in the Consortium

Business by Sector	Workers		Jobs	
	Number	Percent	Number	Percent
Agriculture, Mining, Oil & Gas Extraction	2,558	0%	1,693	0%
Arts, Entertainment, Accommodations	30,883	6%	54,546	8%
Construction	34,492	6%	48,225	7%
Education and Health Care Services	90,287	16%	135,769	19%
Finance, Insurance, and Real Estate	36,686	7%	38,769	6%
Information	20,649	4%	94,131	13%
Manufacturing	63,673	12%	63,329	9%
Other Services	17,525	3%	20,429	3%
Professional, Scientific, Management Services	124,887	23%	65,982	9%
Public Administration	18,912	3%	16,899	2%
Retail Trade	60,498	11%	83,111	12%
Transportation and Warehousing	33,322	6%	41,375	6%
Wholesale Trade	17,267	3%	40,454	6%
Total	551,639	100%	704,712	100%

Data Source: 2017-2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

Table 39: Labor Force

Total Population in the Civilian Labor Force	821,041
Civilian Employed Population 16 years and over	572,036
Unemployment Rate	4.5%
Unemployment Rate for Ages 16-24	11.9%
Unemployment Rate for Ages 25-65	3.8%

Data Source: 2018-2022 ACS.

Table 40: Occupations by Sector

Occupations by Sector	Number of People
Management, business, and financial	402,219
Farming, fisheries, and forestry occupations	2,050
Service	111,123
Sales and office	136,806
Construction, extraction, maintenance, and repair	47,297
Production, transportation, and material moving	81,969

Data Source: 2018-2022 ACS.

Table 41: Travel Time

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

Data Source: 2018-2022 ACS.

Table 42: Educational Attainment by Employment Status (Population Aged 25 and over)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	58,852	2,625	16,752
High school graduate (includes equivalency)	140,708	6,084	34,552
Some college or Associate's degree	221,459	8,347	44,253
Bachelor's degree or higher	429,874	10,213	62,748

Data Source: 2018-2022 ACS.

Table 43: Educational Attainment by Age

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

Data Source: 2018-2022 ACS.

Table 44: Median Earnings in the Past 12 Months

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

Data Source: 2018-2022 ACS.

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

According to 2021 ACS data, the highest percentage of workers are employed in the Professional, Scientific, and Management Services sector. Twenty-three percent of Consortium workers are employed in this sector, whereas just 9 percent of jobs in the Consortium are in this sector. Another notable sector in the Consortium includes Education and Health Care Services, which comprises 16 percent of workers and 19 percent of jobs. The Seattle-Bellevue metropolitan area serves as a major employment center for the region, so large discrepancies between the number of workers and jobs in the Consortium are likely due to removing data for Seattle from the estimates in the Business Activity table. During the consultation process for the Consolidated Plan, stakeholders noted that due to high housing costs in Seattle, many people who work in the city look for less expensive housing options elsewhere in King County.

2021 ACS and LEHD data align with other information on the economic characteristics of the region. King County is home to a cluster of information, technology, and professional services companies and as noted by the King County Office of Economic and Financial Analysis, eight Fortune 500 companies are headquartered in the County including Amazon and Starbucks in Seattle. Three Fortune 500 companies are located in the Consortium including Costco in Issaquah, Microsoft in Redmond, and Paccar in Bellevue. In addition, Boeing Commercial Airplanes is headquartered in Renton. In addition, there is a strong industrial and manufacturing sector in the Consortium. Kent, in particular, has strong historical ties to manufacturing and according to the Kent Valley Economic Development

Corporation, Kent Valley is home to more than 12,000 businesses and over 50,000 manufacturing jobs, 31,200 of which are in the aerospace or outer-space industry. The Office of Economic and Financial Analysis reports that King County's industry composition is similar to peer counties such as Cook County and Maricopa County.

In addition to ACS data, the U.S. Census Bureau's 2021 Longitudinal Worker-Household Dynamics (LEHD) data provides insight into the labor and commuting patterns in King County. Figure A-51 in the appendix shows two pie charts. The top chart depicts the places where people who are employed in King County live while the bottom chart depicts the places where people who live in King County work. For people who are employed in King County, 23 percent live in Seattle. Seattle is also the place where most people (39 percent) who live in King County work.

2021 LEHD data also provides insight into the people who are employed in King County but live outside the County and the people who live in King County but are employed outside the County. Figure A-52 in the appendix provides data on the inflow and outflow of jobs to and from the County and indicates that among all workers employed in King County, 835,365 (64 percent) also live in the County while the remaining 36 percent live outside of the County. Conversely, 154,266 (16 percent) employed people live in King County but leave the County for work.

Describe the workforce and infrastructure needs of the business community.

The Workforce Development Council of Seattle – King County (WDC) is a nonprofit grant-making organization with the goal of furthering workforce development efforts that empower individuals, foster economic growth, and ensure resilient and thriving communities. In the organization's 2024 Workforce Innovation and Opportunity Act (WIOA) Local Plan, WDC provides data and information on the regional economy, quality of jobs, and workforce development needs across different sectors and industries. The plan describes the current and future job needs of the economy and notes that in 2023 Seattle and King County's three most in-demand sectors and occupations were: 1.) professional, scientific, and technical services, 2.) health care and social assistance, and 3.) information. In the coming years, however, employment projections highlight that the following sectors will add the most jobs to the economy:

- Management of companies and enterprises (41,859 jobs, 48 percent growth)
- Professional, scientific, and technical services (18,729 jobs, 12 percent growth)
- Information (12,038 jobs, 9 percent growth)
- Health care and social assistance (10,238 jobs, 6 percent growth)
- Transportation and warehousing (7,752 jobs, 12 percent growth)
- Accommodation and food service (6,042 jobs, 6 percent growth)

Notably, the plan indicates that among sectors projected to lose jobs are retail trade (29,696 jobs, 28 percent loss) and manufacturing (2,811 jobs, 3 percent loss).

In an assessment of the skills, knowledge, and qualification needs for in-demand sectors in the region, WDC indicates that the Seattle-King County labor market largely is in need of skills and certifications required by Healthcare and Information occupations. WDC notes that skills currently in demand should not be analyzed in isolation since they represent a

snapshot of needs in time and do not capture the rapidly changing structure of work and skills, for example, related to the automation of jobs or changes due to renewable energy.

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

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

- Size and presence in the regional economy
- Post-pandemic job recovery and growth prospects
- Wages and benefits
- Education and training requirements
- Career pathways
- Workplace safety
- Sector engagement, commitment, and readiness (e.g., industry associations, engaged unions, etc.)

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

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

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

ACS data from 2022 indicates that among the population aged 25-64 in the Consortium, 51 percent of people have obtained a Bachelor's degree or higher which is slightly lower than the same figure for King County (57 percent). Among Consortium residents with this level of education, 97 percent of individuals in the labor force are employed. Multiple sources note that the region is one of the most educated in the country and this can be attributed to highly educated individuals moving to King County from out of state or other countries for employment opportunities. This aligns with 2022 ACS data which indicates that 72 percent of people who moved to King County from out of state or abroad within the past year had a Bachelor's degree or higher while 60 percent of people who moved within King County over the past year had a Bachelor's degree or higher. When excluding Seattle and Milton, 65 percent of people who moved to the Consortium from out of state or abroad had a Bachelor's degree or higher while 52 percent of people who moved within the Consortium had a Bachelor's degree or higher. In addition, a HUD Comprehensive Housing Market Analysis for the Seattle-Bellevue metropolitan area noted that in 2022, international net in-migration to the area increased as a result of easing COVID effects and policies and rapid hiring in the technology industry. At the same time, domestic net out-migration to the area decreased due to rising interest rates, Big Tech companies announcing return-to-office policies, and easing housing market conditions. Over the past few years, most people who moved to the Seattle metro area from elsewhere in the U.S. came from California markets and the Portland, Oregon metro area. Most people who left the Seattle metro area relocated to lower-cost markets elsewhere in the state of Washington.

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

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

The report also explored the geographic variation in what it terms the "inadequacy rate," or the percentage of households in a given area whose earnings fail to match the rising cost of basic needs. The report calculated a "self-sufficiency standard" for different areas that represents the needed income to cover basic needs for expenses including housing, childcare, food, transportation, healthcare, and more for that given area. Figure A-53 in the appendix depicts the percentage of households whose income fails to meet the self-

sufficiency standard for where they live in King County. The data indicates that the area including Federal Way, Des Moines, and Vashon Island has the highest share of households (38 percent) whose incomes are below the self-sufficiency standard. In contrast, the area including Sammamish, Issaquah, Mercer Island, and Newcastle has the lowest share of households (12 percent) whose incomes are below the standard.

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

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

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

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

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

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

PSRC established a 2022-2026 Regional Economic Strategy to serve as the framework for regional planning and collaboration between King, Kitsap, Pierce, and Snohomish Counties. The Strategy serves as the Comprehensive Economic Development Strategy (CEDS) for

the central Puget Sound region and the Central Puget Sound Economic Development District updates the Strategy every five years. The Strategy aims to build regional workforce capacity, guide economic growth and resiliency, and align with other regional planning efforts.

The 2022-2026 Strategy outlines three main goals to guide the region's economic development: 1.) Expanding Economic Opportunity, 2.) Maintaining Global Competitiveness, and 3.) Sustaining Quality of Life. The Strategy outlines 23 broad strategies encompassing 160 detailed implementation activities that include existing and future efforts to work towards each goal and include the following types of initiatives:

- **Expanding Economic Opportunity:** incorporate equity into all initiatives, provide childcare, promote jobs across various types of communities, and expand broadband access throughout the region.
- **Maintaining Global Competitiveness:** foster business recovery from the impacts of the pandemic and promote industry resilience through diversification.
- **Sustaining Quality of Life:** preserve and expand affordable housing options across the region and align with transportation and job-creation investments, address chronic homelessness, and promote the health and wellbeing of residents and communities across the region.

The goals and initiatives outlined in the Consortium's Consolidated Plan align with the overarching goals and many of the broad strategies included in the Regional Economic Strategy including encouraging economic growth across all parts of the region, ensuring a diversity of housing stock that is affordable and connected to jobs, and making the region a healthy place to live, work, and play for all residents.

MA-50 Needs and Market Analysis Discussion

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

The Consortium has identified Skyway-West Hill and North Highline as areas where households with multiple housing problems are concentrated. Skyway-West Hill and North Highline are located in unincorporated King County. Sixty-four percent of Skyway-West Hill's population includes people identifying as BIPOC while this figure is 54 percent for North Highline. Both neighborhoods have higher percentages of residents that are foreign born, multilingual, or have limited English proficiency relative to King County as a whole. Median household incomes are much lower in both areas compared to those for the County and both areas have witnessed sharp annual increases in rent contributing to housing cost burden.

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

The Consortium has identified Southpark, in unincorporated King County, and the City of Kent as areas where racial or ethnic minorities and/or low-income families are concentrated. In addition, there are five census tracts in the Consortium that are designated HUD R/ECAPs; three are located in Kent, one in SeaTac, and one in Federal Way. R/ECAPs are census tracts in which the population is majority non-White and has a poverty rate greater than 40 percent or three or more times the average tract poverty rate of the metropolitan area, whichever threshold is lower. More information on these R/ECAPs is provided in the Needs Assessment.

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

For many areas across King County with concentrations of low-income households and people of color, communities are increasingly facing rising housing costs and greater competition for available housing units. Some of these areas have historically included naturally occurring affordable housing, however, population growth in the region and high demand for housing units has contributed to the displacement of lower income households. Displacement occurs when households must involuntarily move as a result of factors like housing market forces, disinvestment in communities of color, redevelopment projects, and new investments. For those forced to relocate, there can be lasting adverse impacts on health, education, earnings, and cultural connections.

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

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

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

While 95 percent of households in the Consortium have access to broadband internet, 4 percent, or 21,188 households, have no internet access (Table A-18 in the appendix). Households without internet do not have equal access to resources such as those provided by government agencies, schools, and employers. King County's 2020 Broadband Access Study found that low- and moderate-income households are more likely to lack internet access. Eighty percent of households earning less than $25,000 annually in King County have access to Internet services, compared to 96 percent of the total County population.

A 2024 Broadband and Digital Equity Report conducted by the King County Department of Information Technology (KCIT) – Seattle identified broadband needs in rural, suburban, and urban 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 and suburban King County, the report highlights needed upgrades and extensions to existing infrastructure.

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

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

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

King County has multiple broadband internet service providers, with no area having access to less than three broadband providers as depicted in Figure A-54 in the appendix. Available technologies include ADSL, Cable, Fiber, Fixed Wireless, and Satellite. In addition, King

County has several non-cellular broadband providers including Century Link, Comcast, Frontier, Xfinity, and Wave.

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

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

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

Communities within King County face differing impacts based on their location, demographics, and preparedness. The 2020 SCAP has placed an emphasis on equity in its strategy to ensure that low access and high-risk communities are equally prepared for annual climate events such as severe droughts, extreme heat, wildfire conditions/smoke events, and low snowpack. It has also laid out a strategy for unpredictable natural disasters such as floods and severe snow events. Besides the inherent danger of these storms, snow, rain, and wind bring long-term recovery costs in the millions of dollars to housing and related infrastructure (Figure A-55 in the appendix).

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

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

To better assist vulnerable communities, King County created an Environmental Exposure Index based on proxies of opportunity, higher pollution exposure, existing inequities, and lower health and economic wellbeing indicators (Figure A-56 in the appendix). High exposure communities are often concentrated in South King County and partially in rural communities. High exposure communities will likely feel the impacts of climate change induced hazards more often and severely than low exposure communities. King County operates an emergency coordination center and established protocols to coordinate emergency response among municipal partners in the event of an emergency. This includes providing additional shelter beds in the event of severe weather situations or emergencies. In addition, King County's Post Disaster Interim Emergency Housing Plan outlines the County's housing response for communities in unincorporated King County following an emergency.

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

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

Strategic Plan

SP-05 Overview

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

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

Priorities

King County invests in the following priorities: projects that predominantly serve households at or below 50 percent AMI; mixed-income projects that serve a portion of households at or below 30 percent AMI; projects that are inclusive of homeless households and vulnerable populations; projects that embrace evidence-based best practices; projects that are located and designed thoughtfully, considering connectivity, health and access to transit; and projects that reduce their screening barriers for tenants.

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

The Consortium's desired outcomes for each goal are impacted by many factors, especially the growing economy, the health of other federal programs, such as the Section 8 program, and other federal, state and local funding streams that King County doesn't control and are far beyond the capability of the Consortium's strategies to accomplish alone. For that reason, it is particularly important to work across sectors toward shared outcomes that will help all the partners make progress toward shared goals. Annual output goals for each of the strategies in this plan are dependent upon the continuation of the applicable fund sources.

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

Introduction

King County allocates CDBG and HOME funds throughout the region. KCRHA allocates ESG funds throughout the region. Figure A-57 in the appendix outlines the various Consortium planning areas in King County.

CDBG and ESG

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

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

HOME

King County's Housing Finance Program awards HOME funds through a competitive process and distributes funds countywide to the members of the HOME Consortium, which includes King County and the cities of Auburn, Bellevue, Kent and Federal Way.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

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, 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 2023, King County released the draft 2024 Comprehensive Plan, which has key goals of establishing vibrant, thriving, healthy, and sustainable communities. The draft 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. In its role as a regional funder, the King County Comprehensive Plan includes broad funding priorities for affordable housing. The draft 2024 Comprehensive Plan promotes affordable housing for all county residents through support for adequate funding, zoning, and regional cooperation to create new and diverse housing choices in communities throughout the county. As part of this work, King County developed draft 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 adopt the 2024 Comprehensive Plan, including these zoning changes, by the end of 2024.

Transit Oriented Development

The Consortium will prioritize investments in affordable housing and eligible community development projects near high-capacity transit, including high-capacity bus routes, bus rapid transit and light rail. Future light rail lines will be completed in the next planning period serving East King County, North King County and South King County, continuing with additional new routes to serve the region. King County's Department of Community and Human Services works with King County Metro and Sound Transit to identify publicly owned land that may be developed for affordable and mixed-use housing could be constructed within a half mile walkshed of high- capacity or frequent transit, including bus rapid ride.

Communities of Opportunity

Communities of Opportunity invests in strategies that build community power to push for structural change toward equity. Current awardees include organizations such as the Seattle Indian Health Board, Look 2 Justice, Horn of Africa Services, FEEST and Disability Rights Washington. Community of Opportunity partners are working to advance policies that support community priorities, integrate equity into policies, and expand representation of cultural communities.

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

Introduction

The sort order column in the Priority Needs table simply identifies the order of the priority need in the table and does not signify the rank or importance of the priority.

Table 56: Priority Needs

1	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	• Extremely Low Income • Low Income • Moderate Income • Middle Income • Large Families • Families with Children • Elderly and Frail Elderly • Public Housing Residents • Chronically Homeless Individuals • People with Mental Illness • People with Chronic Substance Abuse Disorders • Veterans • Survivors of Domestic Violence • Unaccompanied Youth • People with Physical Disabilities • People with Alcohol or Other Addictions
	Geographic Areas Affected	Countywide and potential Neighborhood Revitalization Strategy Areas
	Associated Goals	Increase Affordable Housing
	Description	The Consortium will work to preserve and expand the supply of affordable housing by funding activities such as new affordable rental and homeownership projects, 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 take meaningful actions that further fair housing choice, increase access to housing and housing programs, and reduce discrimination towards protected classes.
	Basis for Relative Priority	The information analyzed and summarized in the Needs Assessment and Market Analysis underscores the need for additional affordable housing units for lower income households across the Consortium. The 2021 King County Countywide Planning Policies estimates that communities in the Consortium will need an additional 196,627 housing units by 2044. Among these additional needed units, the Consortium needs 124,308

		new housing units that are affordable to households earning less than 80 percent AMI. Other concerns such as the high percentage of low- and moderate-income households experiencing housing cost burden and the need for homeowner housing repair contribute to significant needs for affordable housing options and assistance programs in the Consortium.
2	**Priority Need Name**	Homelessness
	Priority Level	High
	Population	• Extremely Low Income and Low Income • Large Families • Families with Children • Elderly and Frail Elderly • Public Housing Residents • Rural Residents • Chronically Homeless Individuals • People with Mental Illness • People with Chronic Substance Abuse Disorders • Veterans • Survivors of Domestic Violence • Unaccompanied Youth • People with Mental Disabilities • People with Physical Disabilities • People with Developmental Disabilities • People with Alcohol or Other Addictions • Non-housing Community Development
	Geographic Areas Affected	Countywide and potential Neighborhood Revitalization Strategy Areas
	Associated Goals	Prevent and Mitigate Homelessness
	Description	The Consortium will support public service activities that work toward preventing and reducing the number of households becoming homeless by funding activities such as rapid re-housing, emergency shelters, diversion, and housing stability programs. The Consortium will engage in planning and other activities and initiatives to reduce homelessness in collaboration with the KCRHA, Washington State, and local jurisdictions.
	Basis for Relative Priority	2022 HMIS data indicates that 17,669 people experienced homelessness over the course of the year in the Consortium and that many people experiencing homelessness in the Consortium were homeless for over a year. The nature and extent of homelessness in the region has prompted the Consortium and its partners to continue to fund programs and services to meet the needs of this population while preventing others from experiencing episodes of homelessness.

3	**Priority Need Name**	Community and Economic Development
	Priority Level	High
	Population	• Extremely Low Income • Low Income • Moderate Income • Large Families • Families with Children • Elderly and Frail Elderly • Rural Residents • Chronically Homeless Individuals • People with Mentally Illness • People with Chronic Substance Abuse Disorders • Veterans • Survivors of Domestic Violence • Unaccompanied Youth • People with Mental Disabilities • People with Physical Disabilities • People with Developmental Disabilities • People with Alcohol or Other Addictions • Non-housing Community Development
	Geographic Areas Affected	Consortium-wide, North/East sub-region, South sub-region, and potential Neighborhood Revitalization Strategy Areas
	Associated Goals	Enhance Community and Economic Development
	Description	The Consortium will support investments across the county in low-income communities to ensure access to thriving, connected, and inclusive communities by funding activities such as infrastructure improvement, sidewalks, community center rehabilitation, economic development, microenterprise programs, and other non-housing public services.
	Basis for Relative Priority	While King County and the surrounding region is characterized by a highly educated workforce and strong economy, region-level data often obscures the financial difficulties of many lower-income people trying to get by in a high-cost market. For many lower income people and communities in the Consortium, income inequality and lack of investment has contributed to high needs for public services—including food, childcare, and transportation assistance—as well as high needs for community and economic development activities such as community centers, public infrastructure improvements, and job training/workforce development programs.

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

Introduction

The Seattle-Bellevue metropolitan area is a high-cost housing market characterized by low rental vacancy rates and high demand for housing units. Considerable economic growth over time has contributed to income inequality in the region, many lower-income households experiencing cost burden and severe cost burden, and a shortage in housing units for different income levels. Other market conditions, including insufficient incomes to afford the cost of living, increased competition for housing due to population growth, and high interest rates pose significant challenges not only for low- and moderate-income people, but the public agencies, organizations, and groups operating programs to serve them. Table 57 outlines various market characteristics that influence affordable housing programs and summarizes efforts to address or mitigate these challenges.

Table 57: Influence of Market Conditions

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

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
	afford their portion of rent despite subsidies. For tenant-based rental assistance programs, high housing costs may require deeper subsidy levels in order to serve vulnerable populations.
New Unit Production	A HUD Comprehensive Housing Market Analysis of the Seattle-Bellevue metro area notes that construction activity of rental housing units increased significantly in 2021 and 2022 during a period when the region's population growth slowed due to the continued impact of the pandemic. The current level of rental construction has reduced to pre-pandemic levels in response to eased apartment market conditions, however, local builders indicate that the lack of labor is an ongoing issue while supply chain issues caused by the pandemic have eased. While the construction of market-rate rental housing may not necessarily reflect the construction of affordable housing units, similar market challenges including land constraints, high construction costs, high interest rates, and lack of labor are market conditions also noted by stakeholders in the Consortium. Other notable challenges specific to affordable housing production include: • The declining value of federal funding for housing development. • The gap in funding from all sources (including local, state, federal, philanthropic, tax credits, and private debt) to adequately meet current affordable housing production needs. • The lack of affordable housing developers and contractors. • Infrastructure capacity limitations. • Displacement and the risk of displacement of low- and moderate-income people from their communities due to new affordable housing production.
Rehabilitation	King County currently funds programs that offer resources for housing repair and rehabilitation such as the Housing Repair Program which provides grants and no-interest loans for housing repair services to low-income homeowners and special needs renters in most parts of King County. Funding can support repairs including roof replacement, installing a new septic system, and repairs in response to emergency conditions, health and safety repairs, and major building preservation issues within single-family owner-occupied homes. In recent years, there continues to be a high demand for housing unit rehabilitation and repair assistance, particularly for senior homeowners living on fixed incomes that are unable to maintain their units themselves. Among the affordable housing stock, housing providers in the Consortium note the need for investment in repairs and long-term

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
	strategies to maintain assisted units. In its 2024 MTW Plan, KCHA notes plans to continue the agency's recapitalization efforts and invest $16.5 million in MTW working capital to upgrade its federal housing stock. The investments will address needed repairs, improve housing quality, reduce maintenance costs and energy consumption, and extend the life expectancy of housing units.
Acquisition, including preservation	In its 2024 MTW Plan, KCHA notes the agency's strategy to add to the region's supply of affordable housing by acquiring and preserving units. The agency continues to use MTW resources to preserve affordable housing at risk of market-rate redevelopment and create additional affordable housing opportunities in partnership with the state and local jurisdictions. KCHA also looks for opportunities to purchase small- to medium-sized apartment complexes and utilize banked public housing subsidies. The agency's partnerships with major regional technology companies have enabled the acquisition and preservation of over 2,000 units of non-subsidized housing over the past several years. KCHA leverages available MTW flexibilities in order to find innovative strategies to acquire and preserve affordable housing units.

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

Introduction

The Consortium receives three federal entitlement grants on an annual basis. These federal funds include: 1) CDBG in the approximate annual amount of $5,300,000; 2) HOME in the approximate annual amount of $3,200,000; and 3) ESG in the approximate annual amount of $275,000. These three resources are listed in Table 58. Other federal, state, and local funds are listed below.

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 these 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: $7,545,139
- Mental Illness and Drug Dependency: $1,326,097
- King County Veterans and Human Services Levy: $8,587,161
- Regional Affordable Housing Program: $1,326,097

Table 58: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan ($)	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total for Year One		
CDBG	Federal HUD	• Community Facilities • Public Improvements • Public Services • Economic Development • Housing • Administration • Planning	$5,300,000	$400,000	$0	$5,700,000	$22,800,000	Resources anticipated based upon 2024 entitlement.
HOME	Federal HUD	• Permanent housing for rental and homeownership • Housing Repair • Administration	$3,200,000	$200,000	$0	$3,400,000	$13,600,000	Resources anticipated based upon 2024 entitlement.
ESG	Federal HUD	• Homeless Prevention • Emergency Housing • Administration	$275,000	$0	$0	$275,000	$1,100,000	Resources anticipated based upon 2024 entitlement.
Total Federal Grant Resources			$8,775,000	$600,000	$0	$8,935,000	$37,500,000	

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

Federal funds leverage private, state and local funds. The sources of matching funds for housing funded with HOME are the RAHP funds and the Veterans, Seniors and Human Services Levy (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 provide permanent supportive housing to homeless veterans and other homeless families and individuals. Owner contributions provide the source of match for the HOME-funded, ownership occupied rehabilitation activities. The RAHP funds provide the primary source of match for ESG projects.

If appropriate, describe 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, 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) to transfer ownership of Brooks Village, a 14.3-acre parcel of undeveloped land owned by King County for potential development of affordable housing. In early 2024, King County selected Homestead Community Land Trust (CLT) in partnership with Skyway Coalition to directly negotiate with King County to assess the viability of the Brooks Village site for affordable housing. The organizations propose to develop up to 57 permanently affordable homeownership units serving households at 50-80 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.

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

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

This section of the Consolidated Plan summarizes information gathered through multiple local and regional reports and strategic plans, as well as input from the consultation process, on the institutional delivery structure in the Consortium. The institutional delivery structure includes the entities that will carry out the objectives outlined in the Strategic Plan for CDBG, HOME, and ESG funds. There are numerous other entities in the region—such as ARCH, the Housing Development Consortium of Seattle-King County, PSRC, Seattle King County Coalition on Homelessness, South King Housing and Homelessness Partners, and the Washington Low-Income Housing Alliance—that collaborate to meet the housing, homelessness, and community development needs through other resources and planning processes.

Table 59: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
King County DCHS – Housing, and Community Development Division	Government	King County is the lead for the Consortium and staffs the Regional JRC.	King County, WA
Regional Joint Recommendations Committee (JRC)	Governmental inter-jurisdictional body	The JRC provides funding recommendations and advice on guidelines and procedures for King County and its Consortium partners.	King County CDBG, HOME, and RAHP Consortium
King County Regional Homelessness Authority (KCRHA)	Government, CoC	KCRHA is the CoC and lead for homelessness initiatives in King County and the City of Seattle.	King County CDBG and ESG Consortium
King County Housing Authority	Government, PHA	KCHA is the PHA for most of the Consortium and provides housing opportunities for low-income people.	King County outside the Cities of Seattle and Renton, WA.
Renton Housing Authority	Government, PHA	RHA is the PHA for the city of Renton and provides housing opportunities for low-income people.	City of Renton, WA

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Auburn	Government	The city administers the CDBG program for the city of Auburn.	City of Auburn, WA
City of Bellevue	Government	The city administers the CDBG program for the city of Bellevue.	City of Bellevue, WA
City of Federal Way	Government	The city administers the CDBG program for the city of Federal Way.	City of Federal Way, WA
City of Kent	Government	The city administers the CDBG program for the city of Kent.	City of Kent, WA
City of Burien	Government	The city is a Joint Agreement City member of the CDBG Consortium.	City of Burien, WA
City of Kirkland	Government	The city is a Joint Agreement City member of the CDBG Consortium.	City of Kirkland, WA
City of Redmond	Government	The city is a Joint Agreement City member of the CDBG Consortium.	City of Redmond, WA
City of Renton	Government	The city is a Joint Agreement City member of the CDBG Consortium.	City of Renton, WA
City of Shoreline	Government	The city is a Joint Agreement City member of the CDBG Consortium.	City of Shoreline, WA

Assess the strengths and gaps in the institutional delivery system.

The Consortium works closely with public and private funders to maximize program delivery and leverage other resources–such as Low-Income Housing Tax Credits, PHA-provided Section 8 and HUD-VASH (HUD-Veterans Affairs Supportive Housing) vouchers, private foundation funds, and local jurisdiction resources—to extend the reach of its CDBG, HOME, and ESG funds.

The JRC is an inter-jurisdictional body that provides specific funding recommendations and advice on guidelines and procedures for King County and the Consortium member

cities on a wide range of housing and community development issues. The JRC is created through the interlocal cooperation agreements that form the CDBG Consortium, the HOME Consortium, and the RAHP Consortium. King County Code Title 24, Chapter 24.13 codifies the creation of the JRC.

The JRC is comprised of three King County representatives appointed by the King County Executive and eight representatives of cities outside the City of Seattle that participate in the King County Consortium. The City of Seattle participates in the JRC for some meetings regarding regional fund sources that are available for use in the City of Seattle. JRC meetings are open to the public. Some meetings are designated meetings for the gathering of public testimony and are specifically advertised as such. King County HCDD staffs the JRC and prepares and presents reports and recommendations for funding awards and procedures that guide the HCDD programs.

King County's Community Development Program Manager is the CDBG lead who works closely with the jurisdiction cities. The Housing Finance Program Manager is the HOME lead who works closely with the HOME Consortium.

The following strengths, challenges, and gaps summarize key themes from existing King County plans, studies, and reports related to the Consortium's institutional delivery structure. The following lists are not exhaustive but include strengths, challenges, and gaps as they relate to the Consolidated Plan.

Strengths

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

Challenges

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

Identified Gaps

- Need for expanded anti-displacement policies and programs for areas with rapidly increasing housing and land costs.
- Need to explore ways to better support community-based organizations in securing land related to the Interim Loan Program and securing sites for homeownership projects..
- Need for additional efforts to ensure that housing and service providers are offered livable wages given the high cost of living in King County.
- Additional funding from a variety of sources including federal, state, local, tax credit, private debt, and philanthropy to meet current and projected housing needs.
- Additional funding and support to address administrative cost burdens.
- Expanded proactive early childhood programs.
- Implementation of equitable development strategies including sustained and flexible funding, technical assistance, and cross-sector partnerships.
- Need for investment in programs that provide fair housing, education, enforcement, and testing in King County.
- Continued efforts to address cultural, linguistic, and racial disparities in access to various human services and programs.

Discuss the availability of services targeted to homeless persons and persons with HIV and mainstream services.

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

Table 60: Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to the Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	

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

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

KCRHA provides the crisis response system for King County. The KCRHA 5-Year Plan states this overarching priority. “One Goal: Bring unsheltered people inside – in a way that meets their needs – as swiftly as possible.” Seven initial actions strategies include: 1) Increase shelters and emergency housing capacity, 2) expand medical recuperation and high-acuity programs, 3) pilot cash transfer programs for youth and young adults and families, 4) bring diversion programming up to scale, 5) change severe weather to seasonal shelter services, 6) pay fair wages, and 7) invest in system capacity. KCRHA operates the coordinated entry system to ensure that people experiencing homelessness have equitable access to housing resources and housing navigation support to help them secure permanent housing. Regional Access Points located in Seattle, South King County, North King County and East King County provide an entry point to coordinated entry. Regional Access Points operate both on a walk-in and an

appointment basis. Veterans experiencing homelessness can schedule an appointment for a coordinated entry evaluation by calling a Regional Access point or the Washington State Department of Veterans Affairs. Additionally, veterans can also get connected to housing resources and services through Operation: WelcomeOneHome. Young adults who are imminently at risk of homelessness within 14 days are also eligible for coordinated entry. Four additional access locations operate to serve young adults. The Domestic Violence housing resources provides coordinated entry for survivors of domestic violence. This is a parallel system to the main King County coordinated entry system.

Providing supportive housing for people experiencing chronic homelessness creates a foundation of stability that makes it possible to address other needs. The Health through Housing Initiative accelerates King County's response to chronic homelessness by acquiring and preserving existing single-room properties such as hotels to provide emergency and permanent supportive housing for people experiencing chronic homelessness. By year-end 2023, HTH permanently secured a total of 1,273 supportive housing units. In 2023 alone, King County opened approximately 76 units, funded the operation of an additional 65 units, and continued operation of units which it opened in 2021 and 2022. In addition to property acquisitions, much of 2023's focus was expanding health-supportive services at HTH locations and cultivating new partnerships and agreements with cities and direct service organizations. Health Through Housing will open two more permanent supportive housing projects in 2024.

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.

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

Strengths of the service delivery system include:

- Regional approach to addressing homelessness;
- A new program, the Health Through Housing Initiative, which repurposes hotels into permanent supportive and/or emergency housing;
- Local leadership and Staff in government, foundations and nonprofits that are active at the national level, are forward thinking and provide regional leadership;
- Strong coordination with the Veteran’s Administration;
- Strong ties to private foundations and philanthropic organizations such as United Way of King County, the Bill and Melinda Gates Foundation, the Seattle Foundation, and the Raikes Foundation;

- Three strong public housing authorities working in collaboration with the public funders; and
- Recent approval of the Crisis Care Centers initiative by the voters of the King County.

Gaps of the service delivery system include:

- Shrinking federal funds;
- Increasing numbers of unstably housed families and individuals due to the rising cost of rental housing;
- Unserved persons with serious mental illness and a shortage of mental health beds; and
- Unserved persons involved with the justice system.

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

In 2023, King County adopted amendments to the King County Countywide Planning Policies that established specific countywide and jurisdictional affordable housing needs by income level and for emergency housing that all jurisdictions would be responsible for planning for and accommodating in their comprehensive plan updates in 2024. The Countywide Planning Policies provide a framework within which all jurisdictions are called upon to plan for a range of affordable housing choices within neighborhoods that promote health, well-being, diversity, and access to opportunities for employment, recreation, social interaction and cohesion, active transportation (walking, biking, and public transit) and education. The Countywide Planning Policies also established an accountability framework for meeting these needs, which includes a housing-focused review of draft comprehensive plans, annual monitoring and reporting, and a check-in and adjustment period to address significant shortfalls in planning for and accommodating need five years after plan adoption.

In 2023, King County released the draft 2024 Comprehensive Plan, which includes key goals of establishing vibrant, thriving, healthy, and sustainable communities. The draft 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. To align with these laws, the draft 2024 Comprehensive Plan promotes affordable housing for all county residents through support for adequate funding, zoning, and regional cooperation to create new and diverse housing choices in communities throughout the county. As part of this work, King County developed draft 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 adopt the 2024 Comprehensive Plan, including zoning changes, by the end of 2024.

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

Introduction

The Consortium identified the following three goals to guide its CDBG, ESG, and HOME funding over the next five years:

Goal One: **Increase Affordable Housing:** The Consortium will work to preserve and expand the supply of affordable housing by funding activities such as new affordable rental and homeownership projects, 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 take meaningful actions that 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 work toward preventing and reducing the number of households becoming homeless by funding activities such as rapid re-housing, emergency shelters, diversion, and housing stability programs. The Consortium will engage in planning and other activities and initiatives to reduce homelessness in collaboration with the 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 ensure access to thriving, connected, and inclusive communities by funding activities such as infrastructure improvement, sidewalks, community center rehabilitation, economic development, microenterprise programs, and other non-housing public services.

The following tables provide additional information for each of the Consortium's goals including the estimated funding amounts, measures using HUD's specific goal outcome indicators, and goal descriptions. The tables summarize the priorities and anticipated outcomes for each goal over the five-year period.

Table 61: Goals Summary

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 Public Housing	• Consortium-wide • North/East Sub-Region • South Sub-Region • Skyway • White Center • SeaTac/Tukwila • Kent • Vashon-Maury Island • Rural Snoqualmie Valley	Affordable Housing Homelessness	CDBG: $7,125,000 HOME: $17,000,000	Rental units constructed: **42** Household Housing Units Rental units rehabilitated: **10** Household Housing Units Homeowner Housing Added: **18** Household Housing Units Homeowner Housing Rehabilitated: **715** Household Housing Units
2	Prevent and Mitigate Homelessness	2025	2029	Homeless Affordable Housing	• Consortium-wide • North/East Sub-Region • South Sub-Region • Skyway • White Center • SeaTac/Tukwila • Kent • Vashon-Maury Island	Homelessness	CDBG: $4,275,000 ESG: $1,375,000	Overnight Homeless Shelter: **1,500** Persons Assisted Homelessness Prevention: **1,250** Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					• Rural Snoqualmie Valley			Other (Homelessness Diversion): **5,000** Households Assisted
3	Enhance Community and Economic Development	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	• Consortium-wide • North/East Sub-Region • South Sub-Region • Skyway • White Center • SeaTac/Tukwila • Kent • Vashon-Maury Island • Rural Snoqualmie Valley	Community and Economic Development	CDBG: $17,100,000	Public Facility or Infrastructure Activities Other Than Low- and Moderate-Income Housing: **125,000** Persons Assisted Businesses Assisted: **600** Businesses Public Services Other Than Low- and Moderate-Income Housing: 2,400 Persons Assisted

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 new affordable rental and homeownership projects, 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 take meaningful actions that 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 work toward preventing and reducing the number of households becoming homeless by funding activities such as rapid re-housing, emergency shelters, diversion, and housing stability programs. The Consortium will engage in planning and other activities and initiatives to reduce homelessness in collaboration with KCRHA, Washington State, and local jurisdictions.
3	**Goal Name**	**Enhance Community and Economic Development**
	Goal Description	The Consortium will support investments across the county in low-income communities to ensure access to thriving, connected, and inclusive communities by funding activities such as infrastructure improvement, sidewalks, community center rehabilitation, economic development, microenterprise programs, and other non-housing public services.

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

Table 62 outlines the estimated number of households the Consortium expects to serve in one program year based on the number of housing units that the Consortium anticipates subsidizing with HOME funds.

Table 62: Estimates Number of HOME-Assisted Households

Housing Type	Units
Permanent Housing	8
Homeownership	
Total	**12**
Income Level	**Units**
Affordable to 0%-30% of Area Median Income	4

Affordable to 31%-50% of Area Median Income	7
Affordable to 51%-80% of Area Median Income	1
Total	**12**

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

Describe the need to increase the number of accessible units (if required by a Section 504 Voluntary Compliance Agreement).

Both KCHA and RHA have met their Section 504 requirements.

Describe activities to increase resident involvement.

KCHA has a number of programs that aim to encourage self-sufficiency among recipients of subsidized housing assistance, including its Family Self-Sufficiency program, on-site workforce development training, and rent policies that allow residents to earn additional money before seeing an immediate change in their rent. Another initiative to increase resident involvement is through the Neighborhood Early Learning Connector program which employs public housing residents as staff and supports them in delivering services to eligible families with young children in an effort to promote engagement with other families in public housing. KCHA also offers an opportunity for resident involvement through its Resident Advisory Committee which is comprised of KCHA residents living throughout the county who provide feedback on KCHA's policies and procedures. In addition, KCHA operates five manufactured housing communities and both of its HOPE VI projects in White Center have included development of new market-rate homeownership. KCHA is working to identify partnerships, policies, and programs that could contribute to greater homeownership opportunities for low-income households across the region.

Is the public housing agency designated as troubled under 24 CFR part 902? If so, what is the plan to remove the 'troubled' designation?

KCHA is not designated as troubled, however RHA is a troubled PHA. King County continues to monitor RHA's progress in working toward its FY 2022 Section Eight Management Assessment Program (SEMAP) Corrective Action Plan. As of April 2024, RHA plans to complete all of the required actions outlined in its SEMAP Corrective Action Plan by June 30, 2024, and regain its high performing status by the end of the year. The City of Renton has met with RHA staff and offered any support to the agency to address its troubled designation. The city also noted that it plans to meet with RHA quarterly in the coming months.

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

Describe the barriers to affordable housing.

The Draft King County Housing Needs Assessment (Appendix B in the draft King County Comprehensive Plan) identifies the following barriers to affordable housing which fall into four broad categories.

Zoning Barriers

- Zoning that supports single family housing and limits multi-family housing limits the types of housing developments; and
- Development codes that pose barriers to developing permanent supportive and emergency housing by creating 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 programs serving households with incomes between 50-80 percent AMI require 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 ongoing 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 the risk of displacement; and
- Community-based organizations are at a disadvantage in securing sites for development.

Fair Housing

- Extremely low- and low-income renters are disproportionately members of a protected class, as noted in King County's AI. The AI also noted specific concerns related to housing access issues for households requiring deep levels of housing subsidy including:
    - The 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 and could potentially violate the Fair Housing Act because of the disparate adverse impact on people with disabilities.
    - The lack of a relocation assistance program for low-income renters increases housing instability particularly for households impacted by the sale or redevelopment of rental units. The displacement of members of a

protected class, such as people identifying as BIPOC, could represent a fair housing issue in communities.

Discuss the strategy to remove or ameliorate the barriers to affordable housing.

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

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

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

Reaching out to homeless people (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 (PATH, DESC, HOST, PACT, Valley Cities Veteran Services, CCS Scope) and chronic substance abuse disorder (ETS REACH and Recovery Cafe). 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 operate in six cities across the county. Outreach workers, coordinated at a system level, 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 to social services. Vehicle-focused outreach is active in east and south King County and focuses on individuals sleeping overnight in vehicles. 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 non-threatening contact with individuals or families. Washington State has a Right of Way Safety Initiative and Encampment Resolution Program that is designed to provide outreach and shelter to households living unsheltered in state highway rights of way. KCRHA began implementation of this initiative in King County in 2023 and will continue throughout the next Consolidated Plan.

Addressing the emergency and transitional housing needs of homeless people.

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 coordinated the 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 swiftly as possible."

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

KCRHA continues to make progress towards building a more effective and efficient system. Key areas of focus include determining how to prioritize people who are experiencing homelessness while furthering race equity, 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. The Youth and Family Homeless Prevention program is designed to offer families at risk of eviction the support they need to maintain their homes with case management and flexible financial assistance or rent only. Along with ongoing coordinated entry work, Housing Connectors, work directly with private market and nonprofit housing providers to create a bridge that connects private property owners and managers to those most in need of housing. They use a housing platform to share information about low barrier vacant units and renters who receive ongoing support.

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

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

The Youth and Family Homeless Prevention Initiative (YFHPI) is designed to offer families at risk of eviction the support they need to maintain their homes with case management and flexible financial assistance or rent only. As a continuation of COVID

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

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

In 2023, 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 developing the workforce to support mental health treatment. The five crisis care centers will be distributed across the county to offer first responders, crisis response teams, families, and individuals a local place to turn when experiencing a crisis. One center will serve youth below age 19 while the remaining four crisis care centers will be located in King County's four subregions: Central King County, North King County, East King County and South King County.

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

Describe actions to address lead-based paint hazards and increase access to housing without 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 group of home repair service providers discussing home repair issues including lead hazards and lead-based paint legislation.

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

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

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

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

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

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

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

Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty-level families.

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

How are the jurisdiction's poverty-reducing goals, programs, and policies coordinated with the affordable housing strategy described in the Consolidated Plan?

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

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

Veterans, Seniors, and Human Services Levy
VSHSL supports seniors and caregivers, veterans, active service members, and their families, as well as other vulnerable populations in areas including employment, housing, and health. King County voters first approved VSHSL in 2005 and recently renewed the levy for the fourth time in 2022. VSHSL funding invests in eight 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, foreclosure prevention, alternative dispute resolution services to represent tenants for eviction prevention services, and other housing stability activities.

Mental Illness and Drug Dependency Behavioral Health Sales Tax
The Mental Illness and Drug Dependency (MIDD) Behavioral Health Sales Tax levies a countywide 0.1 percent sales tax to fund high-quality programs and services to address mental health, substance use, and other behavioral health conditions for King County residents. Funds raised by this tax are invested various programs including homelessness response and housing stability programs. The Housing Supportive Services program combines funding and resources with other government agencies to

serve adults experiencing chronic homelessness who have difficulty maintaining housing.

Communities of Opportunity

The Communities of Opportunity initiative has the ambitious goal of creating greater health, social, economic and racial equity in King County so that all people have the opportunity to thrive and prosper. These 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. The initiative identifies policy and system change issues across different levels of government and works across sectors to implement policy and system changes.

SP-80 Monitoring - 91.230

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

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

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

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

CDBG Monitoring

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

HOME Monitoring

Public funders use a joint inspection tool, based on the HUD Real Estate Assessment Center Physical Assessment Sub-system for HOME monitoring. Visits to properties are currently coordinated between funders to minimize the burden of multiple visits to the same property and tenants over the course of a year. King County completed 60 inspections from June 2023 through October 2023.

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

Annual Action Plan

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The Consortium's FY 2025 Annual Action Plan (Action Plan) guides the investment of federal housing and community development funds for the program year operating from January 1 to December 31, 2025. As a recipient of federal funding from HUD, the Consortium receives an annual entitlement, or formula grant, from the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). King County and the Consortium received the following grant amounts for the 2025 program year period:

- CDBG $5,300,000
- HOME $3,200,000
- ESG $275,000

King County, along with the Consortium, intends to use these funds to further the three primary goals listed in the Consortium's 2025-2029 Consolidated Plan which include:

Goal One: **Increase Affordable Housing:** The Consortium will work to preserve and expand the supply of affordable housing by funding 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 take meaningful actions that 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 work toward preventing and reducing the number of households becoming homeless by funding activities such as rapid re-housing, emergency shelters, diversion, and housing stability programs. The Consortium will engage in planning, other 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 ensure access to thriving, connected, and inclusive communities by funding activities such as infrastructure improvement, sidewalks, community center rehabilitation, economic development, microenterprise programs, and other non-housing public services.

Table 63: Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Federal-HUD	Community Facilities Public Improvements Public Services Economic Development Housing Administration Planning						Fiscal year 2024 allocation amount.
HOME	Federal-HUD	Permanent housing for rental and homeownership Housing Repair Administration						Fiscal year 2024 allocation amount.
ESG	Federal-HUD	Homeless Prevention Emergency Housing Administration						Fiscal year 2024 allocation amount.
Total Federal Grant Resources								

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

Federal funds leverage private, state, and local funds. The sources of matching funds for housing funded with HOME are the RAHP funds and VSHSL capital funds. 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. VSHSL capital funds are local dollars targeted to housing development projects that provide permanent supportive housing to homeless veterans and other homeless families and individuals. Owner contributions provide the source of match for the HOME-funded, ownership occupied rehabilitation activities. RAHP funds provide the primary source of match for ESG projects.

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, 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) to transfer ownership of Brooks Village, a 14.3-acre parcel of undeveloped land owned by King County for potential development of affordable housing. In early 2024, King County selected Homestead Community Land Trust (CLT) in partnership with Skyway Coalition to directly negotiate with King County to assess the viability of the Brooks Village site for affordable housing. The organizations propose to develop up to 57 permanently affordable homeownership units serving households at 50-80 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.

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

Introduction

The Consortium has identified the following three goals to guide its CDBG, ESG, and HOME funding over the next year:

Goal One: **Increase Affordable Housing:** The Consortium will work to preserve and expand the supply of affordable housing by funding activities such as new affordable rental and homeownership projects, 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 take meaningful actions that further fair housing choice, increase access to housing and housing programs, and reduce discrimination towards protected classes.

Goal Two: **Preventing and Mitigating Homelessness:** The Consortium will support public service activities that work toward preventing and reducing the number of households becoming homeless by funding activities such as rapid re-housing, emergency shelters, diversion, and housing stability programs. The Consortium will engage in planning and other activities and initiatives to reduce homelessness in collaboration with the King County Regional Homelessness Authority (KCRHA), Washington State, and local jurisdictions.

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

The following tables provide additional information for each of the Consortium's goals including the estimated funding amounts, measures using HUD's specific goal outcome indicators, and goal descriptions. The tables summarize the priorities and anticipated outcomes for each goal over the next year.

Table 64: Goals Summary

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 Public Housing	• Consortium-wide • North/East Sub-Region • South Sub-Region • Skyway • White Center • SeaTac/Tukwila • Kent • Vashon-Maury Island • Rural Snoqualmie Valley	Affordable Housing Homelessness	CDBG: $XX HOME: $XX	Rental units constructed: XX Household Housing Units Homeowner Housing Added: XX Household Housing Units Homeowner Housing Rehabilitated: XX Household Housing Units Direct Financial Assistance to Homebuyers: XX Households Assisted
2	Prevent and Mitigate Homelessness	2025	2029	Homeless Affordable Housing	• Consortium-wide • North/East Sub-Region • South Sub-Region • Skyway • White Center • SeaTac/Tukwila • Kent • Vashon-Maury Island	Homelessness	CDBG: $XX ESG: $XX	Other Public Services: XX Persons Assisted Rapid re-housing: XX Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					• Rural Snoqualmie Valley			Emergency Shelter: XX Persons Assisted Homelessness Prevention: XX Persons Assisted Homelessness Diversion: XX Households Assisted
3	Enhance Community and Economic Development	2025	2029	Non-Homeless Special Needs Non-Housing Community Development	• Consortium-wide • North/East Sub-Region • South Sub-Region • Skyway • White Center • SeaTac/Tukwila • Kent • Vashon-Maury Island • Rural Snoqualmie Valley	Community and Economic Development	CDBG: $XX	Public Facility or Infrastructure Activities: XX Persons Assisted Public service activities: XX Persons Assisted Micro-Enterprise: XX Persons Assisted

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 new affordable rental and homeownership projects, 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 take meaningful actions that 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 work toward preventing and reducing the number of households becoming homeless by funding activities such as rapid re-housing, emergency shelters, diversion, and housing stability programs. The Consortium will engage in planning and other activities and initiatives to reduce homelessness in collaboration with the King County Regional Homelessness Authority (KCRHA), Washington State, and local jurisdictions.
3	**Goal Name**	**Enhance Community and Economic Development**
	Goal Description	The Consortium will support investments across the county in low-income communities to ensure access to thriving, connected, and inclusive communities by funding activities such as infrastructure improvement, sidewalks, community center rehabilitation, economic development, microenterprise programs, and other non-housing public services.

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.

Table 65: FY 2025 Projects

#	Project Name	Description
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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:** Ensure access to healthy, affordable housing for low- and moderate-income households throughout the region and advance fair housing to end discrimination and overcome historic patterns of segregation.

Goal Two: **Prevent and Mitigate Homelessness:** Make homelessness rare, brief and one-time and eliminate racial disparities.

Goal Three: **Enhance Community and Economic Development:** Establish and maintain healthy, integrated and vibrant communities by improving the well-being and mobility of low- and moderate-income residents, and focusing on communities with historic disparities in health, income and quality of life.

AP-38 Project Summary

Introduction

Table 66: Project Summary

1	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Planned activities	
2	Project Name	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Planned activities	

3	**Project Name**	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Planned activities	
4	**Project Name**	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Planned activities	
5	**Project Name**	
	Target Area	
	Goals Supported	
	Needs Addressed	

	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Planned activities	
6	**Project Name**	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Planned activities	
7	**Project Name**	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Planned activities	
8	**Project Name**	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Planned activities	
9	**Project Name**	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Planned activities	
10	**Project Name**	
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Planned activities	

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.

Introduction

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 such as 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.

Table 67: Geographic Distribution

Target Area	Percentage of Funds

Describe the rationale for the priorities for allocating investments geographically.

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

Introduction

Table 68: One Year Goals for Affordable Housing by Support Requirement

Subpopulation	# Households
Homeless	
Non-Homeless	
Special Needs	
Total	

Table 69: One Year Goals for Affordable Housing by Support Type

Support Type	# Households
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	
Acquisition of Existing Units	
Total	

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 of public housing.

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

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

KCHA is not designated as troubled, however, RHA is a troubled PHA. King County continues to monitor RHA's progress in working toward its FY 2022 Section Eight Management Assessment Program (SEMAP) Corrective Action Plan. As of April 2024, RHA plans to complete all of the required actions outlined in its SEMAP Corrective Action Plan by June 30, 2024, and regain its high performing status by the end of the year. The City of Renton has met with RHA staff and offered any support to the agency to address its troubled designation. The city also noted that it plans to meet with RHA quarterly in the coming months.

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

Introduction

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.

Addressing the emergency shelter and transitional housing needs of homeless persons.

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.

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.

AP-75 Barriers to Affordable Housing - 91.420, 91.220(j)

Introduction

The Draft King County Housing Needs Assessment (Appendix B in the draft King County Comprehensive Plan) identifies the following barriers to affordable housing. These fall into four broad categories.

Zoning Barriers

- Zoning that supports single family 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 creates 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 development.

Fair Housing

- Extremely-low and low-income renters are overly represented by members of a protected class. T
- 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 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 reducing screening criteria and other barriers to people securing and maintaining housing and by investing in rental assistance and eviction prevention, 2) increase funding for affordable housing, 3) increase funding for supportive services in housing for people who have experienced homelessness, 4) streamline permitting, 5) reduce development code barriers to the development of permanent supportive housing, emergency housing, middle housing and accessory dwelling units, 6) invest in communities at risk of both residential and commercial displacement, and 7) research methods to assist in community-driven development for permanently affordable homeownership programs.

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

Introduction

Actions planned to address obstacles to meeting underserved needs.

Actions planned to foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards.

Actions planned to reduce the number of poverty-level families.

Actions planned to develop institutional structure.

Actions planned to enhance coordination between public and private housing and social service agencies.

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	0
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:	0

Other CDBG Requirements

1	The amount of urgent need activities	0

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

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.

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.

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.

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)).

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)).

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).

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

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

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

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

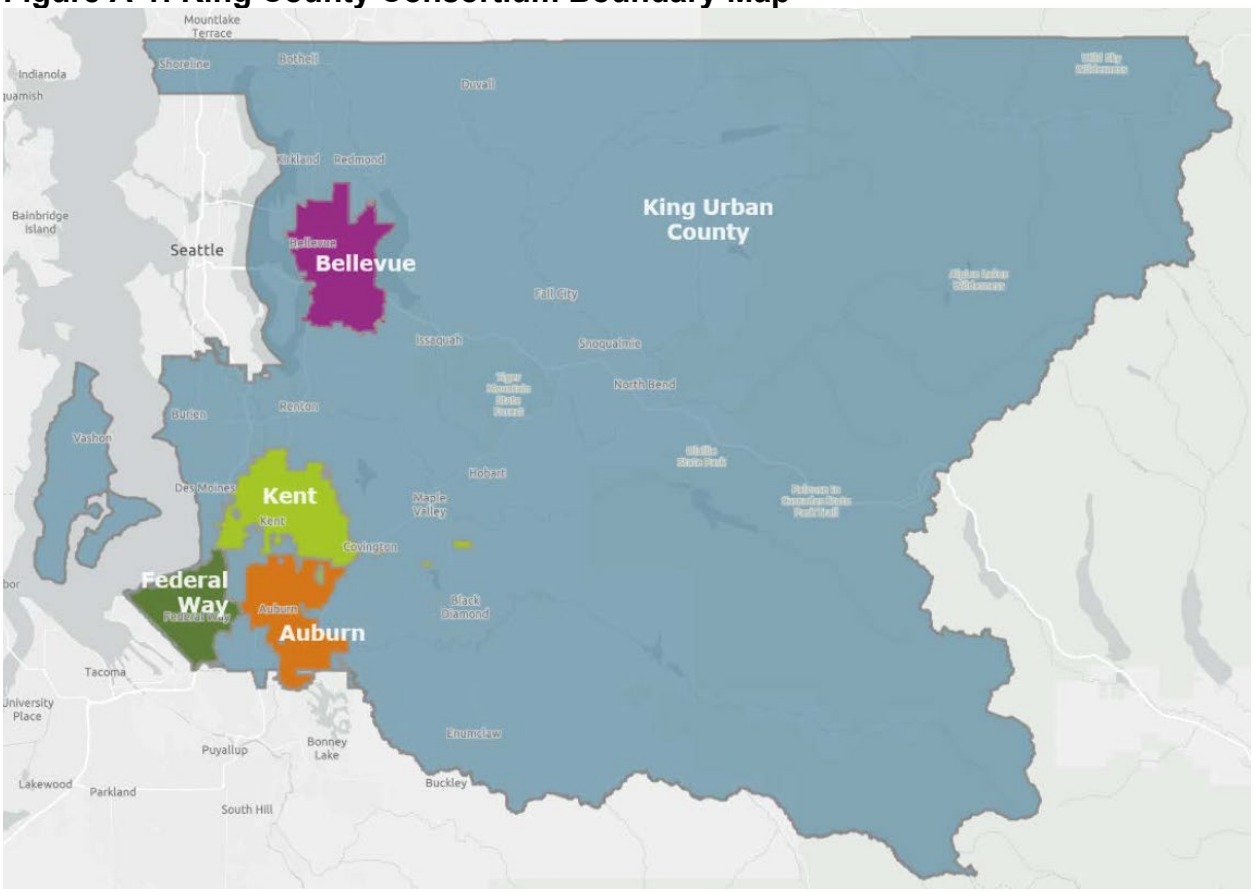
If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded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

Describe performance standards for evaluating ESG.

Appendix

Executive Summary

Figure A-1: King County Consortium Boundary Map



*"Urban County" is a HUD term and in this map, "King Urban County" represents the areas of the Consortium outside of the cities of Auburn, Bellevue, Federal Way, and Kent.

Consultation and Public Participation Process

PR-10

Table A-1: Organizations Consulted in the Development of the Consolidated Plan

#	Organization	Organization Type	Section of Plan Addressed by Consultation	Method of Consultation	Anticipated Outcome of Consultation and/or Areas for Improved Coordination
1	4 Tomorrow	• Civic Leader • Services – Homeless • Services – Fair Housing	• Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Fair Housing Strategy.
2	A Regional Coalition for Housing (ARCH)	• Housing • Regional Organization • Civic Leader	• Needs Assessment • Market Analysis • Anti-Poverty Strategy • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
3	African Community Housing and Development	• Housing • Services – Elderly • Services – Homeless • Services – Employment • Services – Fair Housing • Regional Organization • Civic Leader	• Needs Assessment • Homeless Needs – Families with Children • Homeless Needs – Unaccompanied Youth • Homelessness Strategy • Economic Development • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
4	Africans on the Eastside	• Services – Education • Civic Leader • Neighborhood Organization	• Needs Assessment • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.

#	Organization	Organization Type	Section of Plan Addressed by Consultation	Method of Consultation	Anticipated Outcome of Consultation and/or Areas for Improved Coordination
5	Central Puget Sound Regional Transit Authority (Sound Transit)	• Regional Organization • Planning Organization • Services – Public Transportation	• Non-Homeless Special Needs • Market Analysis • Economic Development • Anti-Poverty Strategy	• Survey	Provided input to develop the Consortium's Consolidation Plan.
6	Chief Seattle Club	• Housing • Services – Homeless • Services – Health • Services – Employment	• Needs Assessment • Homelessness Strategy • Economic Development • Anti-Poverty Strategy • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
7	City of Burien, WA	• Government – Local	• Needs Assessment • Homelessness Strategy	• Survey	Provided input to develop the Consortium's Consolidation Plan.
8	City of Carnation, WA	• Government – Local	• Needs Assessment • Market Analysis • Economic Development	• Survey	Provided input to develop the Consortium's Consolidation Plan.
9	City of Duval, WA	• Government – Local	• Needs Assessment • Market Analysis	• Survey	Provided input to develop the Consortium's Consolidation Plan.
10	City of North Bend, WA	• Government – Local	• Needs Assessment • Homelessness Strategy • Market Analysis • Economic Development	• Survey	Provided input to develop the Consortium's Consolidation Plan.
11	City of Redmond, WA	• Government – Local	• Needs Assessment • Homelessness Strategy • Market Analysis	• Survey	Provided input to develop the Consortium's Consolidation Plan.

#	Organization	Organization Type	Section of Plan Addressed by Consultation	Method of Consultation	Anticipated Outcome of Consultation and/or Areas for Improved Coordination
12	City of Renton, WA	• Government – Local	• Needs Assessment • Market Analysis	• Survey	Provided input to develop the Consortium's Consolidation Plan.
13	City of SeaTac, WA	• Government – Local	• Needs Assessment • Market Analysis	• Survey	Provided input to develop the Consortium's Consolidation Plan.
14	Eastside for All	• Civic Leader • Neighborhood Organization	• Needs Assessment • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
15	Eastside Legal Assistance	• Services – Domestic Violence • Services – Fair Housing	• Needs Assessment • Non-Homeless Special Needs • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
16	El Centro de la Raza	• Housing • Services – Children • Services – Education • Services – Employment	• Needs Assessment • Market Analysis • Anti-Poverty Strategy • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
17	Enumclaw School District (642)	• Services – Education	• Needs Assessment	• Survey	Provided input to develop the Consortium's Consolidation Plan.

#	Organization	Organization Type	Section of Plan Addressed by Consultation	Method of Consultation	Anticipated Outcome of Consultation and/or Areas for Improved Coordination
18	Habitat for Humanity of Seattle and King & Kittitas Counties	• Housing • Regional Organization	• Needs Assessment • Market Analysis • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
19	Highline College	• Services – Education	• Needs Assessment	• Survey	Provided input to develop the Consortium's Consolidation Plan.
20	Indian American Community Services	• Housing • Services – Children • Services – Elderly • Services – Employment • Services – Fair Housing • Civic Leader	• Needs Assessment • Market Analysis • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
21	King County Bar Association Housing Justice Project	• Services – Fair Housing	• Needs Assessment • Non-Homeless Special Needs • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
22	King County Behavioral Health and Recovery Division	• Services – Disabilities • Services – Health • Health Agency • Government – County • Grantee Department	• Needs Assessment • Non-Homeless Special Needs • Market Analysis	• Survey	Provided input to develop the Consortium's Consolidation Plan.
23	King County Best Starts for Kids	• Services – Children	• Needs Assessment	• Survey	Provided input to develop the

#	Organization	Organization Type	Section of Plan Addressed by Consultation	Method of Consultation	Anticipated Outcome of Consultation and/or Areas for Improved Coordination
		• Government – County • Grantee Department	• Market Analysis • Anti-Poverty Strategy		Consortium's Consolidation Plan.
24	King County Department of Community and Human Services Adult Services Division	• Services – Elderly • Government – County • Regional Organization • Planning Organization • Other – Veterans • Grantee Department	• Needs Assessment • Non-Homeless Special Needs • Anti-Poverty Strategy	• Survey	Provided input to develop the Consortium's Consolidation Plan.
25	King County Department of Community and Human Services Homelessness and Community Development Program	• Housing • Government – County • Regional Organization • Grantee Department	• Needs Assessment • Homelessness Strategy • Anti-Poverty Strategy	• Survey	Provided input to develop the Consortium's Consolidation Plan.
26	King County Department of Community Development and Human Services Emergency Management Operations	• Agency Managing Flood Prone Areas • Emergency Management Agency • Government – County • Regional Organization • Grantee Department	• Needs Assessment • Market Analysis	• Survey	Provided input to develop the Consortium's Consolidation Plan.
27	King County Housing Authority	• Housing • PHA • Fair Housing	• Needs Assessment • Public Housing Needs • Non-Homeless Special Needs • Market Analysis • Anti-Poverty Strategy	• Interview • Survey	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.

#	Organization	Organization Type	Section of Plan Addressed by Consultation	Method of Consultation	Anticipated Outcome of Consultation and/or Areas for Improved Coordination
			• Fair Housing Strategy		
28	King County Metro Transit Department	• Government – County • Regional Organization • Planning Organization • Other – Public Transportation • Grantee Department	• Non-Homeless Special Needs • Economic Development	• Survey	Provided input to develop the Consortium's Consolidation Plan.
29	King County Puget Sound Taxpayer Accountability Account (PSTAA)	• Government – County • Regional Organization • Grantee Department	• Needs Assessment	• Survey	Provided input to develop the Consortium's Consolidation Plan.
30	King County Regional Homelessness Authority	• Housing • CoC • Services – Domestic Violence • Services – Homeless • Regional Organization	• Needs Assessment • Homeless Needs – Chronically Homeless • Homeless Needs – Families with Children • Homeless Needs – Veterans • Homeless Needs – Unaccompanied Youth • Homelessness Strategy • Market Analysis • Anti-Poverty Strategy	• Email • Data Request	Provided input to develop the Consortium's Consolidation Plan.
31	Open Doors for Multicultural Families	• Services – Children • Services – Elderly • Services – Disabilities • Services – Narrowing the Digital Divide • Services – Education • Civic Leader	• Needs Assessment • Non-Homeless Special Needs • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.

#	Organization	Organization Type	Section of Plan Addressed by Consultation	Method of Consultation	Anticipated Outcome of Consultation and/or Areas for Improved Coordination
32	Queer Power Alliance	• Services – Education • Civic Leader	• Needs Assessment • Anti-Poverty Strategy • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
33	Rainier Valley Leadership Academy (1082)	• Services – Children • Services – Education	• Needs Assessment • Economic Development • Anti-Poverty Strategy	• Survey	Provided input to develop the Consortium's Consolidation Plan.
34	Renton Housing Authority	• Housing • PHA • Services – Elderly • Services – Disabilities • Services – Homeless • Services – Employment • Services – Fair Housing	• Needs Assessment • Public Housing Needs • Market Analysis • Anti-Poverty Strategy • Fair Housing Strategy	• Survey	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
35	Renton School District (413)	• Services – Children • Services – Education	• Needs Assessment	• Survey	Provided input to develop the Consortium's Consolidation Plan.
36	Seattle-King County Advisory Council on Aging and Disability Services	• Services – Elderly • Services – Disabilities • Government – County • Regional Organization • Planning Organization	• Needs Assessment • Non-Homeless Special Needs	• Survey	Provided input to develop the Consortium's Consolidation Plan.
37	Shoreline School District (349)	• Services – Children • Services – Education	• Needs Assessment	• Survey	Provided input to develop the

#	Organization	Organization Type	Section of Plan Addressed by Consultation	Method of Consultation	Anticipated Outcome of Consultation and/or Areas for Improved Coordination
					Consortium's Consolidation Plan.
38	Skyway Coalition	• Housing • Civic Leader • Neighborhood Organization	• Needs Assessment • Market Analysis • Anti-Poverty Strategy • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
39	South King Housing and Homelessness Partners (SKHHP)	• Regional Organization • Planning Organization	• Needs Assessment • Homeless Needs – Chronically Homeless • Homeless Needs – Families with Children • Homeless Needs – Veterans • Homeless Needs – Unaccompanied Youth • Homelessness Strategy • Anti-Poverty Strategy • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
40	Tahoma School District (582)	• Services – Children • Services – Education	• Needs Assessment • Homelessness Strategy • Anti-Poverty Strategy	• Survey	Provided input to develop the Consortium's Consolidation Plan.
41	Tenants Union of Washington State	• Services – Employment • Services – Fair Housing • Regional Organization • Planning Organization • Civic Leader	• Needs Assessment • Market Analysis • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.

#	Organization	Organization Type	Section of Plan Addressed by Consultation	Method of Consultation	Anticipated Outcome of Consultation and/or Areas for Improved Coordination
42	Transit Riders Union	• Services – Education • Regional Organization • Planning Organization • Civic Leader	• Needs Assessment • Non-Homeless Special Needs • Market Analysis • Anti-Poverty Strategy • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
43	Washington Multifamily Housing Association	• Services – Education • Regional Organization • Planning Organization	• Needs Assessment • Market Analysis • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
44	Windermere Real Estate	• Housing • Business Leader	• Market Analysis • Fair Housing Strategy	• Interview	Provided input to develop the Consortium's Consolidation Plan and Fair Housing Strategy.
45	YMCA (Y Social Impact Center)	• Housing • Services – Children • Services – Homeless • Services – Employment • Regional Organization • Civic Leader	• Needs Assessment • Homeless Needs – Unaccompanied Youth • Homelessness Strategy • Anti-Poverty Strategy	• Survey	Provided input to develop the Consortium's Consolidation Plan.

Table A-2: Other local, regional, state, and/or federal planning efforts considered when preparing the Consolidated Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2021 King County Countywide Planning Policies	King County, WA	The Countywide Planning Policies identify and establish the policy goals for the Comprehensive Plans and long-range affordable housing goals of local jurisdictions in King County. The goals in the Consortium's Consolidated Plan align with the goals in the Countywide Planning Policies.
Best Starts for Kids Implementation Plan: 2022-2027	King County, WA	The Best Starts for Kids Implementation Plan outlines the County's plans for investment in Best Starts for Kids levy funds to support children and youth services. The goals in the Consortium's Consolidated Plan align with the goals in the Best Starts for Kids Implementation Plan.
FY 2024 King County Housing Authority Moving to Work (MTW) Plan	King County Housing Authority	The King County Housing Authority's (KCHA's) 2024 MTW Plan outlines KCHA's goals, strategies, and planned activities for the upcoming fiscal year. The goals in the Consortium's Consolidated Plan align with the goals in KCHA's 2024 MTW Plan.
King County 2020 Strategic Climate Action Plan	King County, WA	King County's 2020 Strategic Climate Action Plan outlines the guiding principles, strategic framework, and recommendations for mitigating climate change. The goals in the Consortium's Consolidated Plan align with the goals in the Strategic Climate Action Plan.
King County Comprehensive Plan	King County, WA	King County's Comprehensive Plan provides data and information to guide the growth and development over the next 20 years. The goals in the Consortium's Consolidated Plan align with the information included in the Comprehensive Plan.
King County Crisis Care Centers Levy Implementation Plan 2024-2032	King County, WA	The Crisis Care Centers Levy Implementation Plan outlines King County's action steps for the upcoming years in implementing levy programs. The goals and information included in the Implementation Plan align with the goals and strategies in the Consortium's Consolidated Plan.
King County Extreme Heat	King County, WA	The Extreme Heat Mitigation Strategy outlines recommendations to address the effects of extreme heat including energy-efficient

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Mitigation Strategy		housing, prioritizing green space, and redesigning of the built landscape. The goals in the Consortium's Consolidated Plan align with the information included in the Extreme Heat Mitigation Strategy.
King County Initial Health through Housing Implementation Plan 2022-2028	King County, WA	The Initial Health Through Housing Implementation Plan outlines King County's action steps for the upcoming years in implementing the program. The goals and information included in the Implementation Plan align with the goals and strategies in the Consortium's Consolidated Plan.
King County Metro Strategic Plan for Public Transportation 2021-2031	King County, WA	The King County Metro Strategic Plan for Public Transportation outlines the objectives, strategies, and recommendations for creating a safer, more equitable transportation landscape in King County. The information in the Strategic Plan for Public Transportation aligns with the information included in the Consortium's Consolidated Plan.
King County Regional Hazard Mitigation Plan 2020-2025	King County, WA	King County's Regional Hazard Mitigation Plan includes recommendations to promote equity and social justice in preparation for natural and human-made disasters. The information in the Consolidated Plan aligns with the information included in the Regional Hazard Mitigation Plan.
King County Regional Homelessness Authority 5-Year Plan (2023-2028)	King County Regional Homelessness Authority	KCRHA's 5-Year Plan outlines the authority's goals and strategies to reduce homelessness in King County. The goals in KCRHA's 5-Year Plan align with the goals in the Consortium's Consolidated Plan.
King County Road Services Division: Americans with Disabilities Act Transition Plan	King County, WA	The King County Road Services Division's ADA Transition Plan outlines steps for removing barriers to accessibility, such as non-compliant sidewalks, curbs, and obstacles. The goals in the Consortium's Consolidated Plan align with the information included in the ADA Transition Plan.
King County Strategic Plan	King County, WA	The King County's Office of Performance, Strategy, and Budget's Strategic Plan outlines a common vision, mission, and guiding principles for King County government

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		including goals and objectives across topics such as economic vitality, safety and justice, affordable housing, health and human services, and efficient and accountable government. The goals in the Consortium's Consolidated Plan align with the goals outlined in the King County Strategic Plan.
King County Veterans, Seniors, and Human Services Levy Implementation Plan (2024-2029)	King County, WA	The King County Veterans, Seniors, and Human Services Levy Implementation Plan outlines the County's strategy for using levy funds to achieve outcomes related to healthy living, housing stability, financial stability, social engagement, and service system access for veterans and military servicemembers and their respective families, seniors and their caregivers, and vulnerable populations. The goals in the Consortium's Consolidated Plan align with the goals in the Veterans, Seniors, and Human Services Levy Implementation Plan.
Puget Sound Regional Council 2022-2026 Regional Economic Strategy	Puget Sound Regional Council	The Regional Economic Strategy outlines the strategic framework for King, Kitsap, Pierce, and Snohomish Counties. The goals in the Regional Economic Strategy align with the goals in the Consortium's Consolidated Plan.
Puget Sound Regional Council Regional Housing Strategy	Puget Sound Regional Council	The Regional Housing Strategy outlines the regional supply and demand for affordable housing and outlines local and regional actions to preserve, improve, and expand the housing stock in the region. The goals in the Consortium's Consolidated Plan align with the goals in the Regional Housing Strategy.
Renton Housing Authority 5-Year PHA Plan (2022-2026)	Renton Housing Authority	The Renton Housing Authority 5-Year PHA Plan outlines the PHA's goals and planned activities for the upcoming five years. The goals in the Consortium's Consolidated Plan align with the goals in the Renton Housing Authority's 5-Year PHA Plan.
Seattle-King County Workforce Innovation and Opportunity Act	Workforce Development Council of Seattle-King County	The Seattle-King County WIOA Local Plan outlines the Workforce Development Council's goals and strategies to support regional workforce development to foster economic growth, empower individuals, and promote

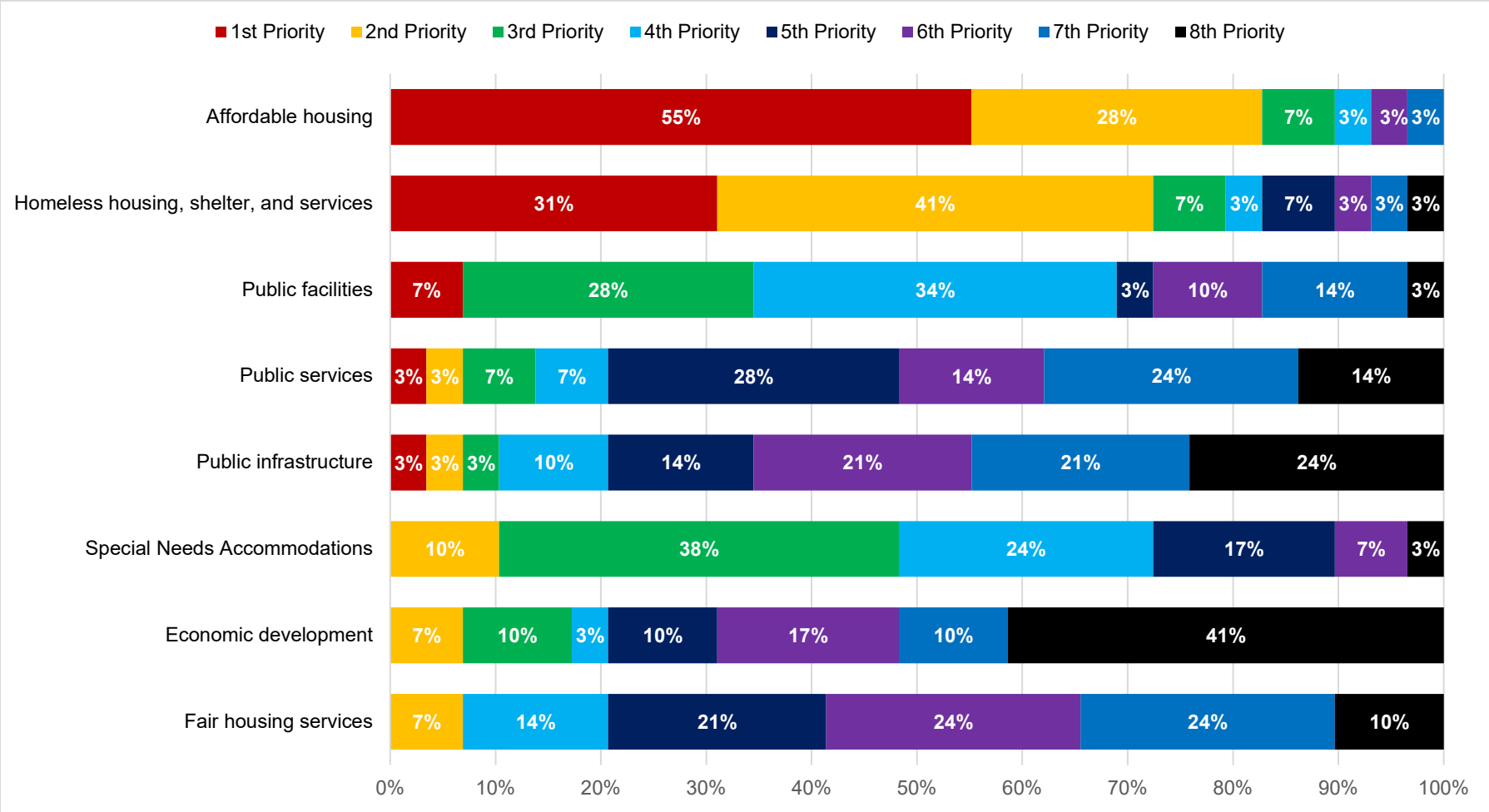
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
(WIOA) Local Plan 2024-2028		resilient and thriving communities. The goals in the Consortium's Consolidated Plan align with the goals in the Seattle-King County WIOA Local Plan.
Skyway-West Hill and North Highline Anti-Displacement Strategies Report	King County, WA	The Skyway-West Hill and North Highline Anti-Displacement Strategies Report outlines the recommendations for actionable anti-displacement strategies for the Skyway-West Hill and North Highline Communities. The goals in the Consortium's Consolidated Plan align with the goals and strategies in the Anti-Displacement Strategies Report.

PR-15

Consortium Stakeholder Survey Overview

The Consortium received 29 responses to the stakeholder survey. Among respondents, 17 (or 59 percent) worked for a local or county agency and when asked which communities they served, 10 (or 34 percent) served all areas in the Consortium. Early on the survey asked respondents about the needs among low- and moderate-income people and households in the communities they serve and how they would prioritize funding based on those needs. Figure A-2 depicts stakeholders' prioritization among different topic areas including affordable housing, homeless housing, shelter, and services, public facilities, public services, public infrastructure, special needs accommodations, economic development, and fair housing. The results indicate that 55 percent of respondents selected affordable housing as their first priority while 31 percent of respondents selected homeless housing, shelter, and services as their first priority.

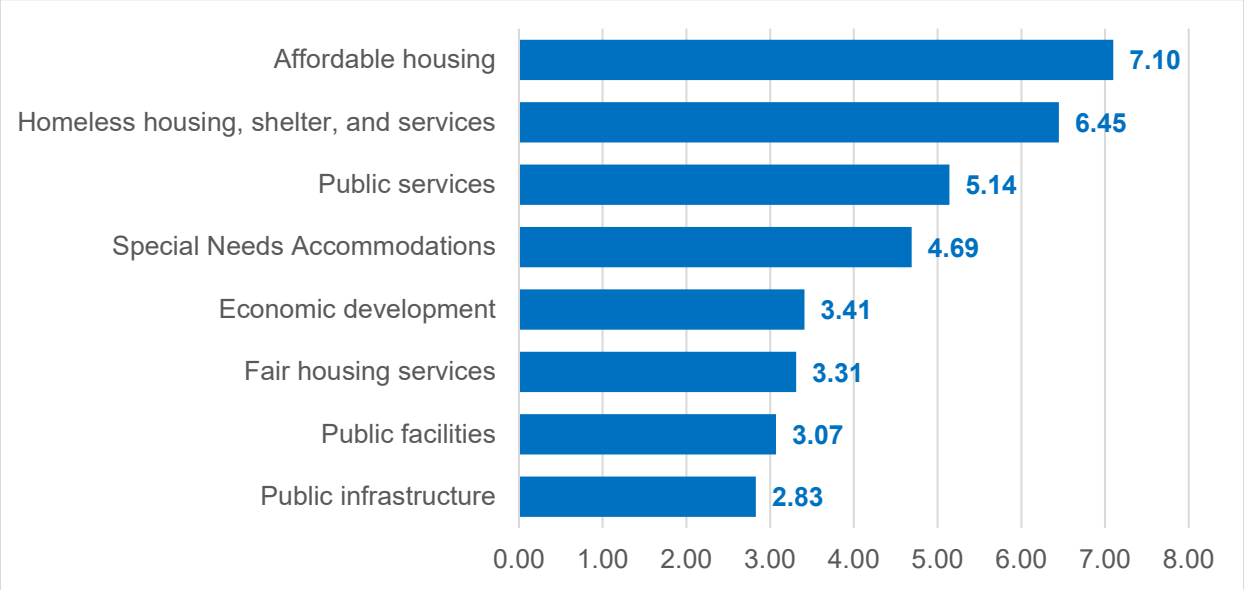
Figure A-2: Prioritization Among Topic Areas from the Stakeholder Survey



Data Source: King County Consortium Consolidated Plan Stakeholder Survey.

Figure A-3 depicts the average weighted score of each topic area which provides a clear ranking of the topics based on stakeholders' prioritization, with higher average weighted scores indicating that respondents prioritized a given topic more. The average weighted scores across the survey topics indicate that respondents prioritized affordable housing the most (7.10), followed by housing, shelter, and services for people experiencing homelessness (6.45), public services (5.14), special needs accommodation (4.69), economic development (3.41), fair housing (3.31), public facilities (3.07), and public infrastructure (2.83).

Figure A-3: Average Weighted Score Across Topic Areas from the Stakeholder Survey

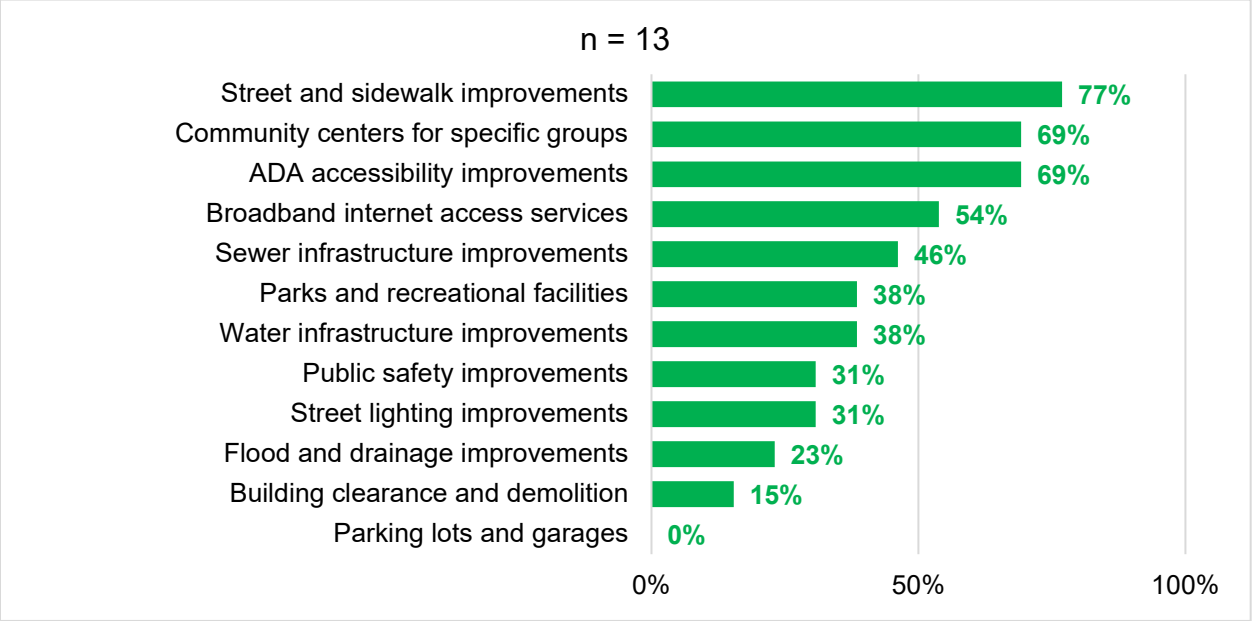


Data Source: King County Consortium Consolidated Plan Stakeholder Survey.

The survey then presented stakeholders with a list of various activities that are generally eligible for the Consortium's CDBG, HOME, or ESG funds and asked stakeholders to identify the most needed activities for low- and moderate-income people by topic area. When asked about the most needed public facility and infrastructure activities, 13 stakeholders provided input of whom 10 (or 77 percent) indicated street and sidewalk improvements were needed the most (Figure A-4). In addition, nine stakeholders (69 percent) indicated community centers for specific groups (such as seniors, youth, and people experiencing homelessness) and nine (69 percent) indicated accessibility improvements for people with disabilities were needed the most. When asked how they would prioritize among the most needed public facility and infrastructure activities, the average weighted score indicates that stakeholders would prioritize street and sidewalk improvements and water infrastructure improvements the most (10.60) followed by accessibility improvements (10.56), and then clearance and demolition of buildings (10.00).

When asked whether any specific groups or areas experienced high needs for public facility and infrastructure activities, stakeholders noted that rural and unincorporated areas of the County needed accessibility improvements, transportation assistance, and assistance affording infrastructure upgrades.

Figure A-4: Most Needed Public Facility and Infrastructure Activities from the Stakeholder Survey

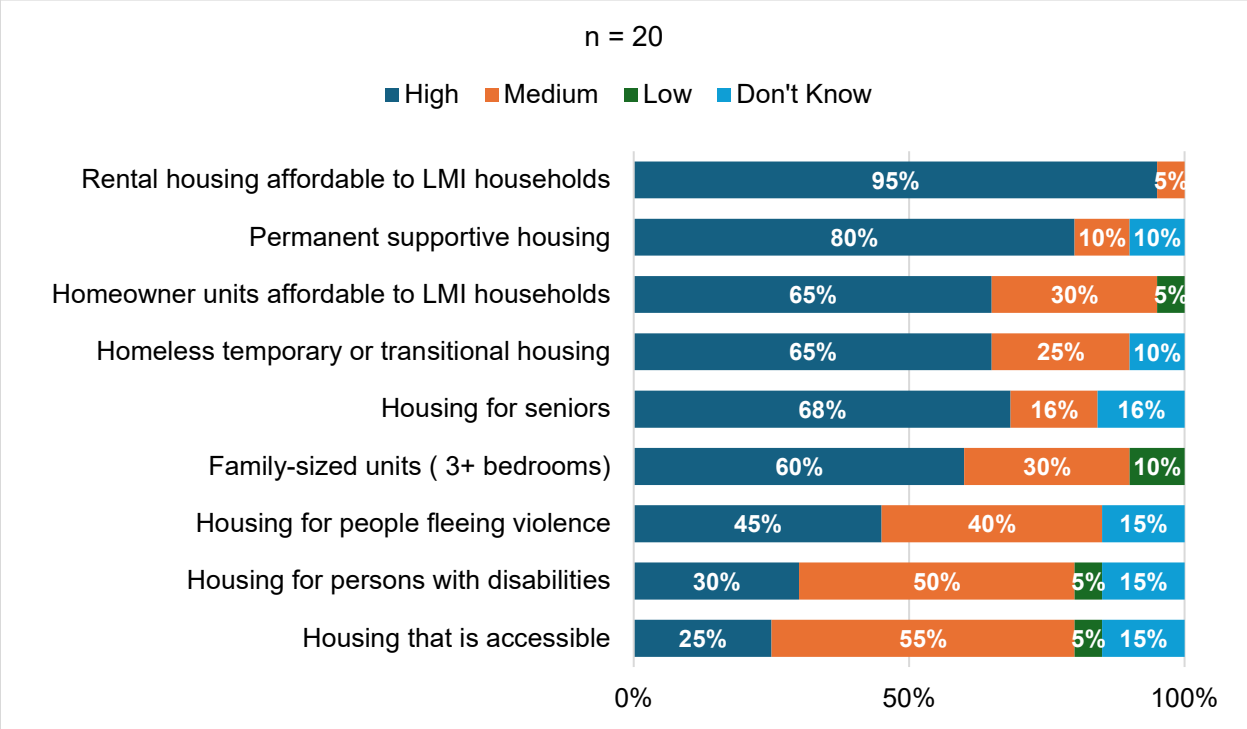


Data Source: King County Consortium Consolidated Plan Stakeholder Survey.

In the realm of housing opportunities and assistance, the survey asked stakeholders to indicate the level of need for various housing options for low- and moderate-income people in the communities they serve. Figure A-5 depicts the level of need among housing options while Figure A-6 shows the level of need among various forms of housing assistance. Most stakeholders indicated high levels of need for rental housing affordable to low- and moderate-income people and permanent supportive housing. Among needed types of housing assistance, most stakeholders noted high needs for homelessness prevention and housing stability services and tenant-based rental assistance or housing vouchers. More stakeholders indicated medium and low levels of need for other forms of housing assistance such as downpayment assistance, assistance to help seniors age in place, homeowner rehabilitation, and rental property rehabilitation.

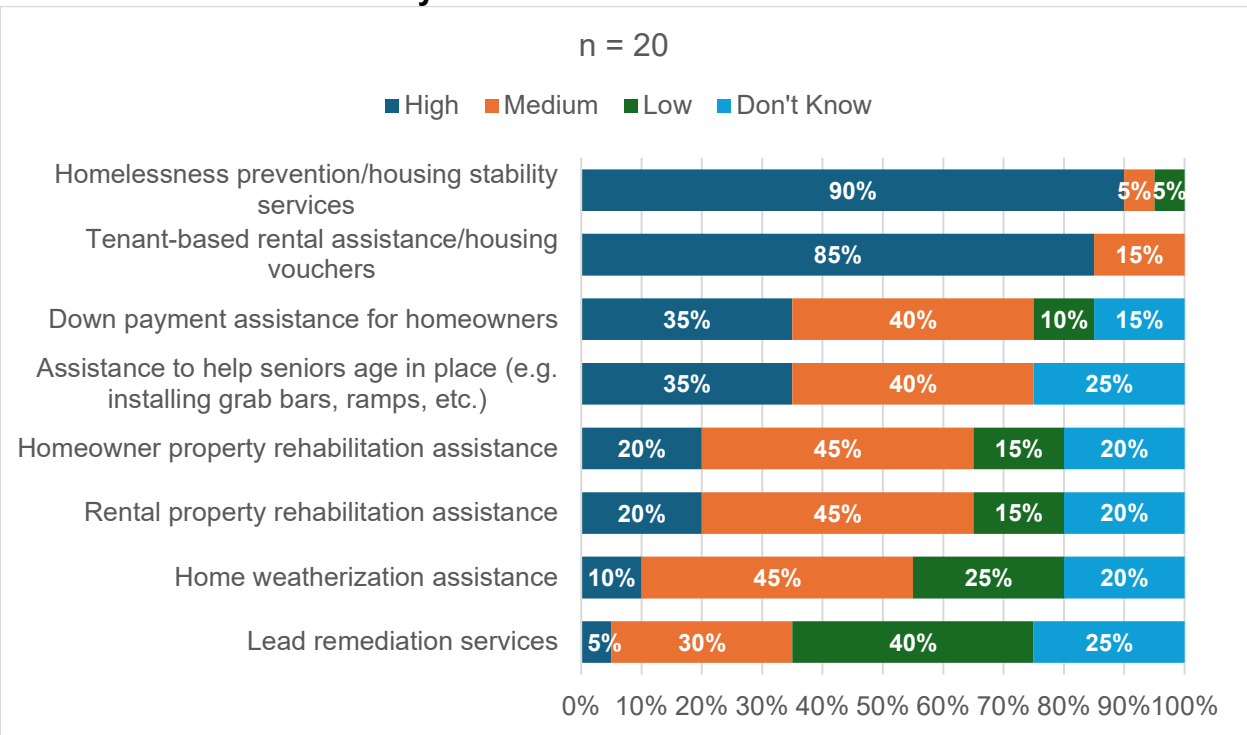
When asked whether any specific groups or areas experienced high needs, stakeholders noted that seniors living on fixed incomes, people with mental health issues, immigrants and refugees, people fleeing gender-based violence, people with limited English proficiency, and low-income people in general often struggle to afford housing costs.

Figure A-5: Level of Need for Various Housing Options from the Stakeholder Survey



Data Source: King County Consortium Consolidated Plan Stakeholder Survey.

Figure A-6: Level of Need for Various Forms of Housing Assistance from the Stakeholder Survey

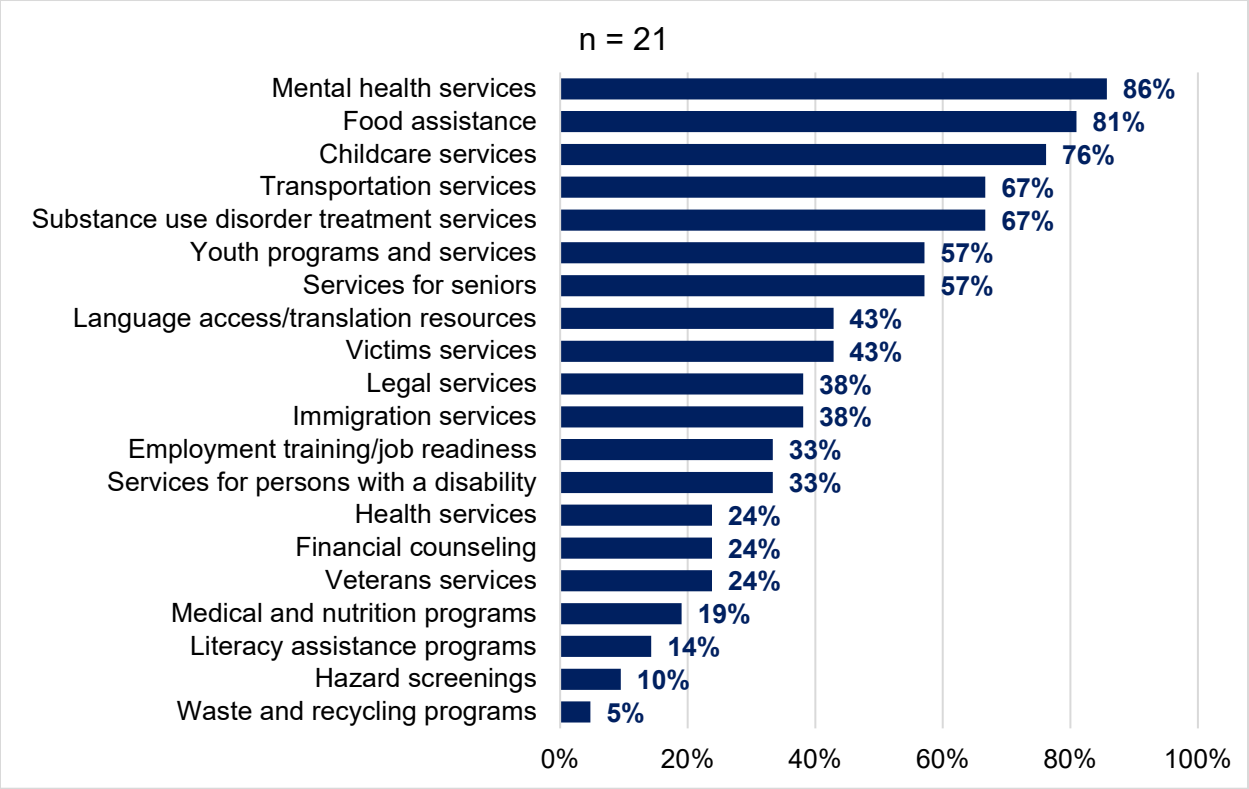


Data Source: King County Consortium Consolidated Plan Stakeholder Survey.

When asked about the most needed public services, 21 stakeholders provided input of whom 18 (or 86 percent) selected mental health services, 17 (or 81 percent) selected food assistance, and 16 (or 76 percent) selected childcare services as needed services (Figure A-7). When asked how they would prioritize among the most needed public services, the average weighted score indicates that stakeholders would prioritize substance abuse treatment services the most (19.42) followed by mental health services (18.88), childcare services (18.40), and services for seniors (17.58).

When asked whether any specific groups or areas experienced high needs for public services, stakeholders noted that families with children, immigrants and refugees, people with limited English proficiency, and youth are subpopulations that tend to have high needs for services. In addition, several stakeholders noted that South King County tends to have high needs for public services.

Figure A-7: Most Needed Public Services from the Stakeholder Survey



Data Source: King County Consortium Consolidated Plan Stakeholder Survey.

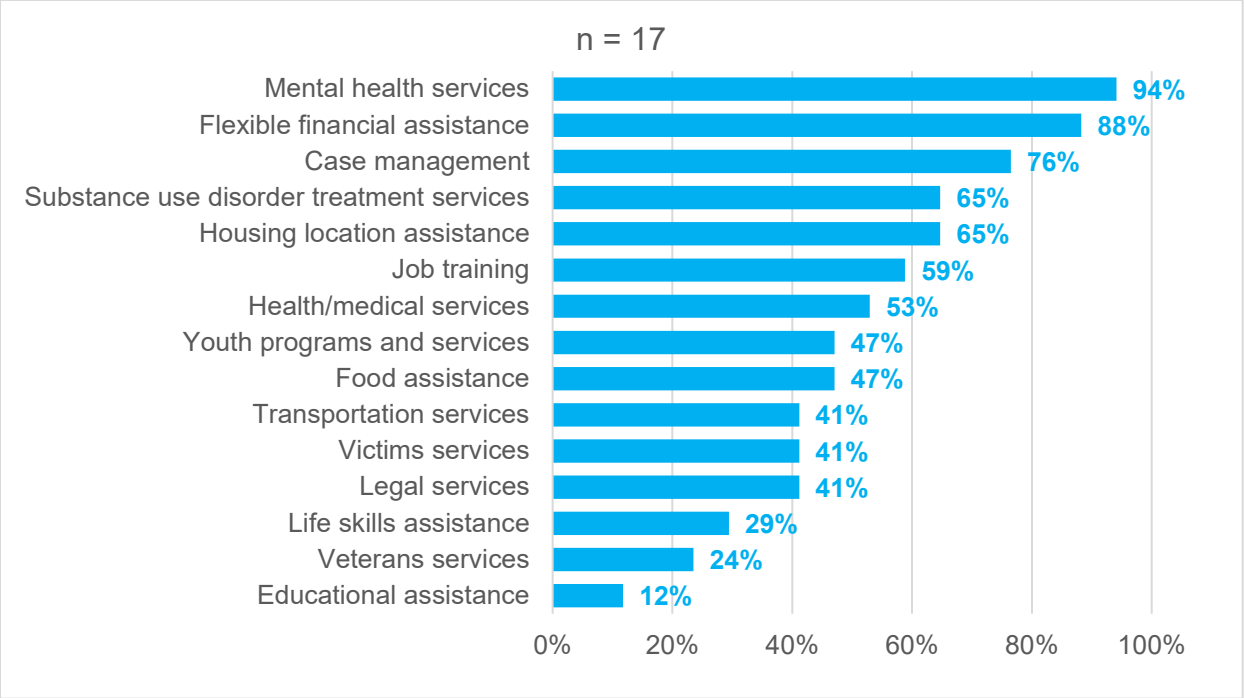
In the realm of housing, shelter, and services for people experiencing homelessness, the survey asked stakeholders to indicate the types of housing and shelter most needed in the communities they serve. Among the 18 stakeholders that answered the questions, 18 (or 100 percent) indicated needs for permanent supportive housing and 17 (or 94 percent) indicated needs for affordable housing in general. When asked to prioritize among various types of homeless housing and shelter, the average weighted score indicates that stakeholders would prioritize affordable housing in general the most (6.19) followed by permanent supportive housing (5.94), emergency shelter (5.21),

shelters for victims fleeing gender-based violence (4.08), hotel or motel vouchers (3.50), and then drop-in or day shelters (3.00).

When asked about the most needed public services for people experiencing homelessness, 17 stakeholders provided input of whom 16 (or 94 percent) selected mental health services, 15 (or 88 percent) selected flexible financial assistance, and 13 (or 76 percent) selected case management as needed services (Figure A-8). When asked how they would prioritize among the most needed public services for this population, the average weighted score indicates that stakeholders would prioritize case management the most (13.25) followed by housing location assistance (13.18), mental health services (12.80), and then flexible financial assistance (12.14).

When asked whether any specific groups or areas are disproportionately impacted by homelessness, a few stakeholders noted that South King County is greatly affected by homelessness, but others noted that it is a concern for all areas across the County.

Figure A-8: Most Needed Public Services for People Experiencing Homelessness from the Stakeholder Survey

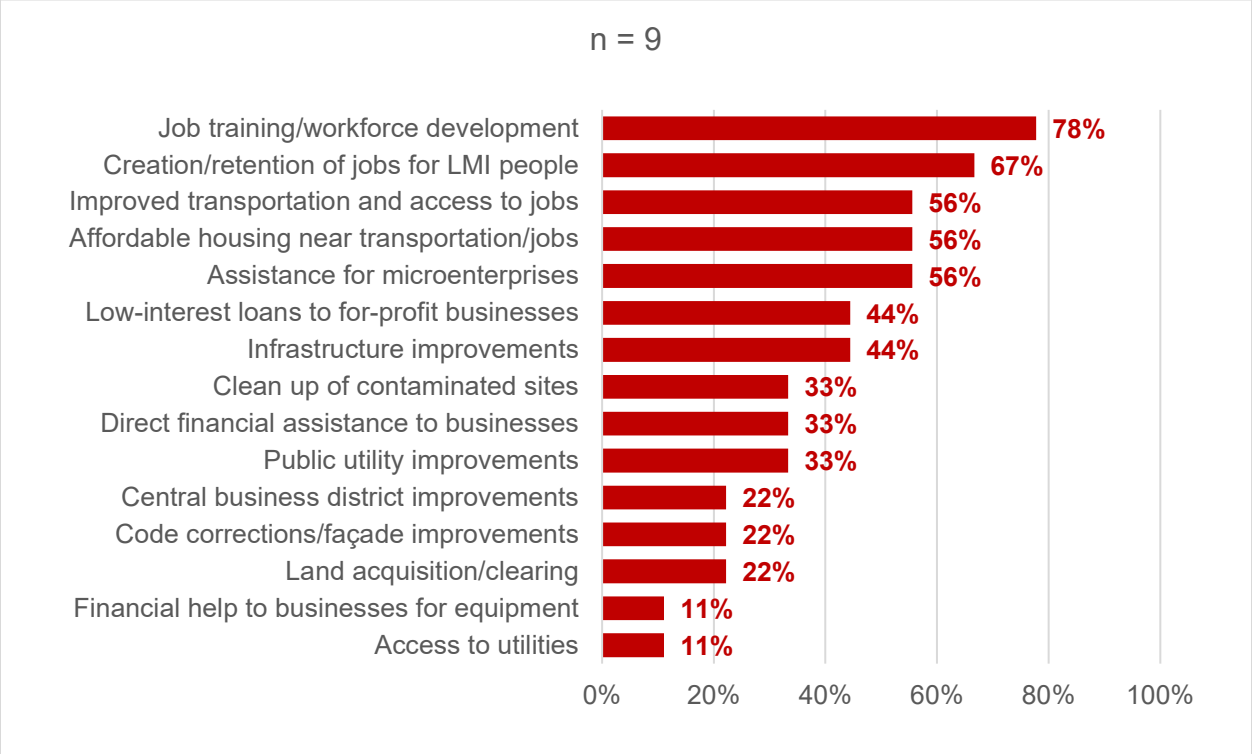


Data Source: King County Consortium Consolidated Plan Stakeholder Survey.

Lastly, when asked about the most needed economic development activities, nine stakeholders provided input of whom seven (or 78 percent) selected job training and workforce development, six (or 67 percent) selected creation or retention of jobs for low- and moderate-income people, and five (or 56 percent) selected improved transportation and access to jobs (Figure A-9). When asked how they would prioritize among the most needed economic development activities, the average weighted score indicates that stakeholders would prioritize affordable housing near transportation and jobs the most (15.25) followed by assistance for microenterprises (14.75), job training and workforce

development (14.67), and the creation and retention of jobs for low- and moderate-income people (14.33).

Figure A-9: Most Needed Economic Development Activities from the Stakeholder Survey



Data Source: King County Consortium Consolidated Plan Stakeholder Survey.

Department of Local Services Survey Overview

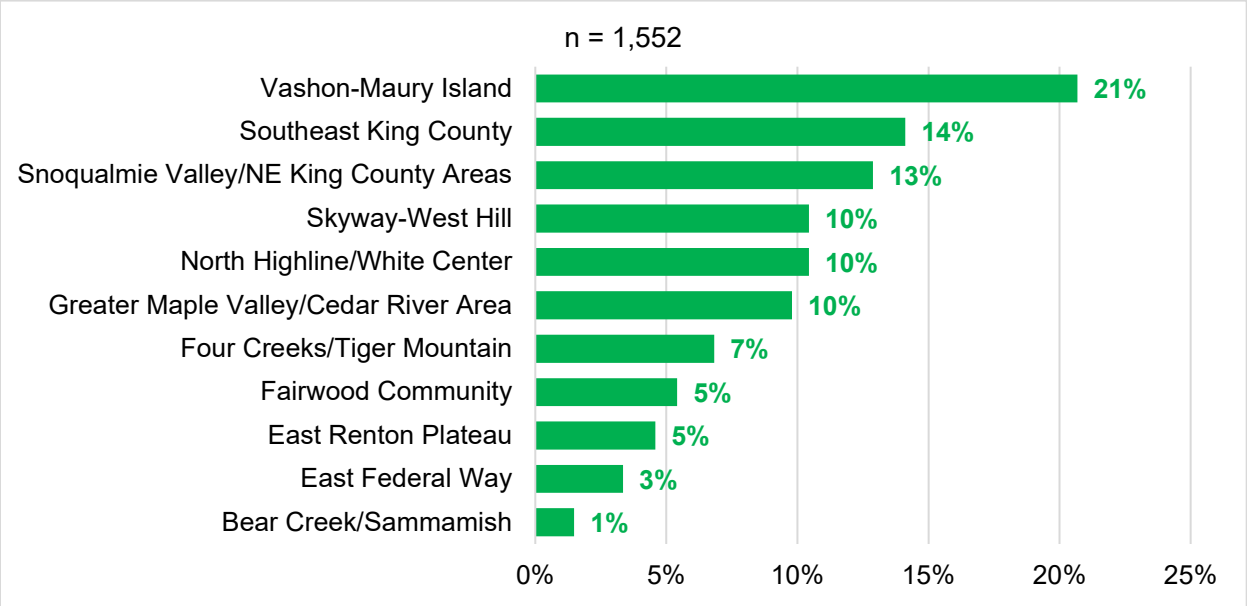
The Consortium analyzed results from the 2023 Department of Local Services resident survey on the community development needs of the County's unincorporated areas. The survey sought input from residents living in unincorporated areas in King County and asked various questions to identify which policy areas are most important to residents, gather specific information on resident concerns, and hear about proposed solutions to address those concerns. The survey specifically asked about issues and concerns related to the following policy areas:

- Community, Economic, and Workforce Development and Resources
- Environment, Farmland, Parks, and Open Spaces (e.g. climate change, wildlife, parks, flood control)
- Health and Human Services (e.g. mental health, senior services, homelessness)
- Housing and Land Use (e.g. affordable housing, Growth Management Act)
- Public and Community Safety (e.g. crime, disaster preparation & response, policing)
- Public Transportation and Roads (e.g. bus service, water taxi, sidewalks, bike paths)
- Services, Infrastructure, and Utilities (e.g. digital equity, landfill, illegal dumping, sewer)

- Youth and Early Childhood Services (e.g. childcare, after school programs)
- Other

The survey gathered input from 1,552 residents and Figure A-10 indicates that most respondents (21 percent) lived in Vashon-Maury Island, followed by Southeast King County (14 percent), Snoqualmie Valley/Northeast King County (13 percent), Skyway-West Hill (10 percent), and North Highline/White Center (10 percent).

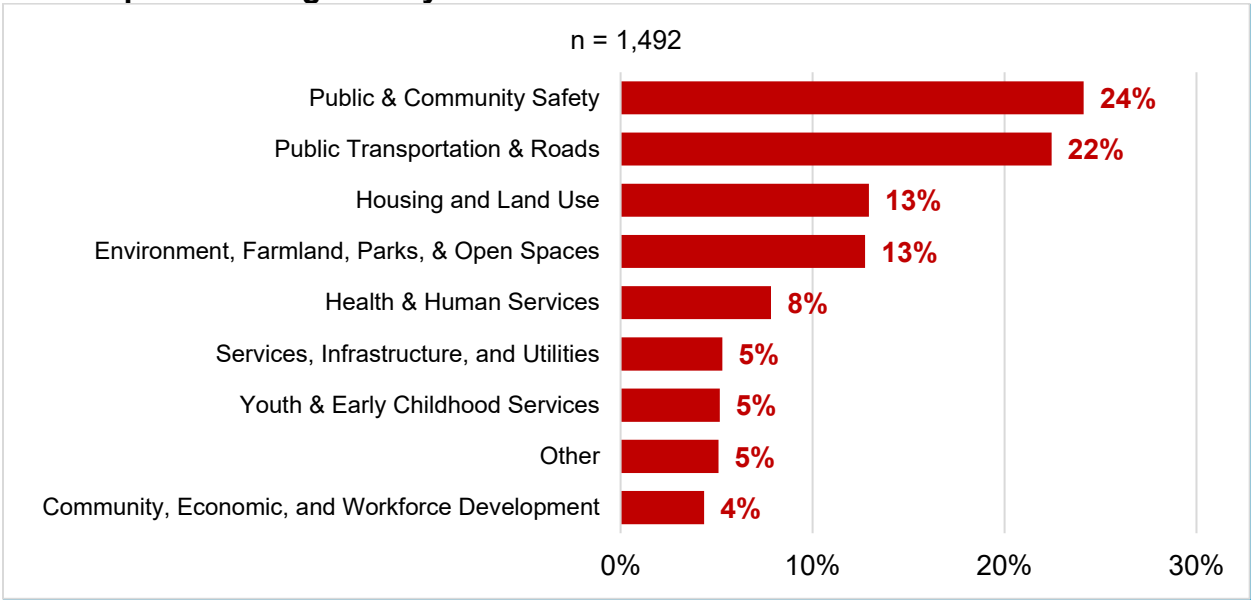
Figure A-10: Percent of Respondents by Unincorporated Community



Data Source: 2023 King County Department of Local Services Community Survey.

One survey question asked respondents to broadly identify the single most important policy issue facing their community (Figure A-11). Overall, the most important policy area across all responses was public and community safety (such as crime, disaster preparedness, and policing) followed by public transportation and roads (including bus service, water taxi, sidewalks, and bike paths). Housing and land use (including affordable housing and the Growth Management Act) and environment, farmland, parks, and open space were tied for third place.

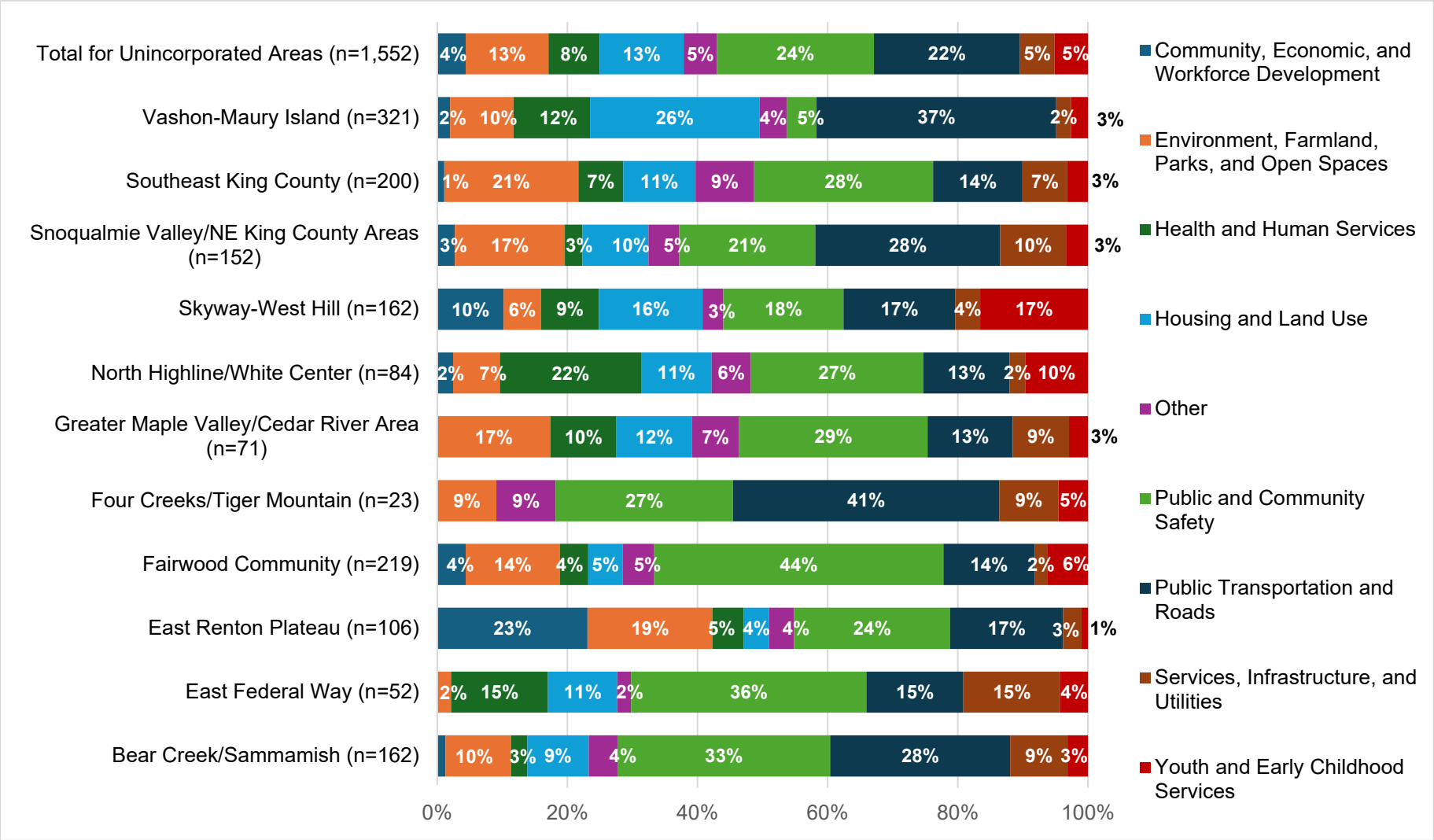
Figure A-11: Most Important Policy Areas for Residents in Unincorporated King County



Data Source: 2023 King County Department of Local Services Community Survey.

Figure A-12 depicts the variation in which policy areas were most important to residents by unincorporated area. It is important to note that the sample sizes for some communities were low and may not accurately reflect which policy areas are most important to residents in a given area. While public/community and public transportation/roads were the overall two most important policy areas across all residents that responded to the survey, the results underscore the variation in opinions across communities.

Figure A-12: Most Important Policy Area by Unincorporated Community

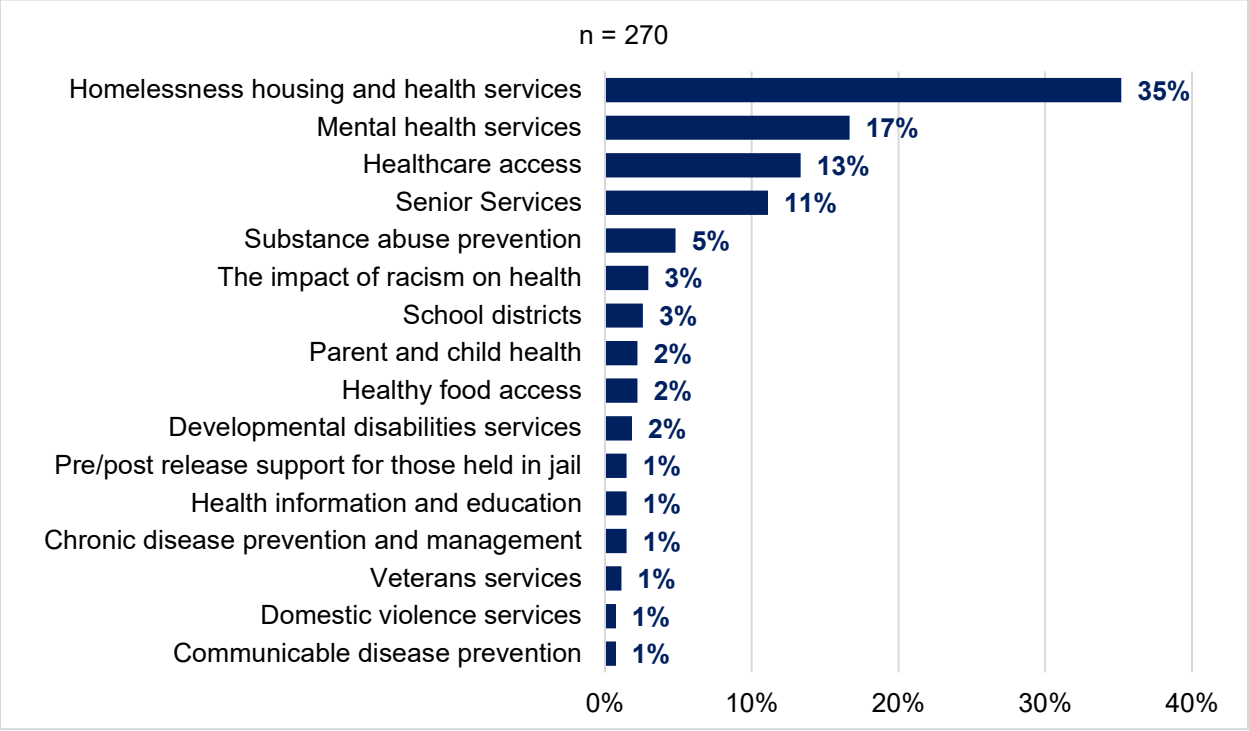


Data Source: 2023 King County Department of Local Services Community Survey.

Across the nine policy areas included in the survey, residents provided input on more specific issues and concerns impacting their communities. While not all the policy areas and topics included in the survey represent eligible activities for the use of the Consortium's federal funds (i.e., CDBG, HOME, and ESG), it is interesting to see how the concerns identified by residents among issues that may be eligible for federal funds compare to other issues in their communities. For example, although most of the issues within the environment, farmland, parks, and open spaces policy area are not eligible activities for CDBG, HOME, or ESG funds, one issue—recreation and community centers—could be an eligible activity for CDBG funds. Among the environment, farmland, parks, and open spaces policy area, 60 out of 318 residents (or 19 percent) indicated that recreation and community programs was the most important issue. Furthermore, 21 of these residents lived or worked in East Renton Plateau and 10 lived or worked in Skyway-West Hill which indicates that these areas may have high needs for recreation and community programs that could be supported by CDBG funds.

Another policy area explored in the survey was for issues related to health and human services. Figure A-13 depicts the percentage of respondents that indicated which specific health and human service issue is the most important for their community. Overall, 95 respondents (or 35 percent) that answered the question indicated that housing and health services for people experiencing homelessness was the most important issue for their community. Among respondents that selected homeless housing and health services, 23 live or work in East Renton Plateau, 16 live or work in North Highline/White Center, 14 live or work on Vashon-Maury Island, and 13 live or work in Southeast King County.

Figure A-13: Most Important Issues Related to Health and Human Services for Residents in Unincorporated King County



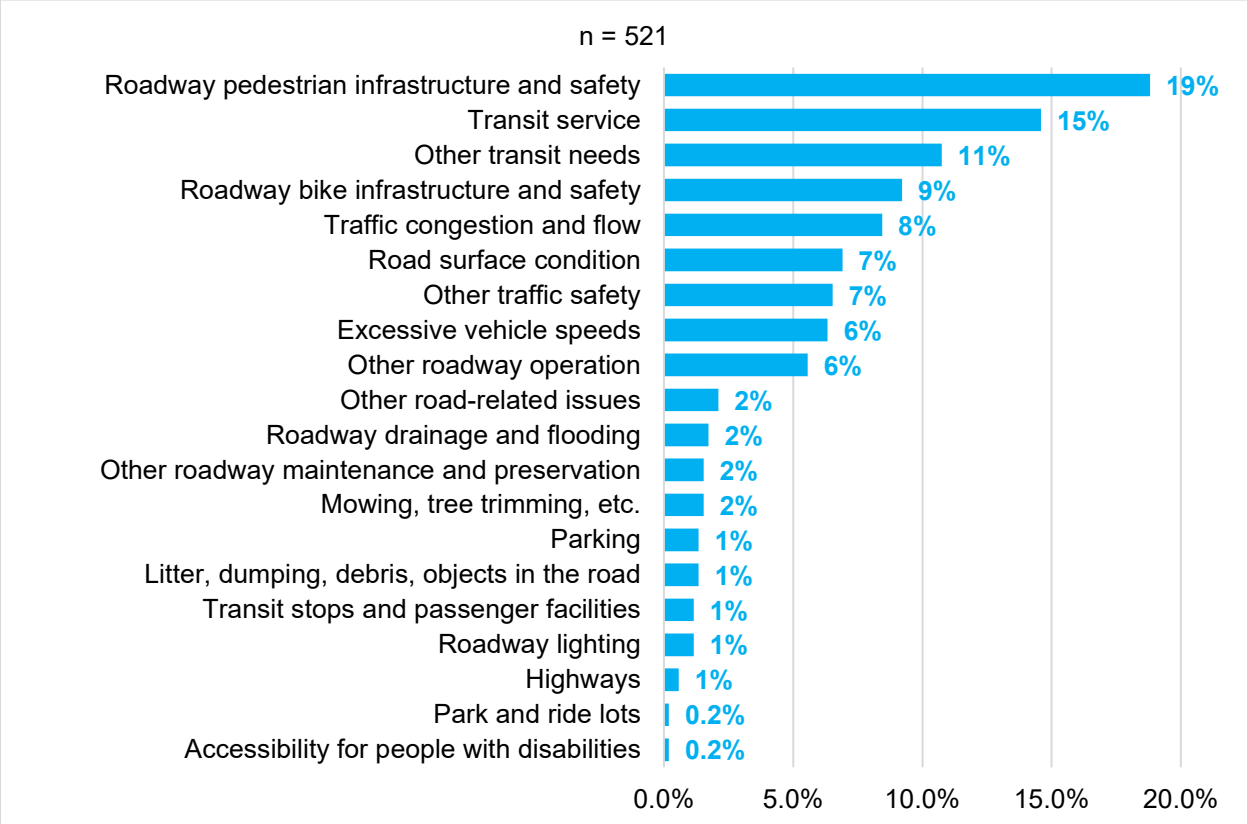
Data Source: 2023 King County Department of Local Services Community Survey.

Among respondents that answered survey questions on the most important issues within the community, economic, and workforce development and resources policy area, 45 of 122 respondents (37 percent) indicated that community centers was the most important issue for their community. Among these 45 respondents, 23 live or work in East Renton Plateau. Many residents of East Renton Plateau described the lack of community centers in the area specifically offering low- or no-cost programs for children and youth such as sports teams, gyms, clubs, and after school activities. Residents noted the need for programs that offer safe spaces for children and youth that don't require them to leave the community.

In the realm of questions for the housing and land use policy area, 319 respondents provided input on the most important issue in their communities. Among these respondents, 209 (66 percent) selected housing (e.g., affordable housing and housing repair), 42 (13 percent) selected environmental health and healthy homes (e.g., lead exposure, mold, ventilation, etc.), 40 (13 percent) selected permitting services, and 28 (9 percent) selected code enforcement. Many residents that commented on issues within this policy area described the need for stronger code enforcement and transparency around local codes and requirements. Others spoke of the need for home repair programs to help new and existing homeowners maintain their community's older housing stock.

Among respondents that answered survey questions on the most important issues within the public transportation and roads policy area, 98 of 521 respondents (19 percent) indicated that roadway pedestrian infrastructure and safety was the most important issue for their community (Figure A-14). Other pressing issues identified through the survey included transit service (15 percent of respondents) and other transit needs (11 percent of respondents). which suggest that existing transit options may not be adequately meeting the needs of communities in unincorporated King County.

Figure A-14: Most Important Issues Related to Public Transportation and Roads for Residents in Unincorporated King County

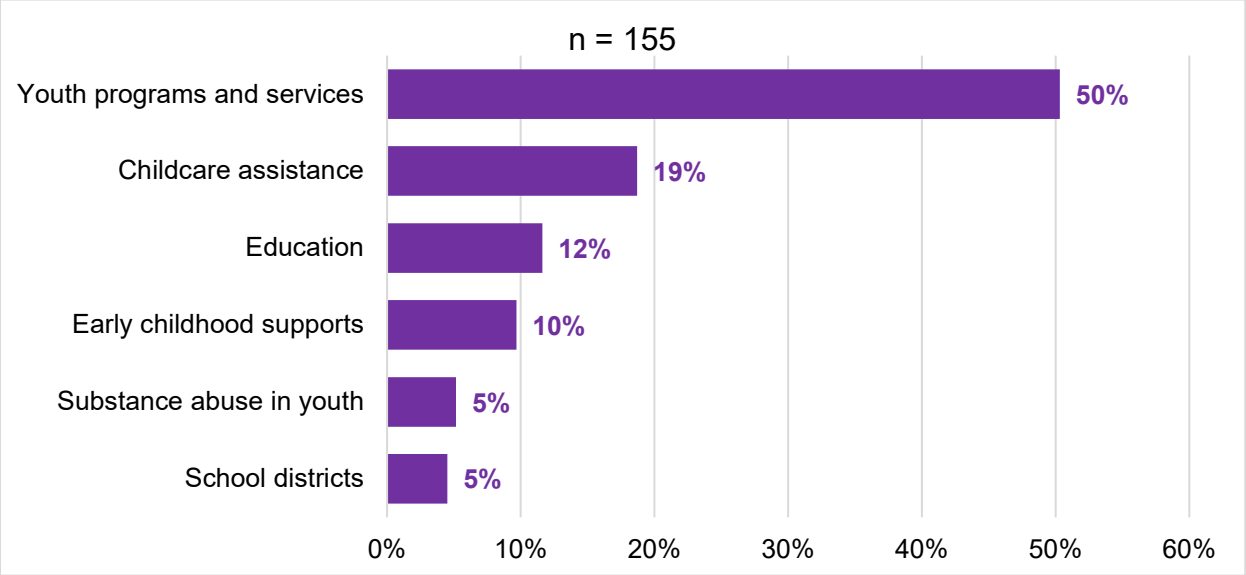


Data Source: 2023 King County Department of Local Services Community Survey.

Although most of the issues related to the public and community safety policy area include services that are generally ineligible activities for the Consortium's CDBG, HOME, and ESG funds, it is notable that among the 382 residents that answered these questions, 166 (or 43 percent) indicated that crime and traffic enforcement was the most pressing issue in their community.

Among residents that responded to questions related to the youth and early childhood services policy area, 78 out of 155 residents (or 50 percent) indicated that youth programs and services was the most important issue in their communities (Figure A-15). Residents that provided comments related to this policy area often highlighted the need for programs to assist families with raising children from early childhood to young adulthood. For example, many residents commented on the need for community centers that offer programs for children and youth for recreation, childcare, and skill-building. Others spoke of the need for childcare assistance to support working families and described the need for daycare centers for young children, particularly ones that accept government childcare subsidies. Others talked about the need for after school programming to not only provide safe spaces for children but offer services such as mental health care, tutoring, job readiness, support for immigrant children, and more.

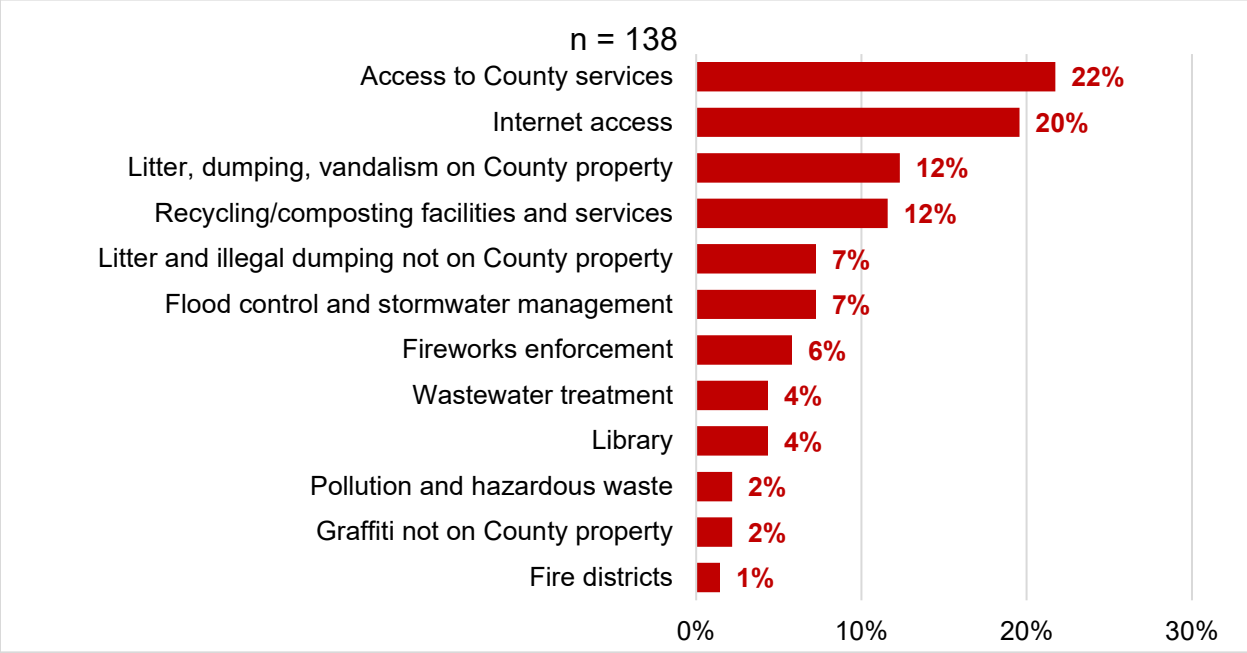
Figure A-15: Most Important Issues Related to Youth and Early Childhood Services for Residents in Unincorporated King County



Data Source: 2023 King County Department of Local Services Community Survey.

Lastly, among the 138 residents that responded to questions on the services, infrastructure, and utilities policy area, 30 (or 22 percent) indicated the most important issue in their community was access to King County services either online or in-person (Figure A-16). Residents commented on the need for physical office locations in their communities and noted that they had experienced delays with post-pandemic online service options. In addition, 27 residents (or 20 percent) indicated that internet access was the most pressing issue in their community. Many described the lack of internet service providers in their area and how limited competition contributes to poor customer service, outdated infrastructure, and unreliable access. Others noted that available infrastructure is inadequate for current household needs and if residents try to upgrade or improve their service, they receive expensive quotes from service providers ranging from thousands to tens of thousands of dollars as the estimated cost to get service in their area.

Figure A-16: Most Important Issues Related to Services, Infrastructure, and Utilities for Residents in Unincorporated King County

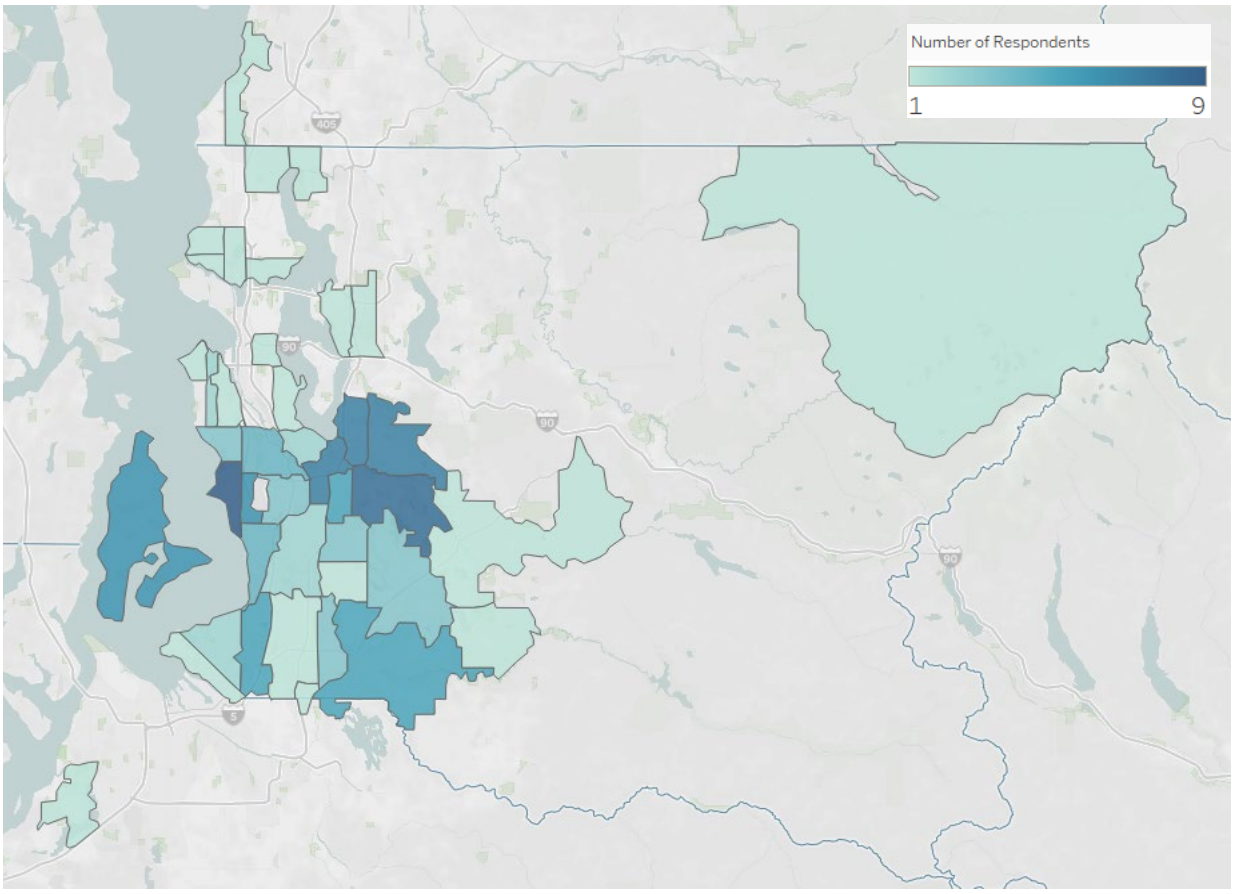


Data Source: 2023 King County Department of Local Services Community Survey.

Consortium Community Survey Overview

The Consortium distributed a community survey to gather input from members of the public on the housing and community development needs of low- and moderate-income people living in the Consortium. Overall, the survey collected 120 responses from the public of which 83 people (69 percent) live in a zip code located in the Consortium. Among those who responded to the survey, 14 (12 percent) had incomes below 30 percent AMI, 19 (16 percent) had incomes between 30-50 percent AMI, 29 (24 percent) had incomes between 50-80 percent AMI, and the remaining 58 (48 percent) had incomes above 80 percent AMI. Figure A-17 depicts the number of survey responses by zip code and indicates that although some respondents live outside of the Consortium, most survey respondents live in a zip code located in South King County. Notably, the survey did not receive input from residents living in all zip codes in the Consortium, so the survey results may not reflect needs across the entire Consortium.

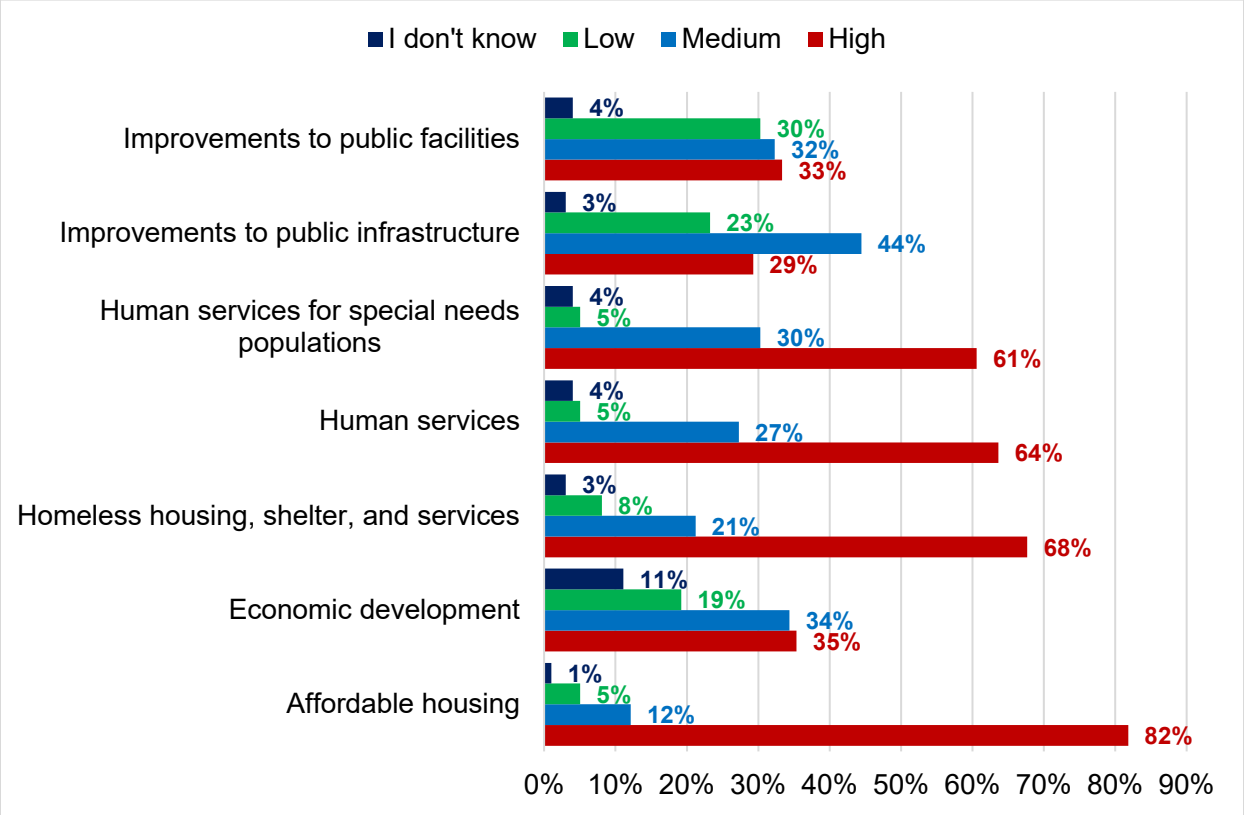
Figure A-17: Responses to the Community Survey by Zip Code



Data Source: King County Consortium Consolidated Plan Community Survey.

One community survey question asked respondents to rate the level of need for various housing and community development topic areas using a scale of high, medium, and low. Figure A-18 shows the responses to this question and indicates that most survey respondents indicated high needs for affordable housing for low- and moderate-income people, high needs for homeless housing, shelter, and services, and high needs for both human services for low- and moderate-income people as well as human services targeted to special needs populations such as seniors, youth, people fleeing gender-based violence, and people with disabilities.

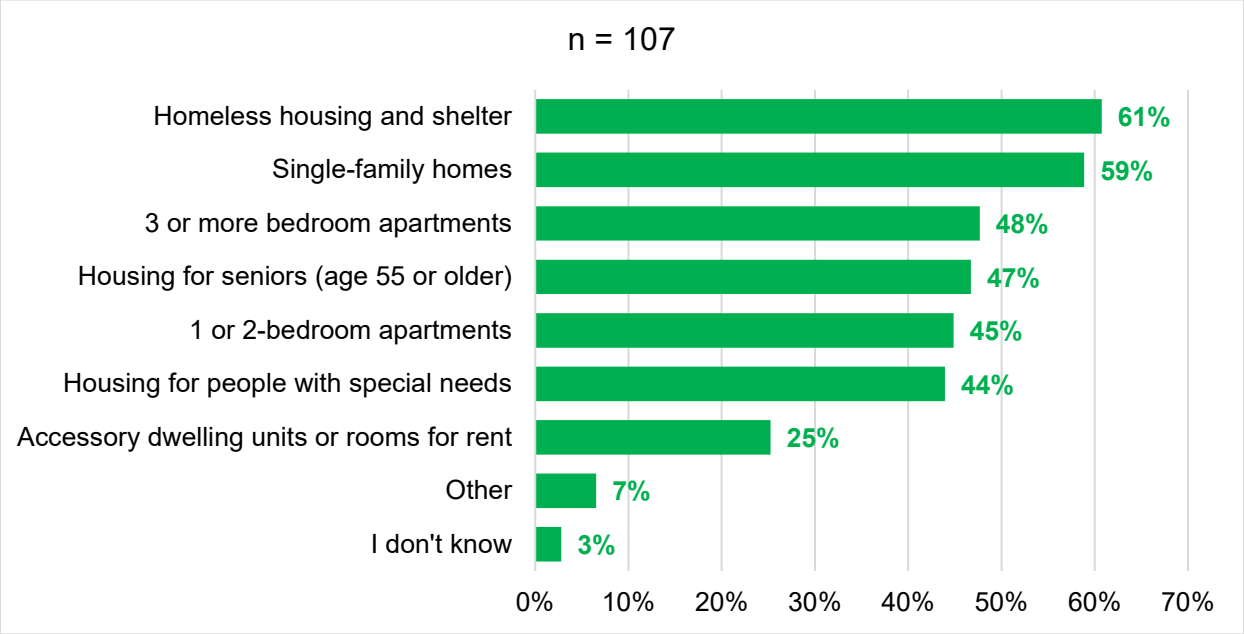
Figure A-18: Level of Need for Different Activity Categories from the Community Survey



Data Source: King County Consortium Consolidated Plan Community Survey.

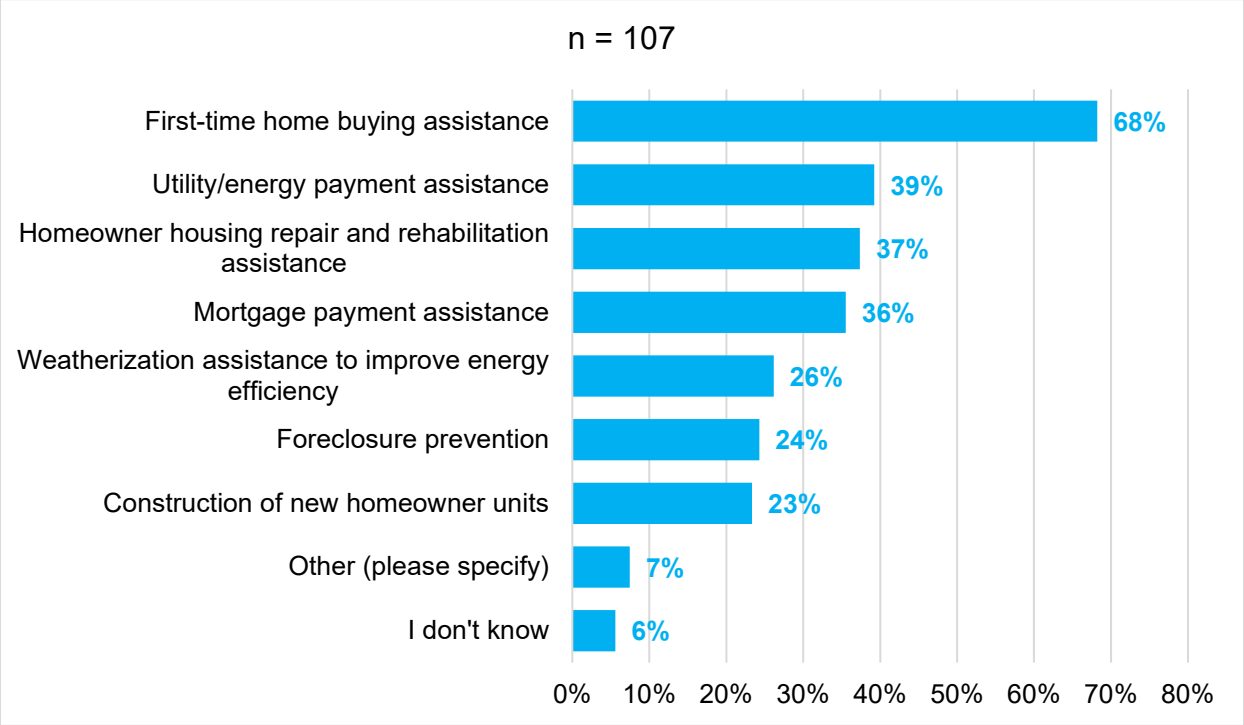
The survey asked respondents to identify the most needed types of housing for low- and moderate-income people in their communities and Figure A-19 indicates that 65 respondents (61 percent) indicated that their community needs housing and shelter for people experiencing homelessness and 63 respondents (59 percent) indicated the need for single-family homes. When asked about the three most needed types of housing services for low- and moderate-income homeowners, 73 (68 percent) selected first-time home buying assistance, 42 (39 percent) selected utility and energy payment assistance, and 40 (37 percent) selected housing repair and rehabilitation assistance (Figure A-20). Responses to a similar question asking about the three most needed housing services for low- and moderate-income renters indicated that 53 respondents (50 percent) selected short- or medium-term rental assistance, 46 (43 percent) selected ongoing or long-term rental assistance, and 45 (42 percent) selected security deposit assistance as the most needed services (Figure A-21).

Figure A-19: Most Needed Types of Housing for Low- and Moderate-Income People from the Community Survey



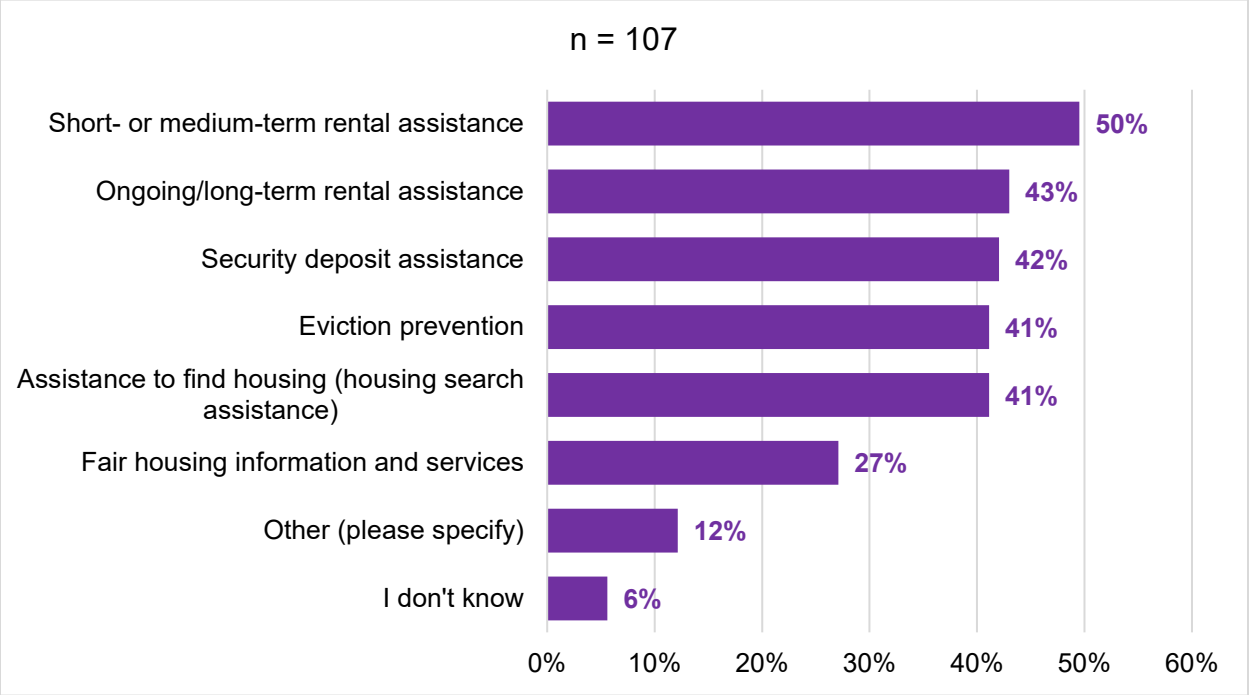
Data Source: King County Consortium Consolidated Plan Community Survey.

Figure A-20: Needed Housing Services for Low- and Moderate-Income Homeowners from the Community Survey



Data Source: King County Consortium Consolidated Plan Community Survey.

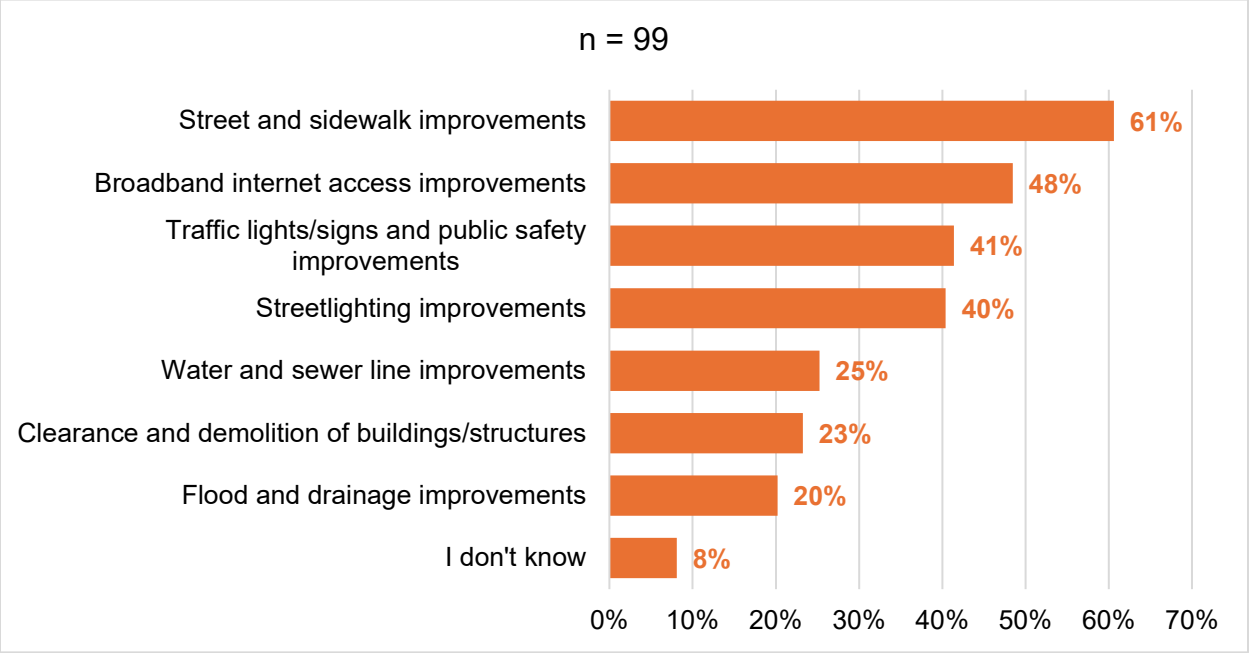
Figure A-21: Needed Housing Services for Low- and Moderate-Income Renters from the Community Survey



Data Source: King County Consortium Consolidated Plan Community Survey.

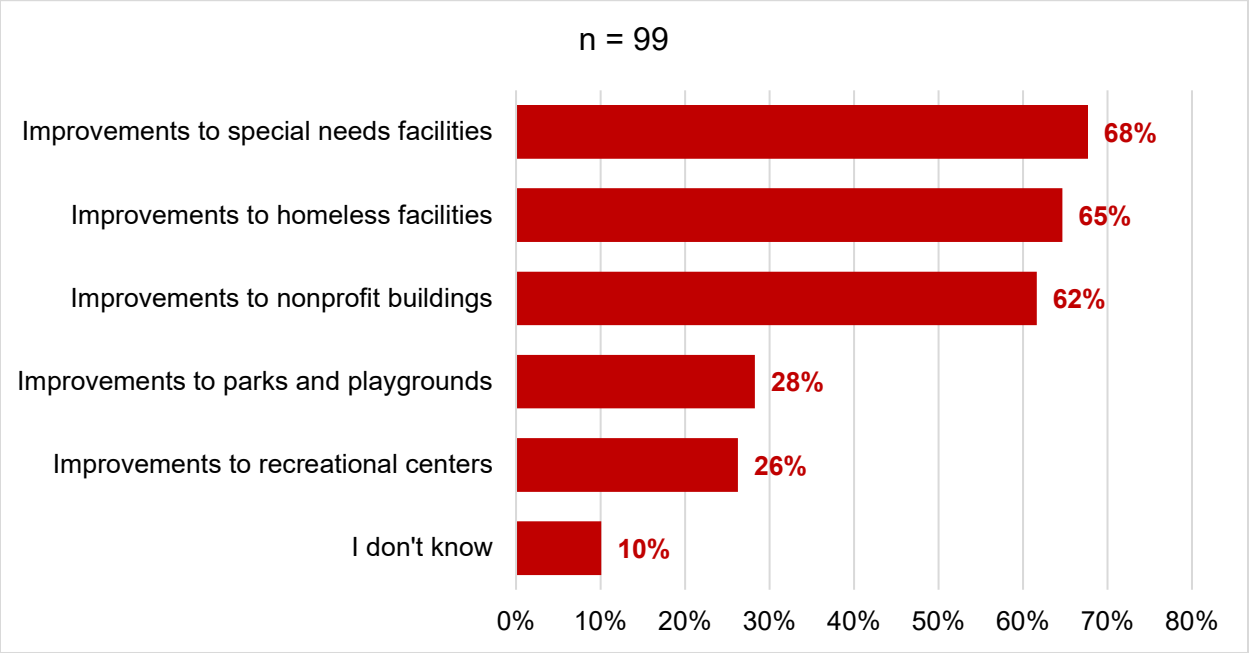
When asked about the three most needed infrastructure activities in their community, Figure A-22 indicates that 61 percent of residents selected street and sidewalk improvements, 48 percent selected broadband internet access improvements, and 41 percent selected traffic lights, signs, and other public safety infrastructure. Similarly, Figure A-23 depicts the response to a survey question asking about the three most needed public facility activities and indicates that most residents (67 or 68 percent) indicated the need for improvements to public facilities for special needs populations such as seniors, youth, people with disabilities, or victims of domestic violence. In addition, 64 residents (65 percent) indicated the need for public facility improvements for nonprofit buildings that serve low- and moderate-income people in the community. When asked about the three most needed economic development activities in their community, 64 residents (or 65 percent) selected the creation or retention of jobs for low- and moderate-income people, 60 (or 61 percent) selected job training and/or workforce development, and 33 (or 33 percent) selected microenterprise assistance as needed activities in their community (Figure A-24).

Figure A-22: Needed Infrastructure Activities from the Community Survey



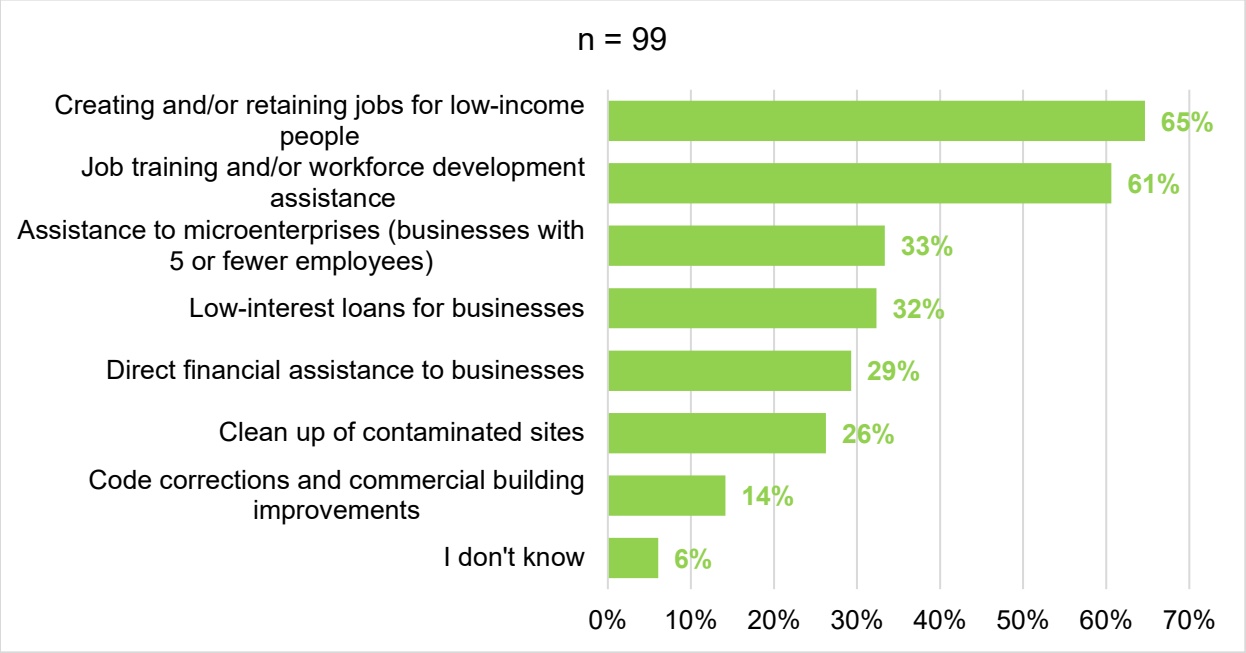
Data Source: King County Consortium Consolidated Plan Community Survey.

Figure A-23: Needed Public Facility Activities from the Community Survey



Data Source: King County Consortium Consolidated Plan Community Survey.

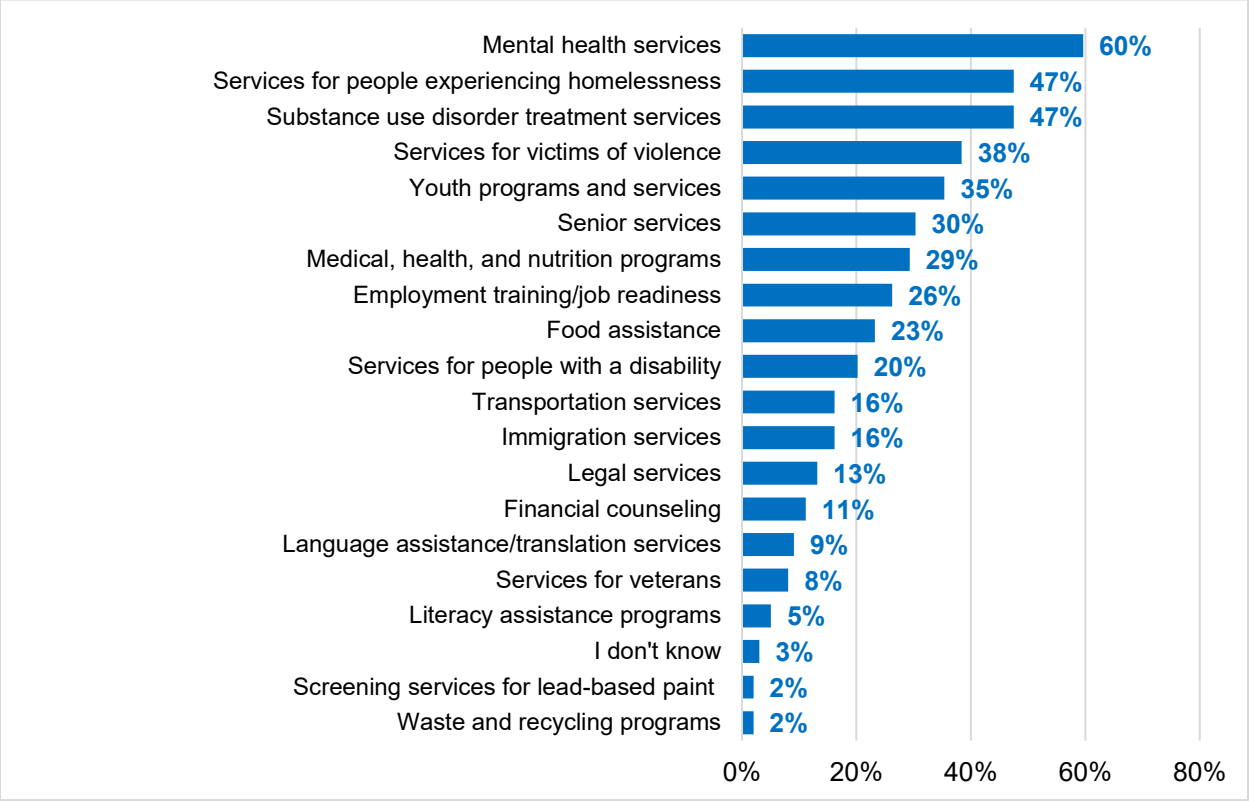
Figure A-24: Needed Economic Development Activities from the Community Survey



Data Source: King County Consortium Consolidated Plan Community Survey.

The community survey also asked respondents to pick the five most needed public services in their community, and 60 percent of residents selected mental health services, 47 percent selected services for people experiencing homelessness, 47 percent selected substance use disorder treatment services, 38 percent selected services for victims of violence (including domestic violence, sexual assault, stalking, dating violence, and human trafficking), and 35 percent selected youth programs and services (Figure A-25).

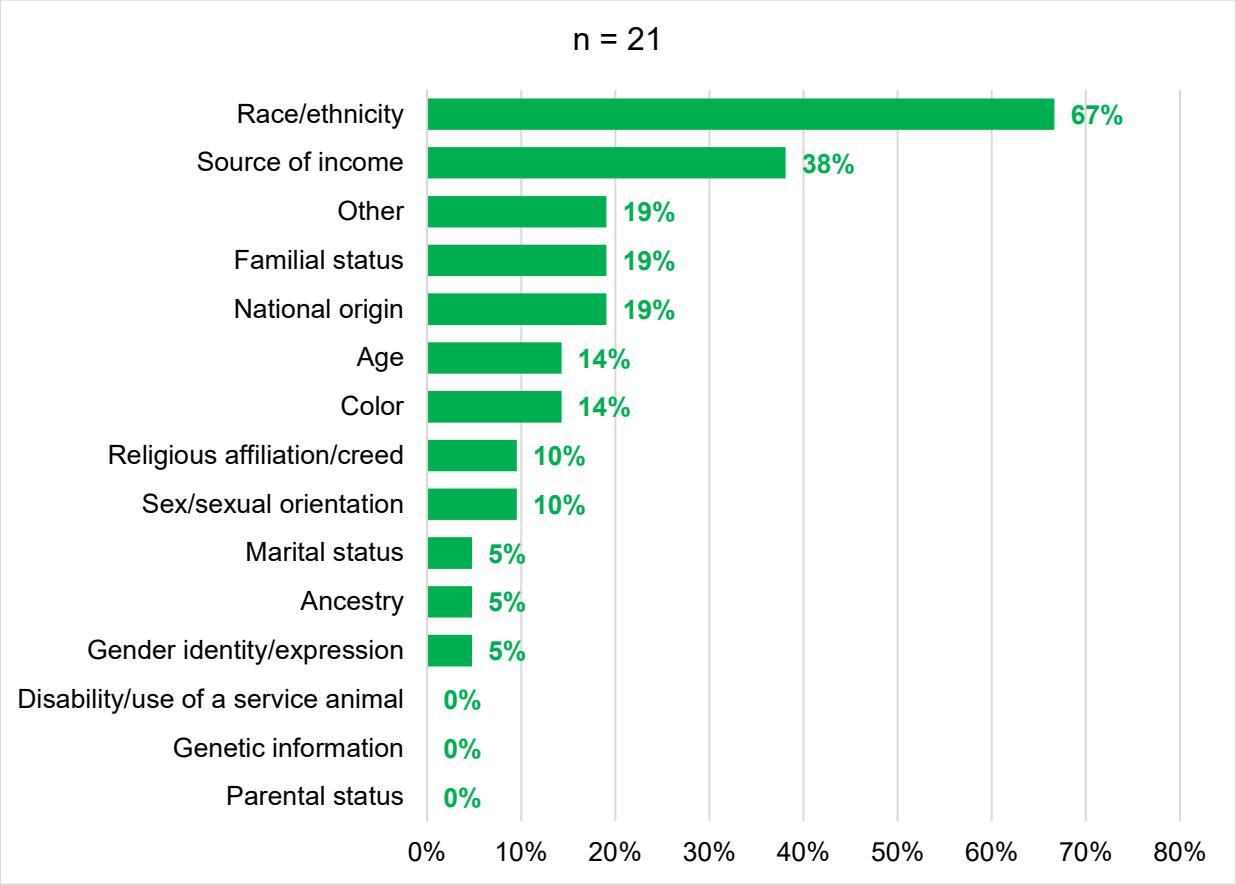
Figure A-25: Most Needed Human Services for Low- and Moderate-Income People from the Community Survey



Data Source: King County Consortium Consolidated Plan Community Survey.

Lastly, the community survey included a series of questions related to fair housing concerns and housing displacement in the Consortium. When asked whether they had ever been involuntarily displaced from their housing situation within the last ten years, 16 residents (or 16 percent) indicated that they had been forced leave and one resident was unsure. In a follow up question, six of these residents indicated that an unaffordable increase in rent was the cause of their displacement. When asked whether they had ever been the victim of housing discrimination while living in King County, 12 residents (12 percent) indicated they had experienced housing discrimination and 12 (12 percent) indicated they weren't sure. In a follow up question on the perceived basis of this discrimination, 14 residents (or 67 percent) indicated they believed it was due to race or ethnicity and 8 (or 38 percent) indicated it was due to source of income (Figure A-26).

Figure A-26: Basis of Perceived Housing Discrimination from Community Survey



Data Source: King County Consortium Consolidated Plan Community Survey.

Needs Assessment

NA-05

Table A-3: Definitions of Terms Used in the Consolidated Plan

Topic	Term	Definition
Government Entities and Jurisdictions	King County	All geographic areas and jurisdictions within King County
	King County Consortium (Consortium)	An intergovernmental partnership including nearly all jurisdictions in King County including Algona, Black Diamond, Beaux Arts, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Hunts Point, Issaquah, Kenmore, Kirkland, Lake Forest Park, Maple Valley, Medina, Mercer Island, Newcastle, Normandy Park, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville and Yarrow Point. The cities of Seattle and Milton are not part of the Consortium since Seattle receives its own federal funds directly from HUD and Milton is part of the Pierce County Consortium.
	HOME Participating Jurisdiction (PJ)	The local governments—including King County and the cities of Auburn, Bellevue, Kent, and Federal Way—that partner together to receive annual federal funds under HUD's HOME program.
	Joint Agreement Cities	The cities—including Redmond, Renton, Shoreline, Kirkland, and Burien—that have a joint agreement with King County for CDBG and HOME funds. The joint agreement cities qualify for their own CDBG funds but choose to partner in a regional housing and community development program. They retain a portion of the CDBG funds to allocate to city projects and contribute a portion of funds to consortium-wide programs and administration.
Census Bureau Geography Types	Urban	An urban area is a territory that includes at least 2,000 housing units or has a population of at least 5,000 people.
	Rural	A rural area is a territory that does not meet the criteria to be an urban area.

Topic	Term	Definition
CHAS Household Types	Household	All people living in a housing unit. Members of a household can be related or unrelated.
	Family	Related individuals living in the same household.
	Nonfamily	Unrelated individuals living in the same household.
	Small family household	A household with two–four members.
	Large family household	A household with five or more members.
	Elderly	An individual between the ages of 62 and 74.
	Frail elderly or extra elderly	An individual aged 75 and above.
	Other households	Includes households that do not meet the other CHAS household categories such as single-person households.
CDBG Income Limits	Very low-income	Households earning less than 30 percent AMI.
	Low income	Households earning 30–50 percent AMI.
	Moderate income	Households earning 50–80 percent AMI.
	Low- and moderate-income	All households earning 80 percent AMI and below.
HOME Income Limits	Extremely low-income	Households earning less than 30 percent AMI.
	Low-income	Households earning 30–50 percent AMI.
	Moderate income	Households earning 50–80 percent AMI.
Other Income Terms	Area median income (AMI)	There can be different types of AMI for the same jurisdiction. For example, household AMI is the AMI of all households in a given area, and family AMI is the AMI of all family households (households with children) in a given area.

Topic	Term	Definition
	Fair market rent (FMR)	FMRs represent the cost to rent a moderately priced housing unit in a local housing market. HUD calculates FMRs annually using the 40th percentile gross rents for standard quality units within a metropolitan area or nonmetropolitan county.
	HUD area median family income (HAMFI)	This is the median family income calculated by HUD for each jurisdiction to determine the FMRs and income limits for HUD programs.
	Income limits	Income limits are income thresholds that are calculated by HUD using AMI and FMRs and are used to determine whether an individual or household is eligible for various HUD housing and service programs.

Data Sources: CHAS definitions, HUDuser.gov; CDBG Income Limits, HUD.gov; HOME Income Limits, HUD.gov, King County Consortium webpage.

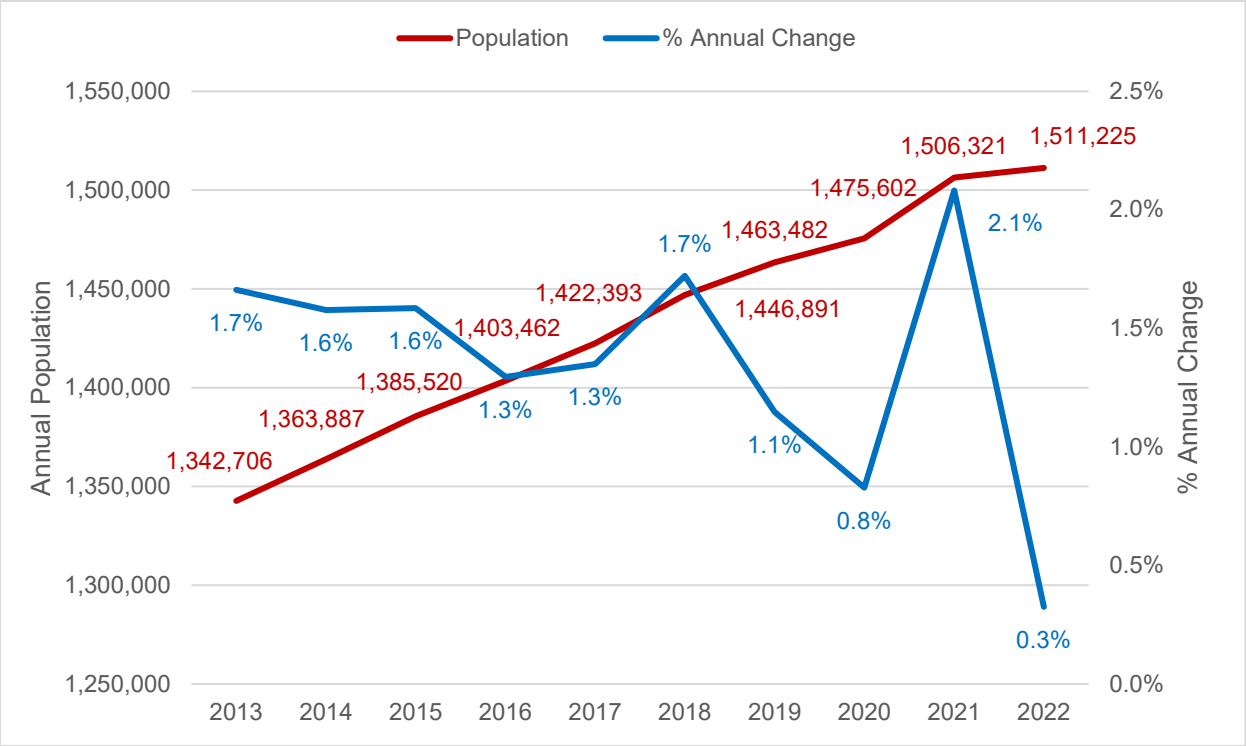
Table A-4: 2023 HUD Income Limits for the Seattle-Bellevue, WA Metro Area (King County)

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low-Income (0-30% AMI)	$28,800	$32,900	$37,000	$41,100	$44,400	$47,700	$51,000	$54,300
Low-Income (30-50% AMI)	$47,950	$54,800	$61,650	$68,500	$74,000	$79,500	$84,950	$90,450
Moderate Income (50-80% AMI)	$70,650	$80,750	$90,850	$100,900	$109,000	$117,050	$125,150	$133,200

Data Source: HUD Income Limits, 2023.

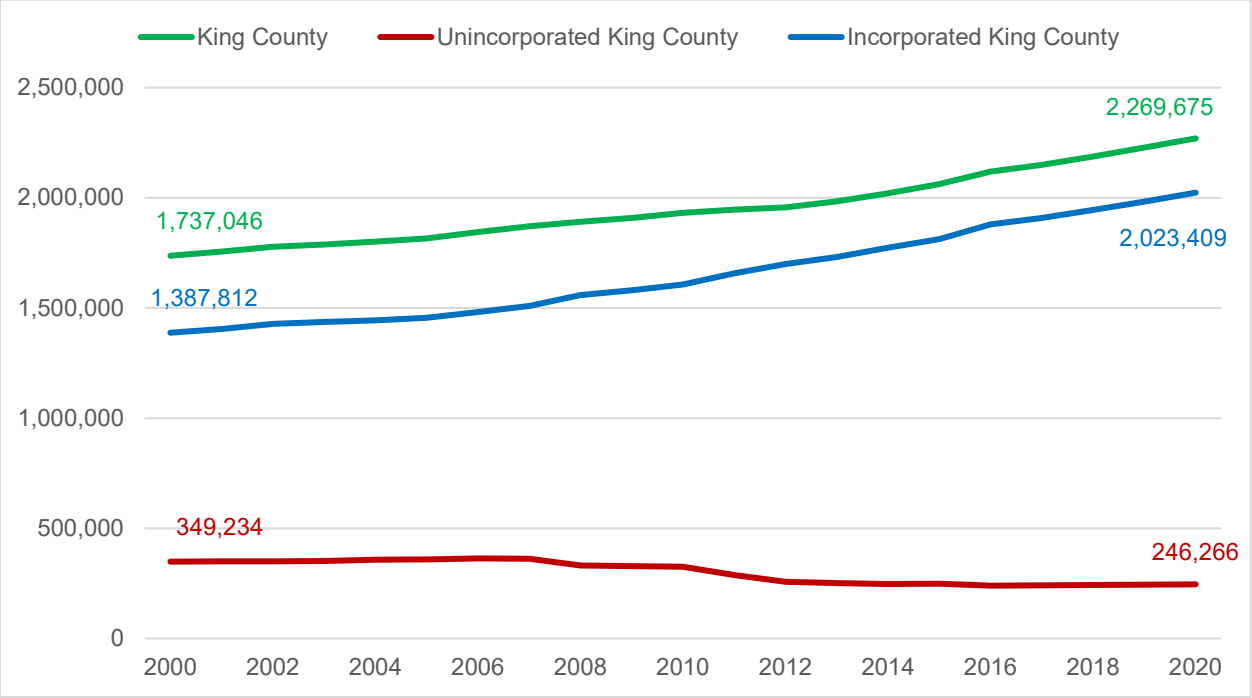
NA-10

Figure A-27: Annual Population Change from 2012-2022



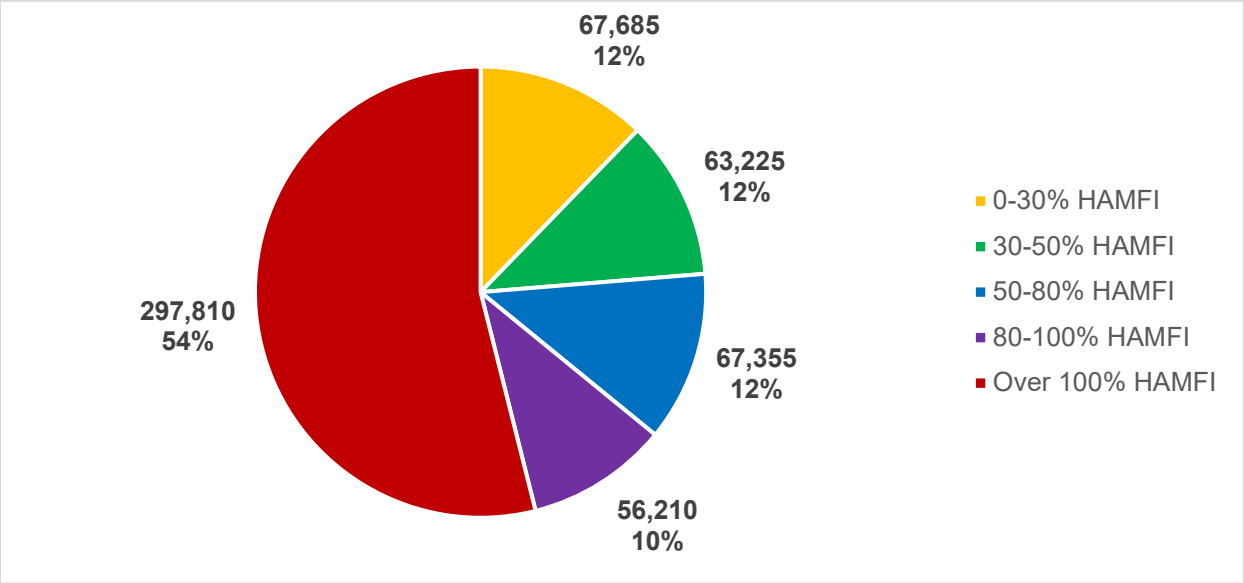
Data Source: ACS 5-year estimates for years 2012-2022.

Figure A-28: Population Estimates in King County (2000-2020)



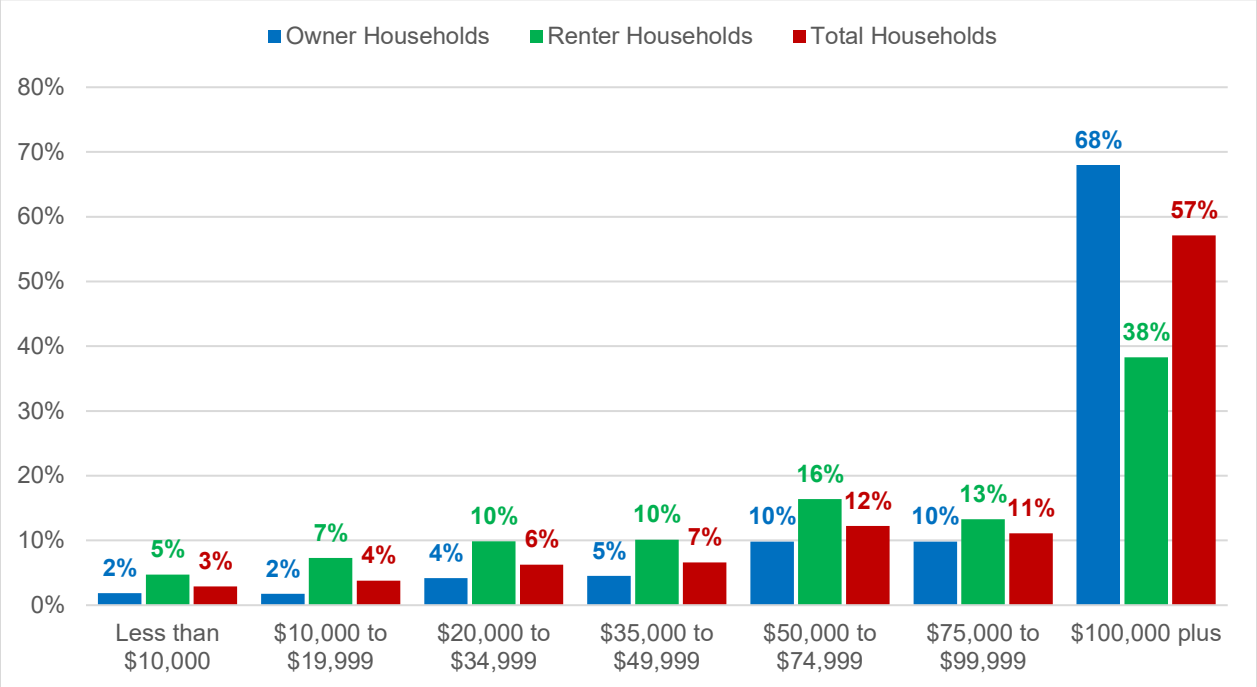
Data Source: Washington Office of Financial Management, Intercensal Estimates 2000-2020.

Figure A-29: Number of Households by HAMFI Category



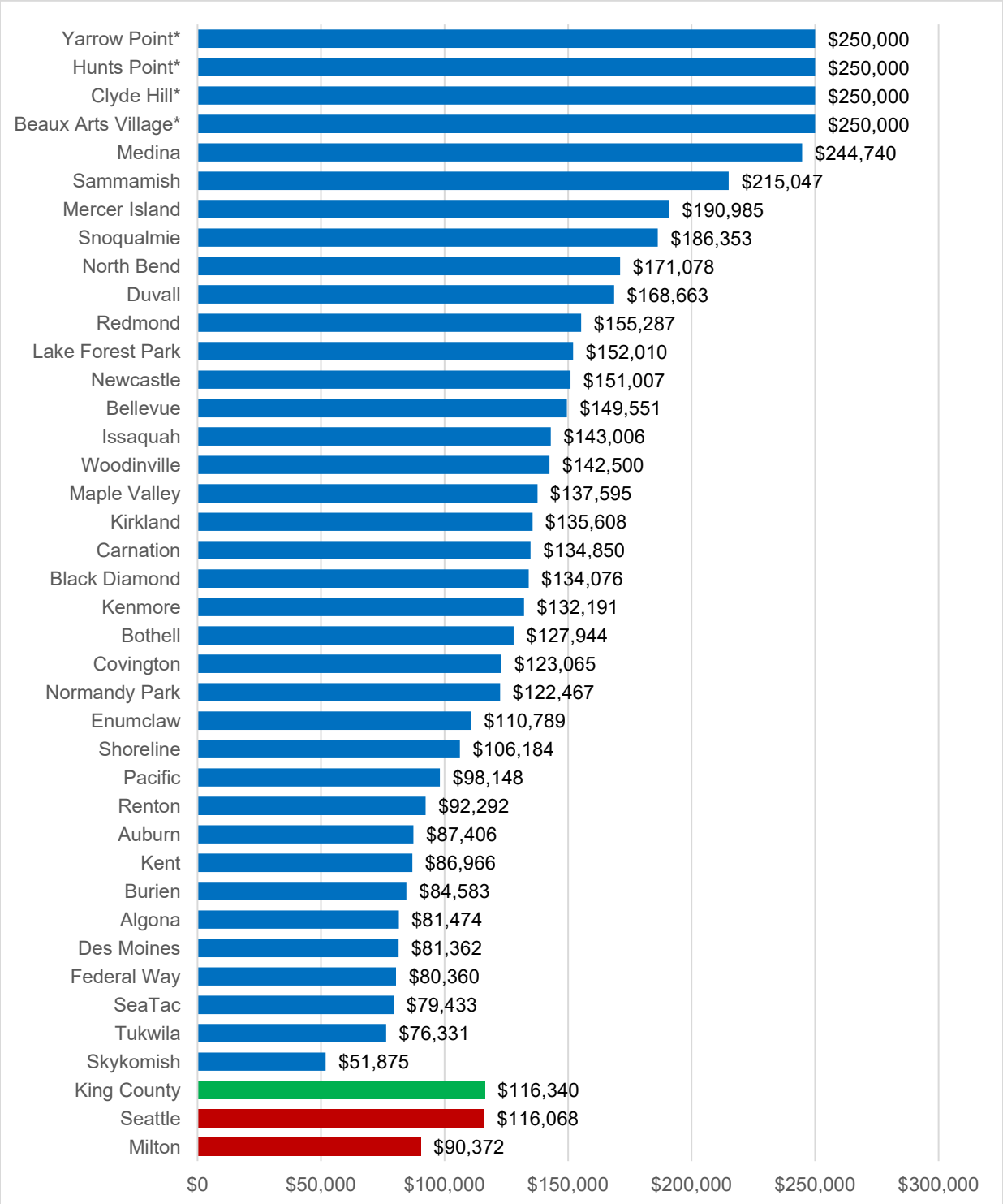
Data Source: 2016-2020 CHAS.

Figure A-30: Share of the Population by Annual Household Income and Tenure



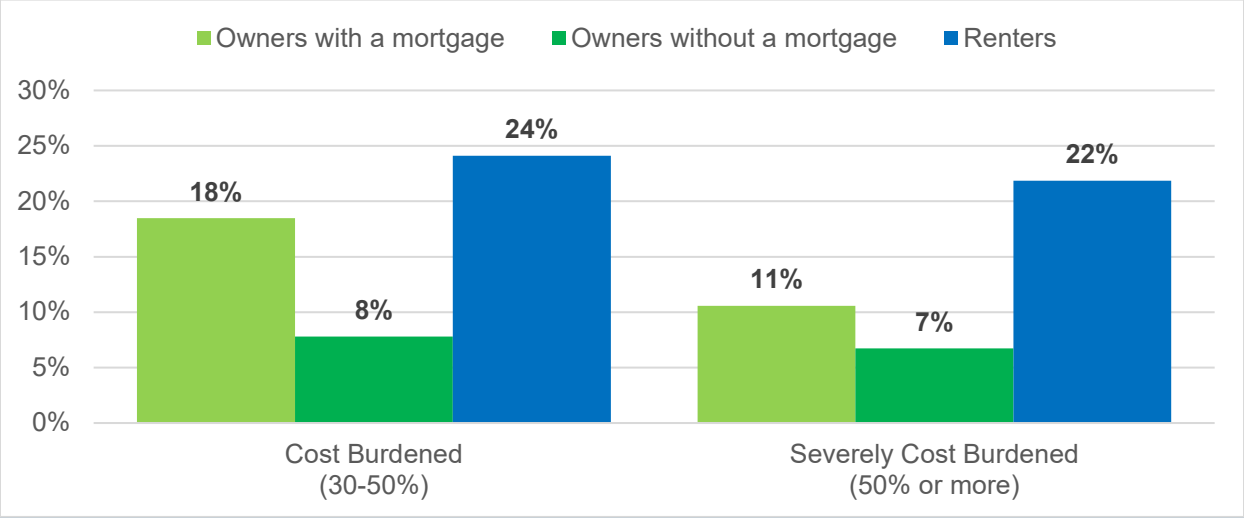
Data Source: 2018-2022 ACS.

Figure A-31: Median Income by Community in King County



*Median incomes are equal to or greater than $250,000.
Data Source: 2018-2022 ACS.

Figure A-32: Percentage of Cost Burdened Households by Tenure in the Consortium



Data Source: 2018-2022 ACS.

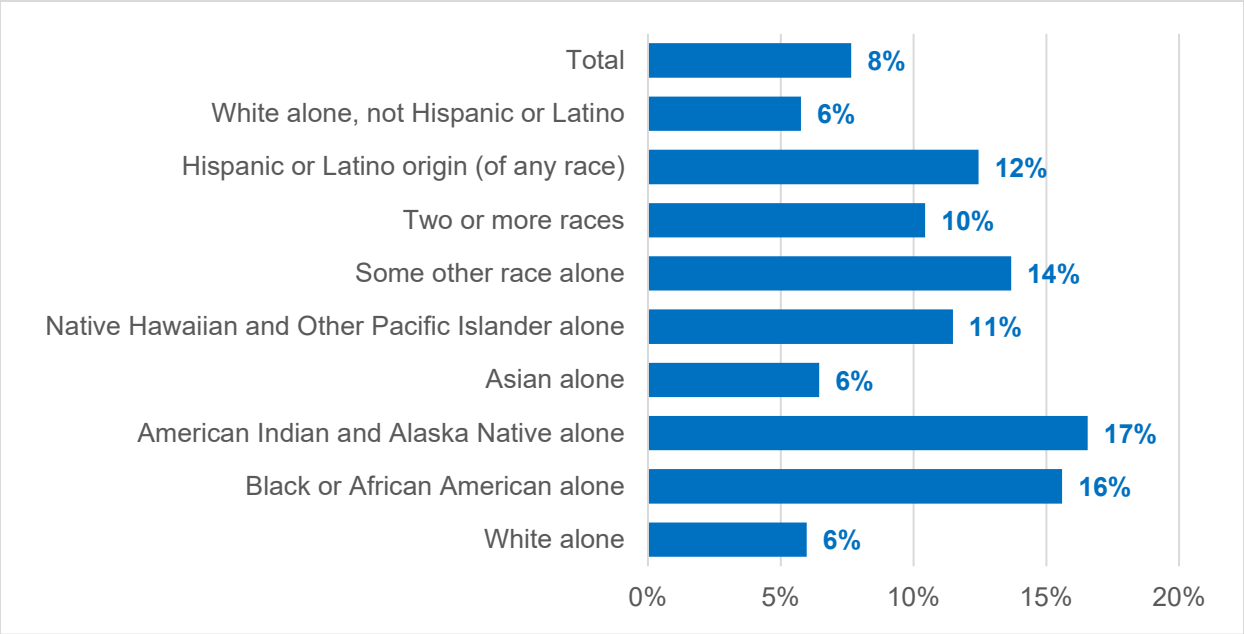
Table A-5: Households with Children Under Age Six by Year Structure Built

Number of Households with At Least One Child Under Age Six	Renter				Owner			
	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	Total	0-30% HAMFI	30-50% HAMFI	50-80% HAMFI	Total
Structure built 1980 or later	4,560	4,350	3,895	12,805	1,120	1,885	2,665	5,670
Structure built 1940 to 1979	3,200	3,640	2,160	9,000	891	1,651	2,395	4,937
Structure built 1939 or earlier	225	105	205	535	105	110	210	425
Total Households with Children Present	7,985	8,095	6,260	22,340	2,116	3,646	5,270	11,032

Data Source: 2016-2020 CHAS.

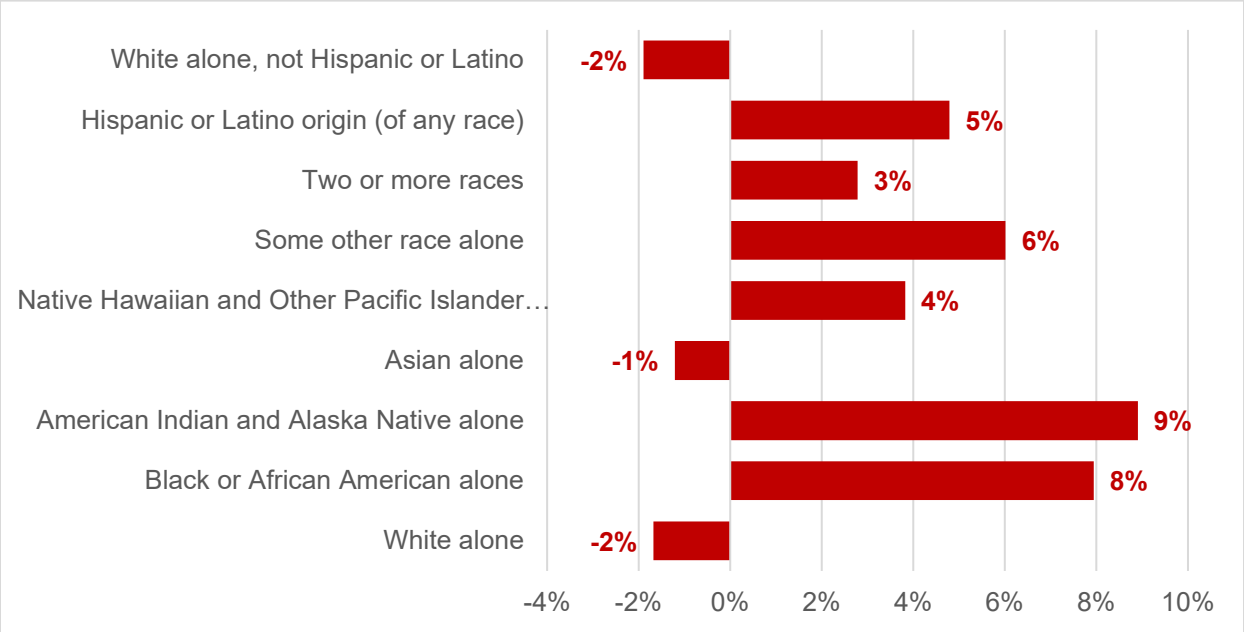
NA-25

Figure A-33: Poverty Rates by Race and Ethnicity



Data Source: 2018-2022 ACS.

Figure A-34: Difference in Poverty Rates by Race and Ethnicity Relative to Consortium Poverty Rate



Data Source: 2018-2022 ACS.

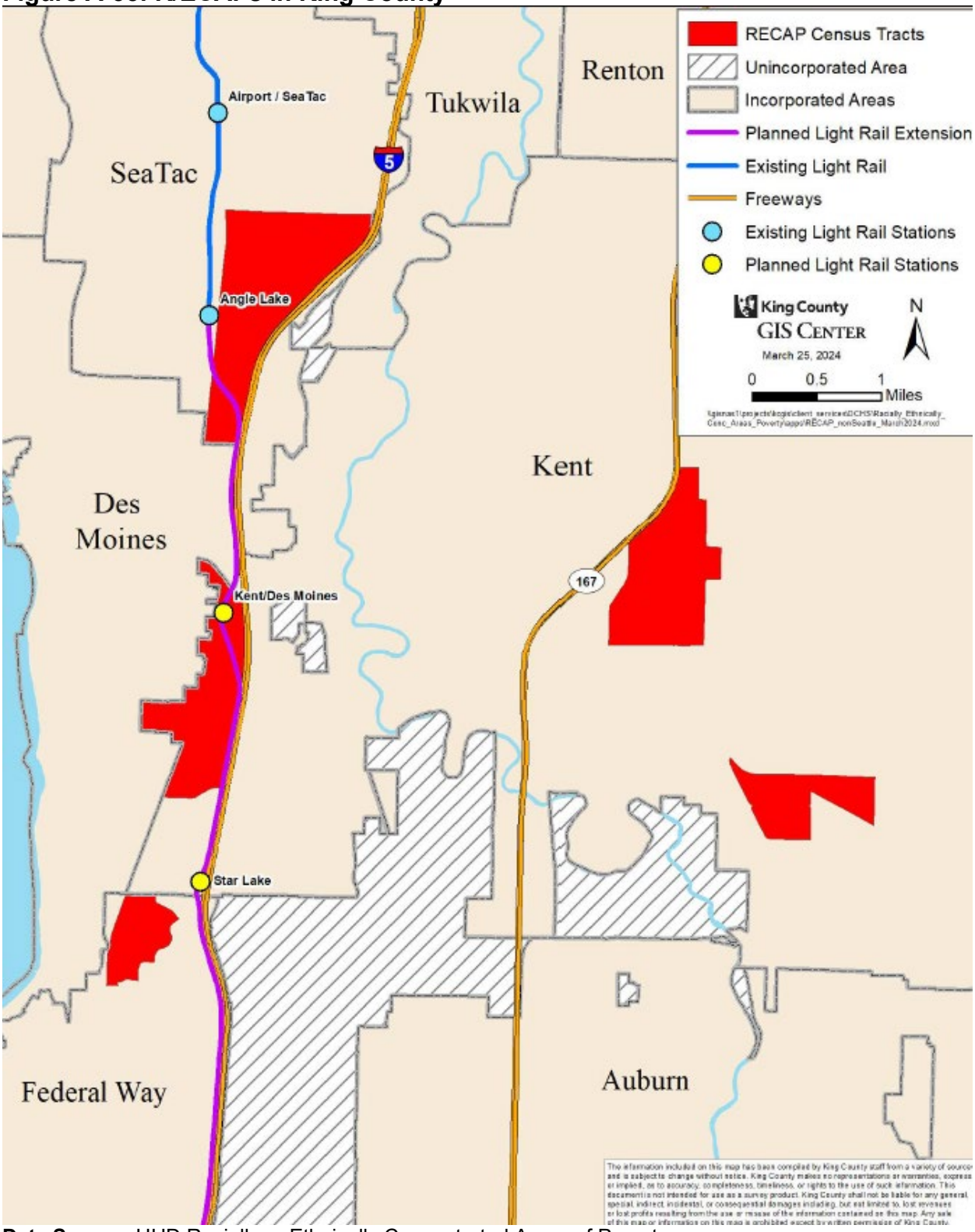
NA-30

Table A-6: Summary of Disproportionate Needs by Income and Race/Ethnicity

Disproportionately Greater Need	Income Level	Race/Ethnicity
Housing Problems	30 – 50% HAMFI	Pacific Islander
Severe Housing Problems	0-30% HAMFI	Pacific Islander
	30-50% HAMFI	American Indian or Alaska Native
	50-80% HAMFI	Pacific Islander
Housing Cost Burden (30-50%)	N/A	Pacific Islander
Severe Housing Cost Burden (>50%)	N/A	Black/African American

Data Source: 2016-2020 CHAS.

Figure A-35: R/ECAPs in King County



Data Source: HUD Racially or Ethnically Concentrated Areas of Poverty.

NA-40

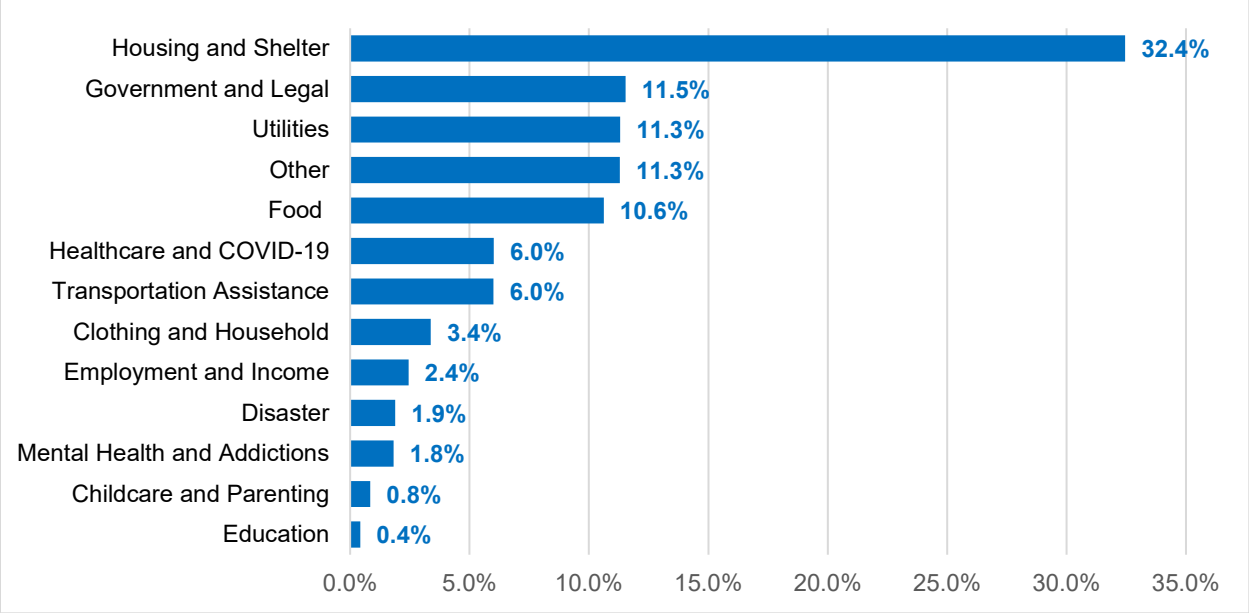
Table A-7: People Experiencing Homelessness on a Given Night by Race and Ethnicity

Race	Sheltered in the Consortium	Sheltered in County	Unsheltered in County	Total in County
White	576	2,759	3,912	6,671
Black/African American	581	2,266	1,257	3,523
Asian	32	164	22	186
American Indian, Alaska Native	43	246	872	1,118
Pacific Islander	166	449	333	782
Multiple Races	159	580	1,289	1,869
Refused to Answer	150	N/A	N/A	N/A
Ethnicity	**Sheltered in the Consortium**	**Sheltered in County**	**Unsheltered in County**	**Total in County**
Hispanic	370	1,117	1,243	2,360
Non-Hispanic	1,593	5,347	6,442	11,789
Refused to Answer	19	N/A	N/A	N/A

Data Source: 2023 PIT data.

NA-50

Figure A-36: Percent of Calls to 2-1-1 in the Consortium by Category



Data Source: 2-1-1 Counts data for 2-1-1 Washington, 12/28/2022-12/27/2023.

Market Analysis

MA-10

Table A-8: Number of Assisted Units by Income Affordability—State Data

Income Affordability Level	Number of Units	Percent of Total Assisted Units
At 30% AMI	1,093	7%
At 35% AMI	112	1%
At 40% AMI	455	3%
At 45% AMI	286	2%
At 50% AMI	3,164	20%
At 60% AMI	9,253	58%
No Data	1,540	10%
Total	15,903	100%

Data Source: Washington State Housing Finance Commission Affordable Housing Data Portal.

Table A-9: Number of Assisted Units by Targeted Population—State Data

Targeted Population	Number of Units	Percent of Total Assisted Units
Elderly	5,834	37%
People Experiencing Homelessness	830	5%
Large Households	1,553	10%
People with a Disability	2,699	17%
Transitional	23	0.1%
No Targeting/No Data	4,964	31%
Total	15,903	100%

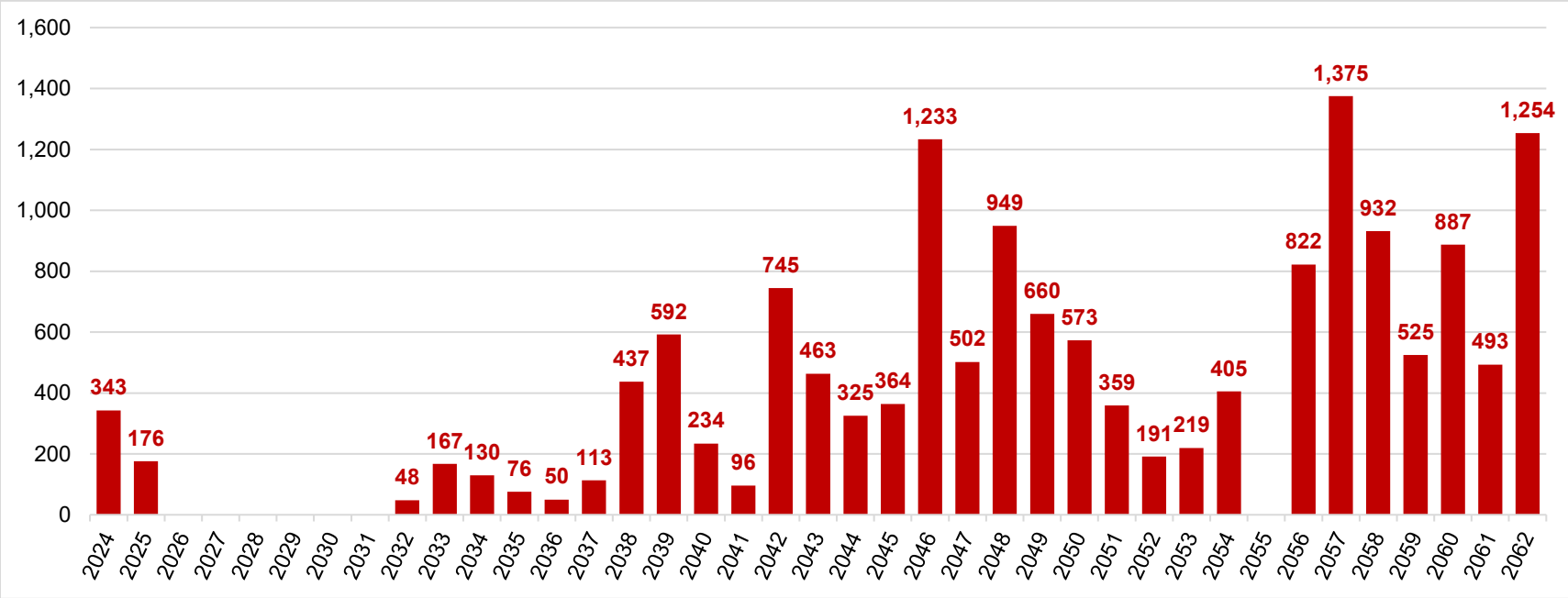
Data Source: Washington State Housing Finance Commission Affordable Housing Data Portal.

Table A-10: Number of Assisted Units by Income Affordability—County Data

Income Affordability Level	Number of Units	Percent of Total Assisted Units
0-30% AMI	2,952	9%
30-50% AMI	6,661	21%
50-80% AMI	21,245	68%
80-100% AMI	20	0.1%
Unknown Affordability	25	0.1%
Total Assisted Units	31,336	100%

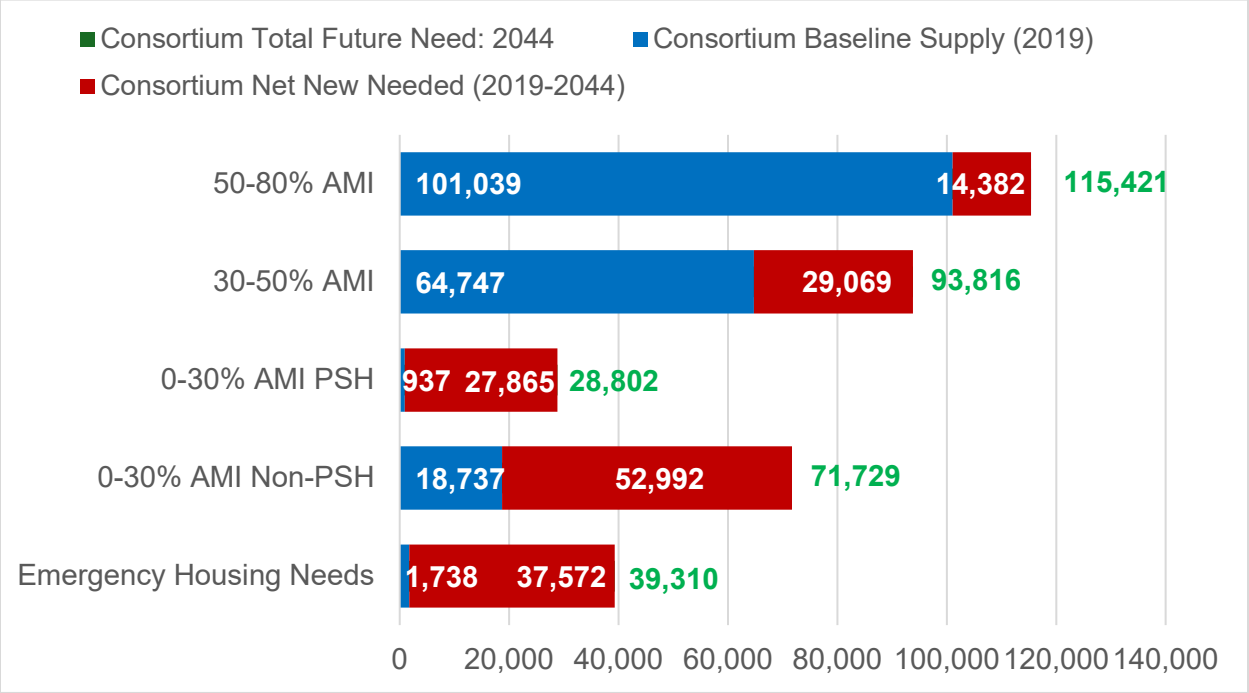
Data Source: King County Income-Restricted Housing Database, 2021.

Figure A-37: Sum of Assisted Units in the Consortium by Year of Subsidy Expiration



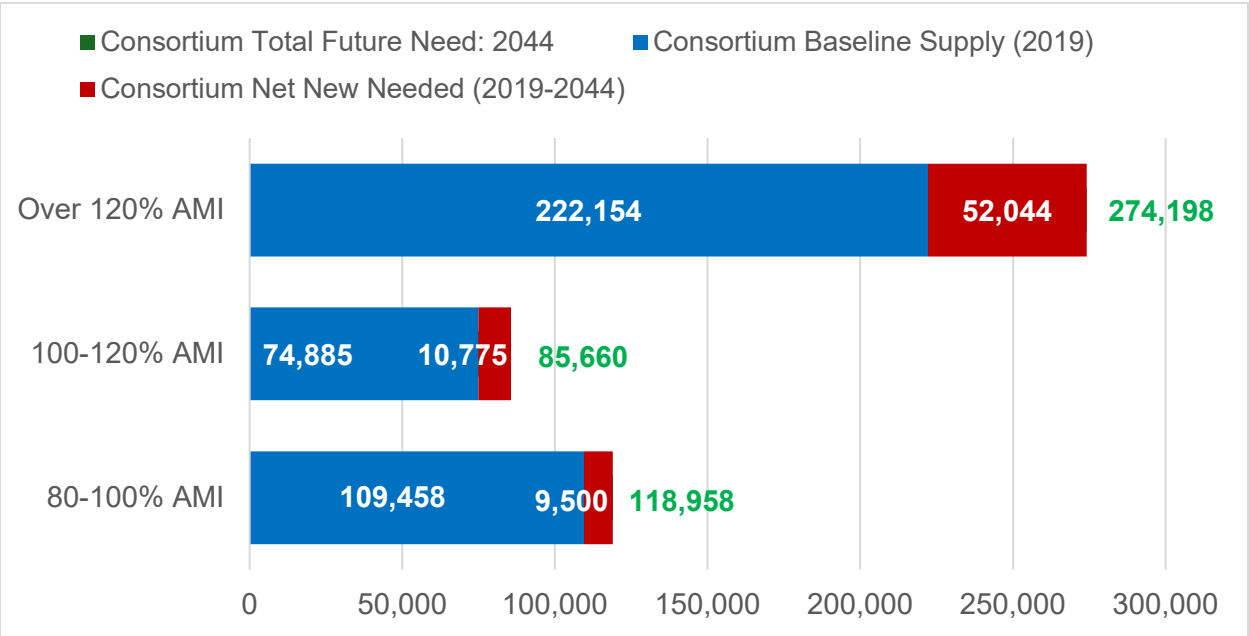
Data Source: Washington State Housing Finance Commission Affordable Housing Data Portal.

Figure A-38: Need for Housing Affordable to Households Earning Less Than 80% AMI in the Consortium



*PSH stands for permanent supportive housing.
Data Source: 2021 King County Countywide Planning Policies.

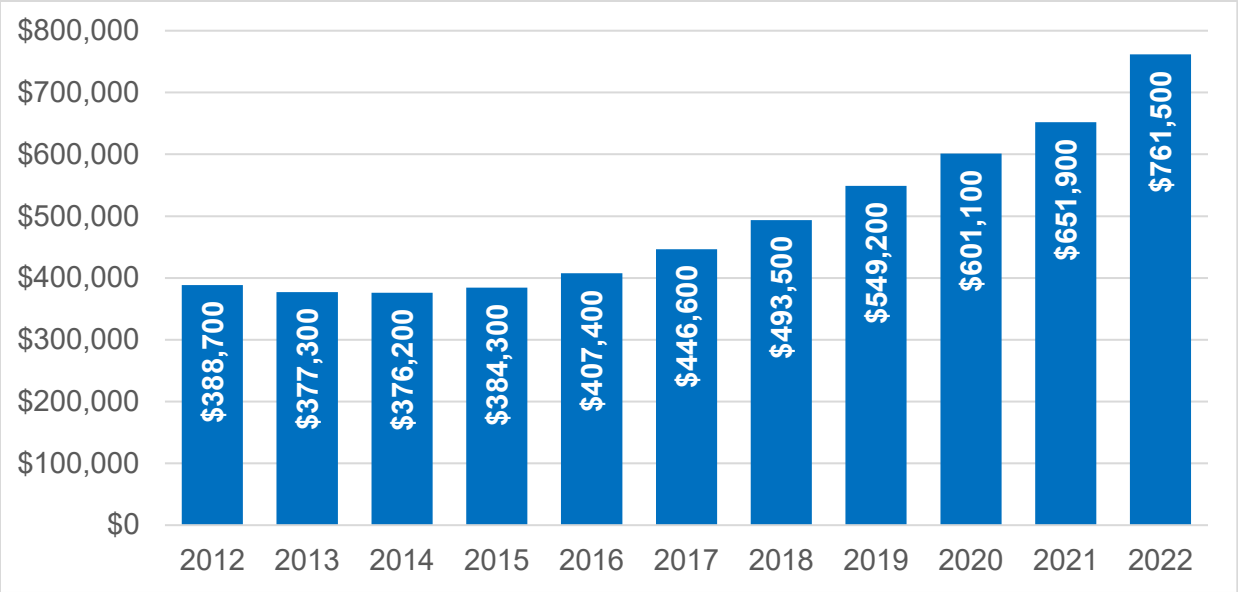
Figure A-39: Need for Housing Affordable to Households Earning Over 80% AMI in the Consortium



Data Source: 2021 King County Countywide Planning Policies.

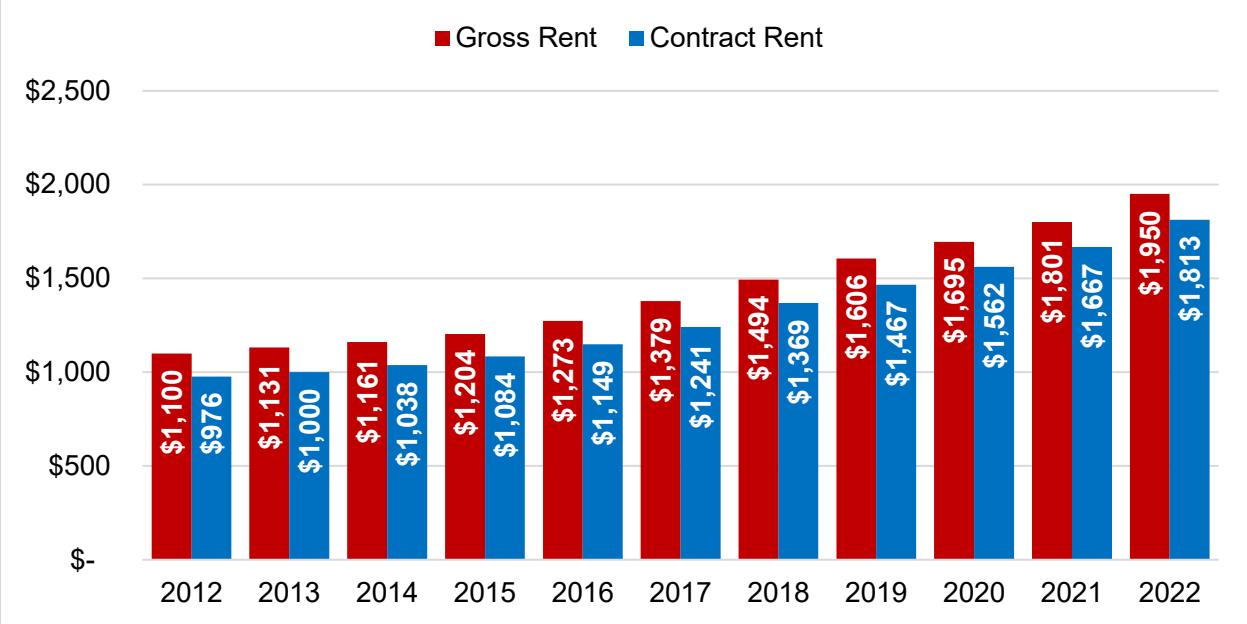
MA-15

Figure A-40: Annual Median Home Values in King County



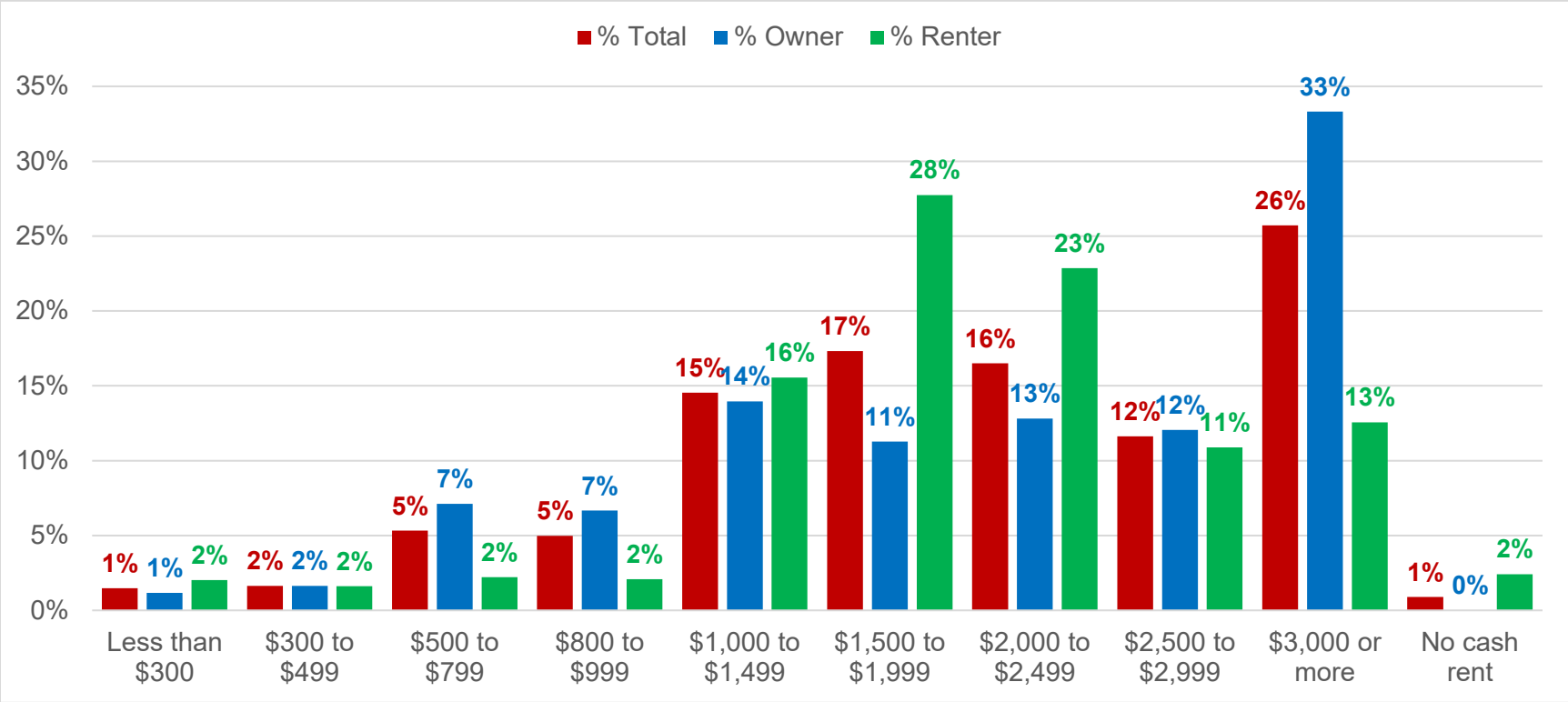
Data Source: ACS 5-year estimates for 2012-2022.

Figure A-41: Annual Median Contract Rent and Gross Rent in King County



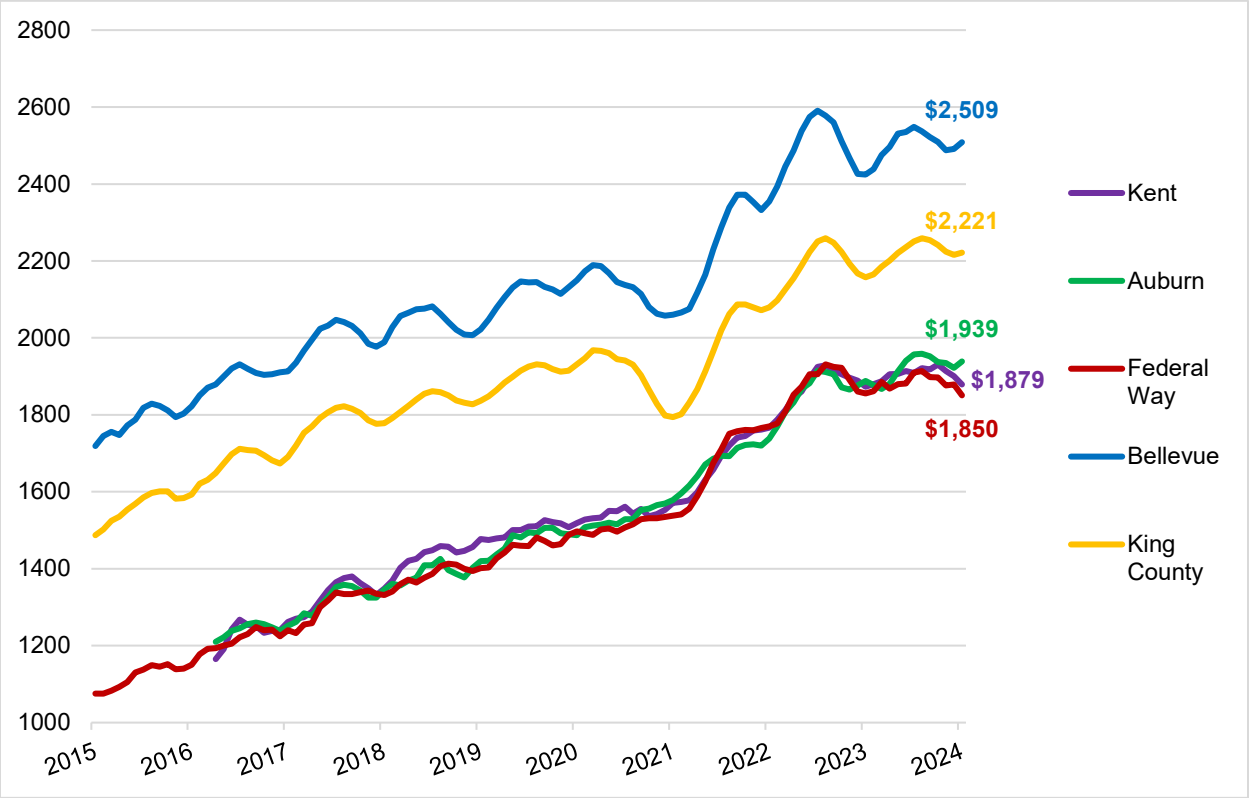
Data Source: 5-year ACS estimates for 2012-2022.

Figure A-42: Monthly Housing Costs by Tenure in the Consortium



Data Source: 2018-2022 ACS.

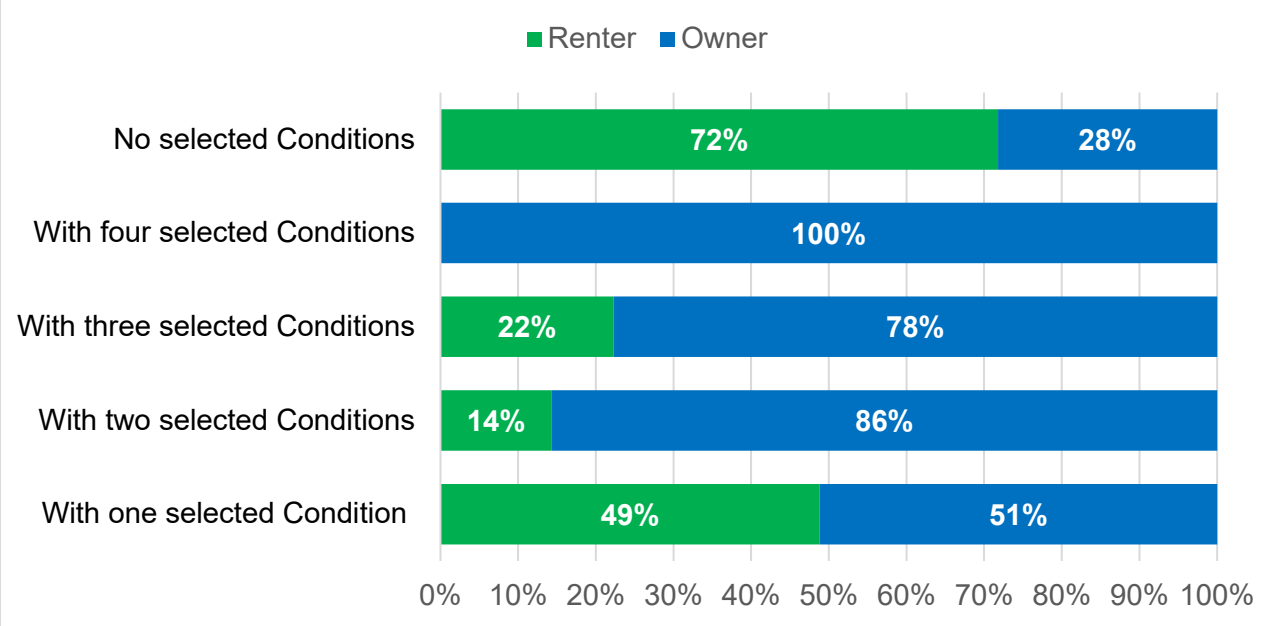
Figure A-44: Average Monthly Rent in Consortium Jurisdictions



Data Source: 2015-2023 Zillow Observed Rent Index (ZORI).

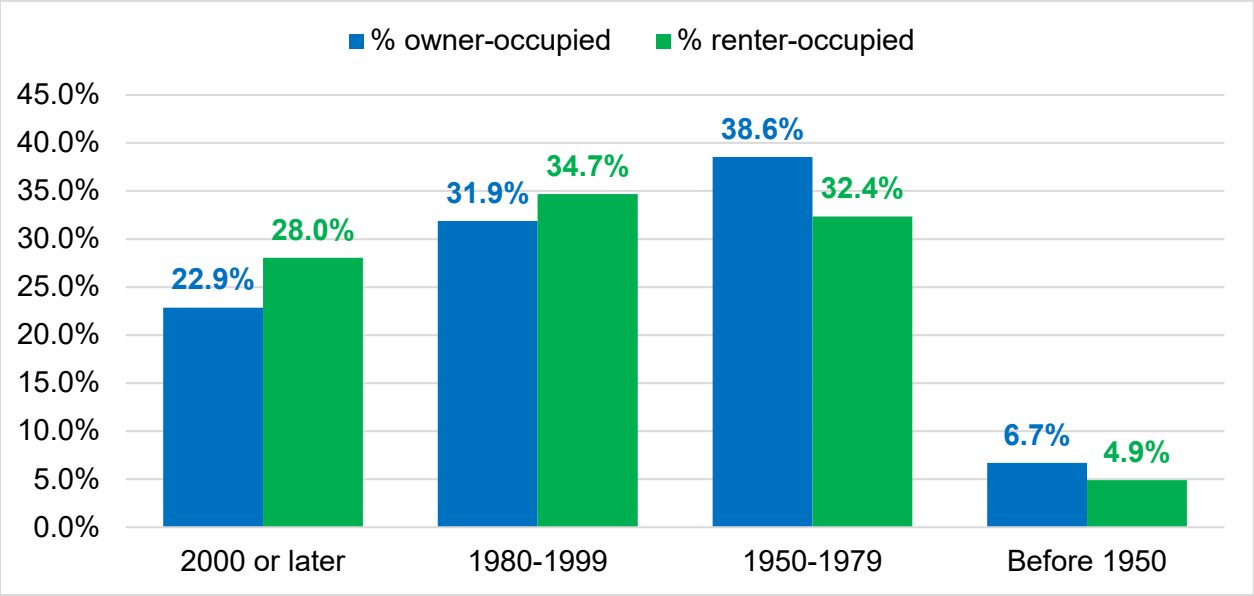
MA-20

Figure A-45: Share of Units with Selected Housing Conditions by Tenure



Data Source: 2018-2022 ACS.

Figure A-46: Percent of Residential Units by Structure Age and Tenure



Data Source: 2018-2022 ACS Data.

Table A-11: Number of Units Built Prior to 1980 for Low- and Moderate-Income Families

Income Level	Children Under 6 Present		No Children Under 6 Present		Total
	Owner Occupied	Renter-Occupied	Owner Occupied	Renter-Occupied	
0-30% HAMFI	3,425	996	15,895	13,535	33,851
30-50% HAMFI	3,745	1,761	11,965	14,715	32,186
50-80% HAMFI	2,365	2,605	10,250	17,245	32,465
Total	9,535	5,362	38,110	45,495	98,502

Data Source: 2016-2020 CHAS.

MA-25

Table A-12: KCHA Public Housing Development Inspection Scores

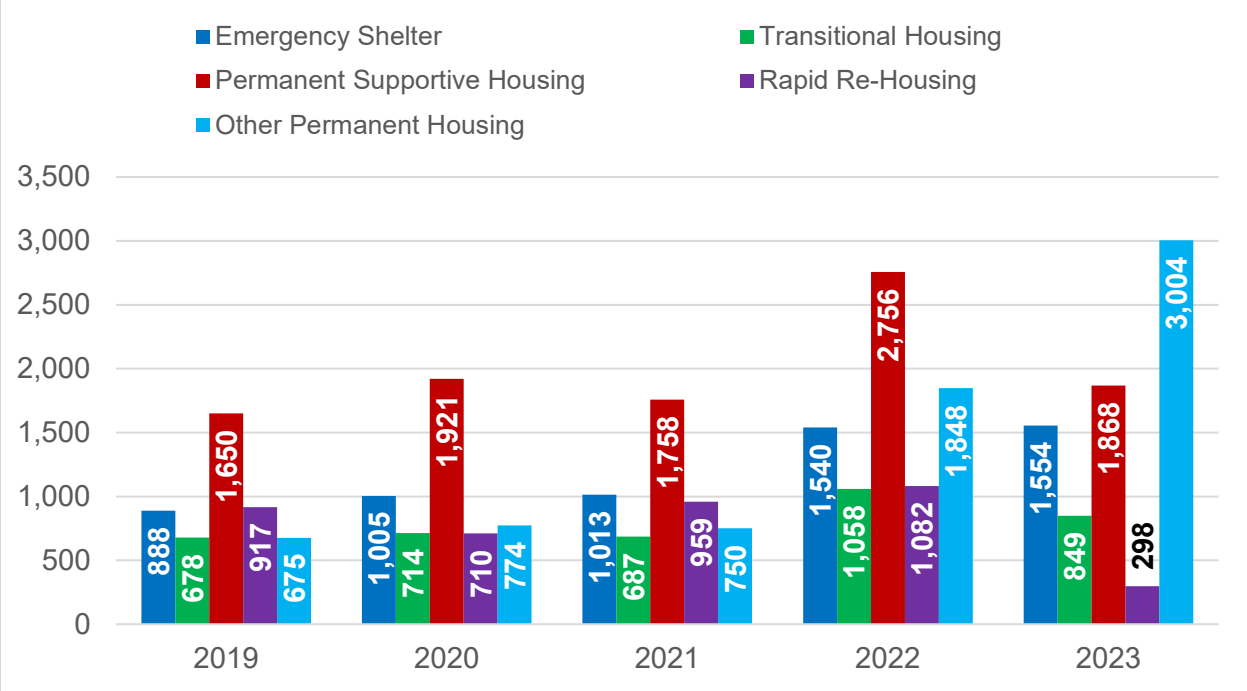
Public Housing Development	Inspection Score
Salmon Creek	86
Eastbridge	59
Island Crest	94
Houghton	85
Westminster	84
Kirkland Place	95
Forest Glen	97
Mardi Gras	91
Park Royal	88.63
Casa Madrona	94
Burndale Homes	92
Northridge I & Northridge II	96
College Place & Eastside Terrace	99
Cedar Grove	72
Firwood Circle	86
Lake House & Briarwood	91
Zephyr	94
Sixth Place	72
Northlake House	97
Southridge House	98
Vantage Point	94
Paramount House	80
Casa Juanita	92
Plaza Seventeen	75
Yardley Arms & Munro Manor	99
Boulevard Manor	94
Cascade Homes	99
Fairwind	94
Shelcor	99
Northwood	89
Hillsview	94
Nia	97
Northwood Square	99

Public Housing Development	Inspection Score
Seola Crossing	90
Wayland Arms & Gustaves Manor	99
Valli Kee	94
Ballinger Homes	86
Burien Park	99
Riverton Terrace Sr. & Pacific Court & Brittany Park	99
Brookside	88

Data Source: 2023 KCHA data.

MA-30

Figure A-47: Total Year-Round Beds by Program Type



Data Source: 2023 HIC.

Table A-13: Emergency Shelter Bed/Unit Inventory in the Consortium

Organization	Households with Children		Adult-Only Beds	Child-Only Beds	Veteran Beds	Youth Beds	Chronic Homeless Beds	Domestic Violence Beds	Year-Round Beds
	# Beds	# Units							
Auburn Food Bank			55						55
Catholic Community Services (King County)	72	20	53						125
Congregations for the Homeless			154						154
Domestic Abuse Women's Network (DAWN)	27	10	3					30	30
Friends of Youth			15	16		15			31
FUSION	87	29							87
Hopelink	65	19							65
Hospitality House			9						9
Lake City Partners Ending Homelessness			60						60
Lifewire	55	10							55
Mamma's Hands	16	4							16
Mary's Place	410	113							410
Multiservice Center (MSC)	64	15							64
Renton Ecumenical Association of Churches (REACH)	35	9							35
Snoqualmie Valley Shelter Services	6	3	23						29

Organization	Households with Children		Adult-Only Beds	Child-Only Beds	Veteran Beds	Youth Beds	Chronic Homeless Beds	Domestic Violence Beds	Year-Round Beds
	# Beds	# Units							
The Sophia Way			21						21
YMCA of Greater Seattle			12			12			12

Data Source: 2023 HIC for projects with a geocode located in the Consortium. *Beds/units could be designated for more than one subpopulation. Some bed/unit data may not be included to protect client confidentiality.

Table A-14: Transitional Housing Bed/Unit Inventory in the Consortium

Organization	Households with Children		Adult-Only Beds	Child-Only Beds	Veteran Beds	Youth Beds	Chronic Homeless Beds	Domestic Violence Beds	Year-Round Beds
	# Beds	# Units							
Acres of Diamonds	58	36	1						59
Attain Housing (formerly KITH)	134	34							134
Catholic Community Services (King County)			12						12
Congregations for the Homeless			18						18
Friends of Youth	37	9	4	4		41			45
FUSION	61	16							61
Hopelink	166	56							166
Lifewire	35	10						35	35
Lighthouse	8	2							8
Multiservice Center (MSC)			6		6				6
St Stephen Housing Association	86	20							86

Organization	Households with Children		Adult-Only Beds	Child-Only Beds	Veteran Beds	Youth Beds	Chronic Homeless Beds	Domestic Violence Beds	Year-Round Beds
	# Beds	# Units							
Vision House	138	41							138
YMCA of Greater Seattle			8			8			8

Data Source: 2023 HIC for projects with a geocode located in the Consortium. *Beds/units could be designated for more than one subpopulation. Some bed/unit data may not be included to protect client confidentiality.

Table A-15: Rapid Rehousing Bed/Unit Inventory in the Consortium

Organization	Households with Children		Adult-Only Beds	Child-Only Beds	Veteran Beds	Youth Beds	Chronic Homeless Beds	Domestic Violence Beds	Year-Round Beds
	# Beds	# Units							
African Community Housing & Development			2						2
Friends of Youth	8	3	9			8			17
Integration Family Services (IFS)									0
Lifewire	45	17	2			10		47	47
Reclaiming our Greatness	4	1	8			1			12
Solid Ground	12	4						12	12
YouthCare			8			7			8
YWCA of Seattle, King and Snohomish Counties - King County	36	13	4		1			40	40

Data Source: 2023 HIC for projects with a geocode located in the Consortium. *Beds/units could be designated for more than one subpopulation. Some bed/unit data may not be included to protect client confidentiality.

Table A-16: Permanent Supportive Housing Bed/Unit Inventory in the Consortium

Organization	Households with Children		Adult-Only Beds	Child-Only Beds	Veteran Beds	Youth Beds	Chronic Homeless Beds	Domestic Violence Beds	Year-Round Beds
	# Beds	# Units							
Compass Housing Alliance	55	16	33		33		44		88
Congregations for the Homeless			69						69
Imagine Housing	11	4	23		21				34
King County Housing Authority	295	89	616		616				911
King County Veterans Program	32	9	102		102				134
Low Income Housing Institute (LIHI)			7		7				7
Multiservice Center (MSC)	25	6	42		42				67
Sound Mental Health			53						53
The Sophia Way			38						38
Valley Cities Counseling and Consultation	87	30	38		24		36		125
YMCA of Greater Seattle			15			15			15
YWCA of Seattle, King and Snohomish Counties - King County	98	32					68		98

Data Source: 2023 HIC for projects with a geocode located in the Consortium. *Beds/units could be designated for more than one subpopulation. Some bed/unit data may not be included to protect client confidentiality.

Table A-17: Other Permanent Housing Bed/Unit Inventory in the Consortium

Organization	Households with Children		Adult-Only Beds	Child-Only Beds	Veteran Beds	Youth Beds	Chronic Homeless Beds	Domestic Violence Beds	Year-Round Beds
	# Beds	# Units							
Attain Housing (formerly KITH)	8	3							8
Catholic Community Services (King County)			10						10
Domestic Abuse Women's Network (DAWN)	18	6						18	18
Friends of Youth	26	16				26			26
Hopelink	129	43							129
Imagine Housing	164	38	50						214
King County Housing Authority	30	10	782						812
Multiservice Center (MSC)			15						15
Renton Housing Authority	10	3	782						792

Data Source: 2023 HIC for projects with a geocode located in the Consortium. *Beds/units could be designated for more than one subpopulation. Some bed/unit data may not be included to protect client confidentiality.

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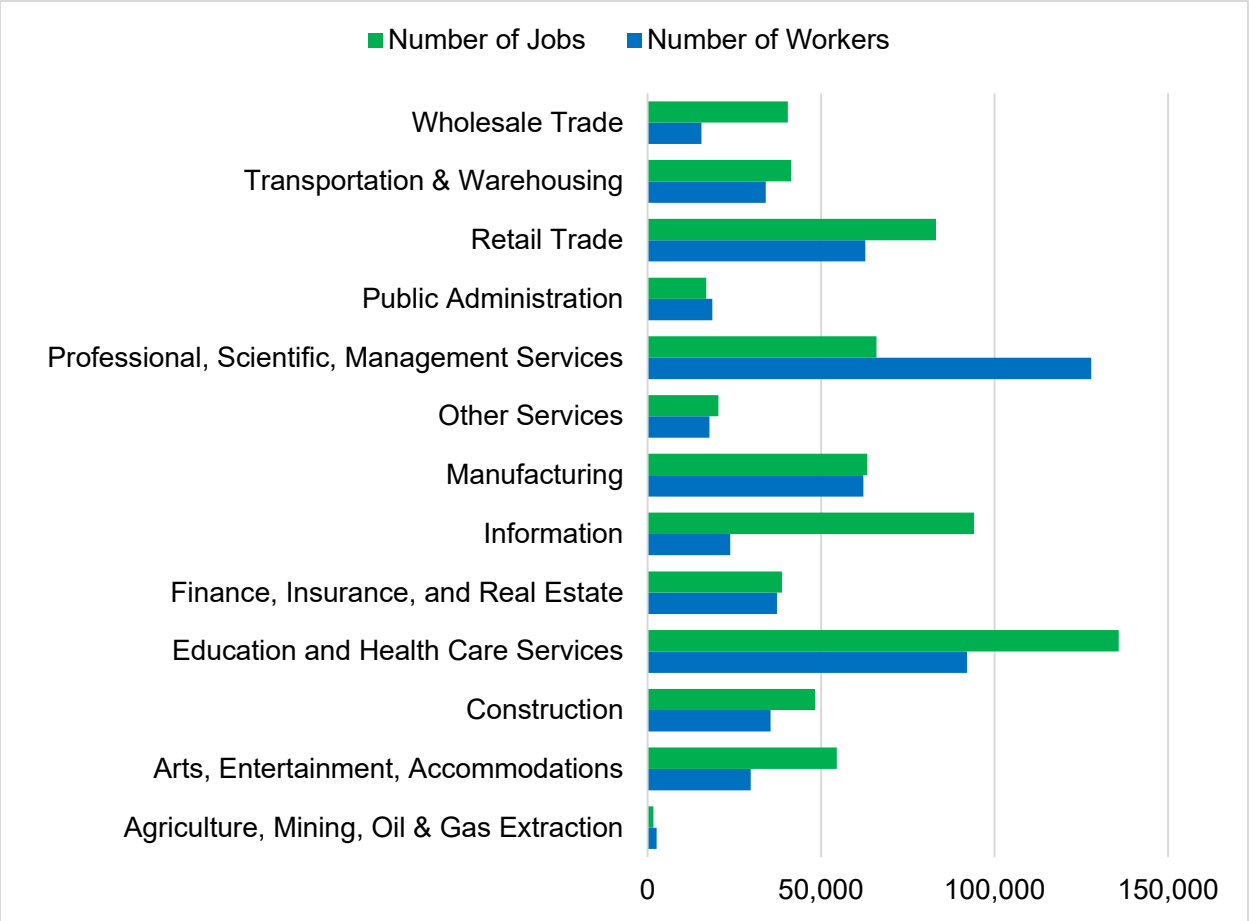
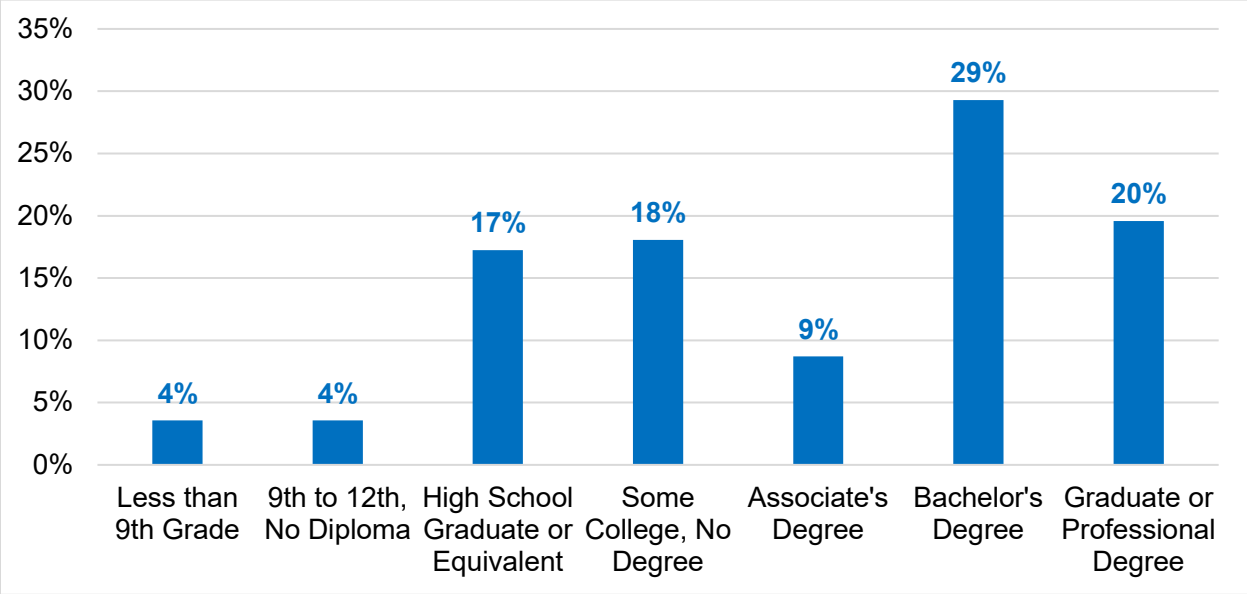
Figure A-48: Employment Totals by Industry in the Consortium



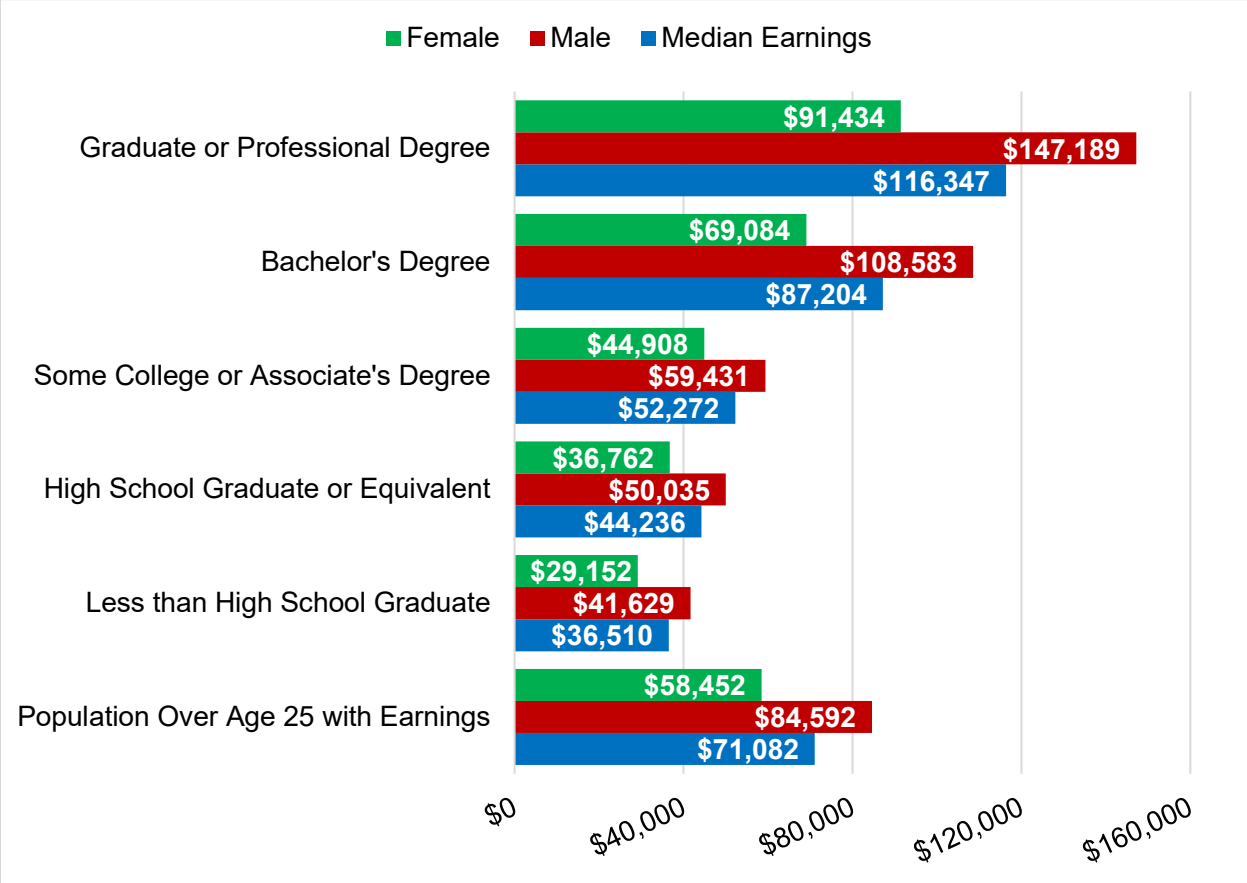
Data Source: 2017-2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs).

Figure A-49: Educational Attainment for the Population 25 Years and Older



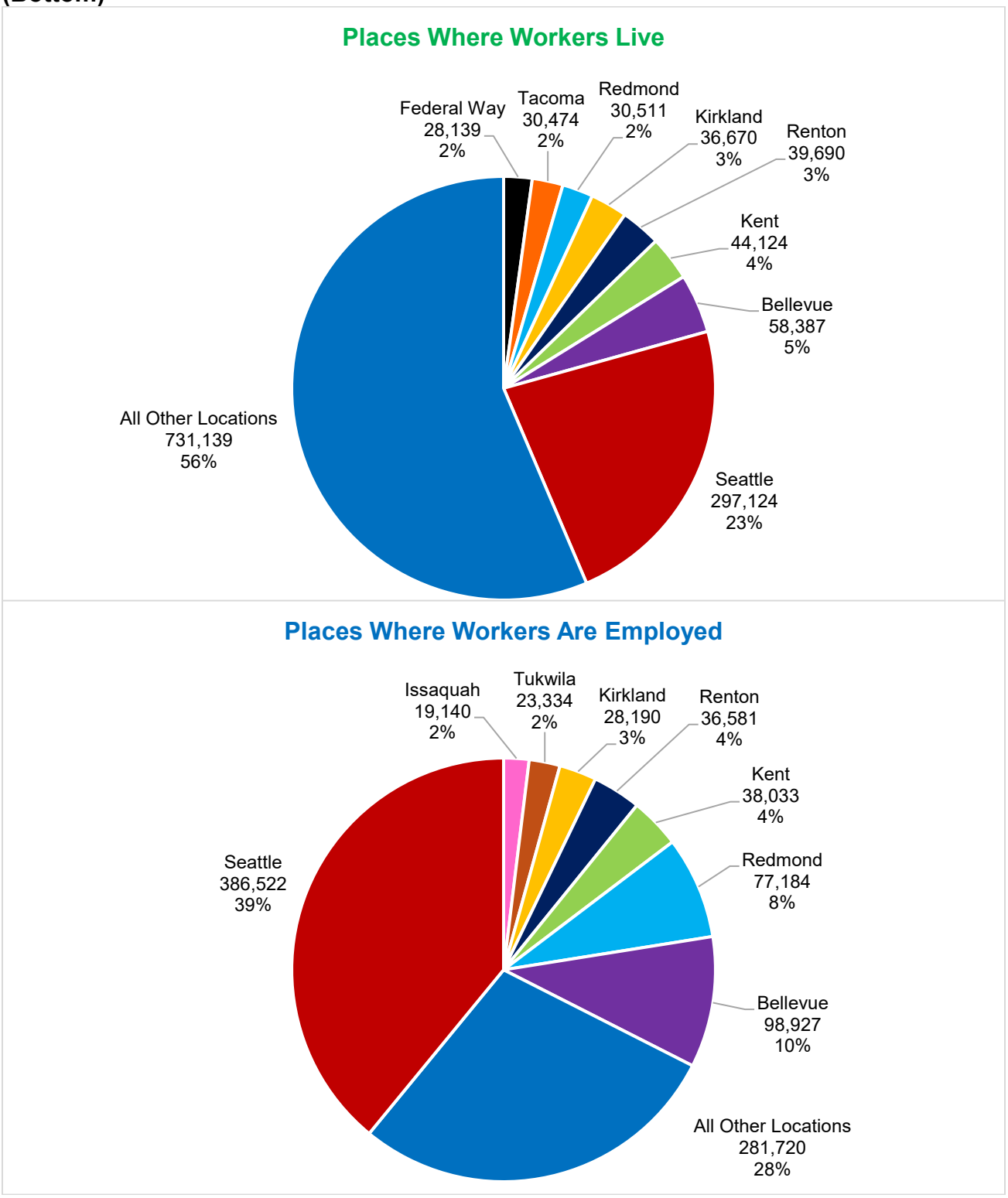
Data Source: 2018-2022 ACS.

Figure A-50: Median Earnings by Educational Attainment and Sex in the Consortium



Data Source: 2018-2022 ACS.

Figure A-51: Places Where King County Workers Live (Top) and Work (Bottom)



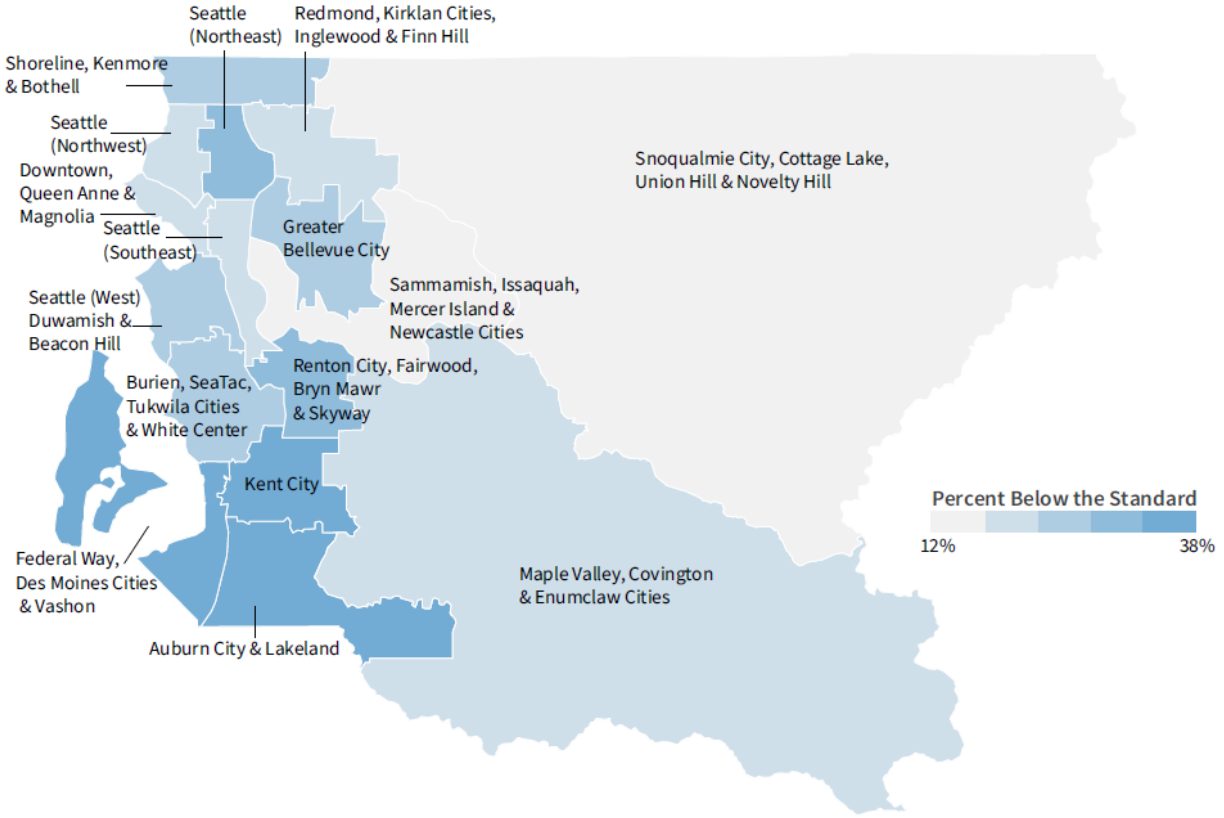
For both charts, "All Other Locations" includes any other place in the country.
Data Source: LEHD On the Map, 2021.

Figure A-52: Inflow and Outflow of Jobs

Job Inflow to King County			Job Outflow from King County		
	Number of People	Percent of the Employed People Who Work in King County		Number of People	Percent of the Employed People Who Live in King County
Employed and live in King County	835,365	64.4%	Employed and live in King County	835,365	84.4%
Employed in King County but don't live in King County:	460,893	35.6%	Living in King County but employed somewhere else:	154,266	15.6%
Snohomish County	163,020	12.6%	Snohomish County	49,281	5.0%
Pierce County	126,756	9.8%	Pierce County	46,275	4.7%
Kitsap County	26,749	2.1%	Thurston County	10,124	1.0%
Thurston County	15,934	1.2%	Kitsap County	6,137	0.6%
Clark County	14,141	1.1%	Spokane County	5,591	0.6%
All other locations	114,293	8.8%	All other locations	36,858	3.7%
Total employed people who work in King County	1,296,258	100.0%	Total employed people who live in King County	989,631	100.0%

Data Source: LEHD On the Map, 2021.

Figure A-53: Percentage of Households Whose Income Fails to Meet the Area Self-Sufficiency Standard



Data Source: Overlooked and Undercounted: Struggling to Make Ends Meet in Washington State, 2021.

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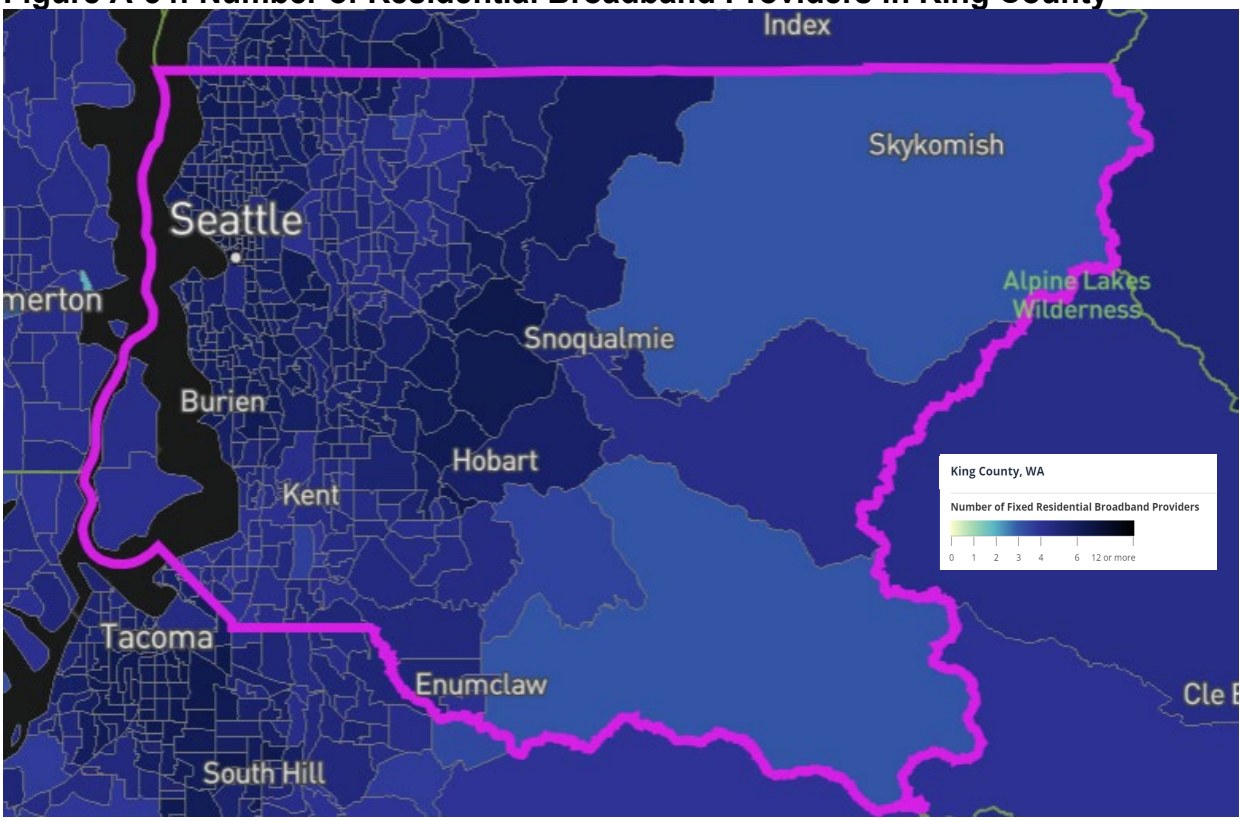
Table A-18: Households with Broadband Access in the Consortium

Broadband Type	# Households	% Total Households
With an Internet Subscription	537,459	95%
Dial-up with no other type of Internet subscription	768	0%
Broadband of any type	536,691	95%
Cellular data plan	508,346	90%
Cellular data plan with no other type of Internet subscription	43,509	8%
Broadband such as cable, fiber optic or DSL	483,341	85%
Broadband such as cable, fiber optic or DSL with no other type of Internet subscription	25,658	5%
Satellite Internet service	21,446	4%
Satellite Internet service with no other type of Internet subscription	965	0%
Internet access without a subscription	9,229	2%
No Internet access	21,188	4%

Data Source: 2018-2022 ACS.

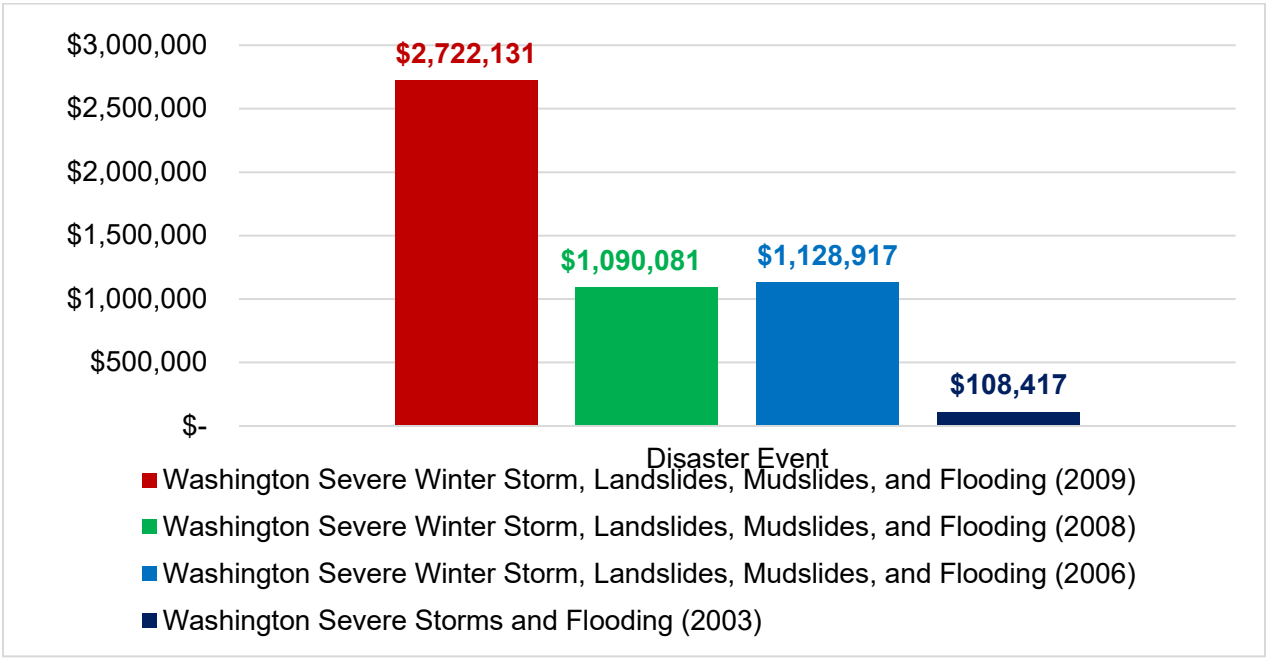
Figure A-54: Number of Residential Broadband Providers in King County



Data Source: Federal Communications Commission, Fixed Broadband Deployment.

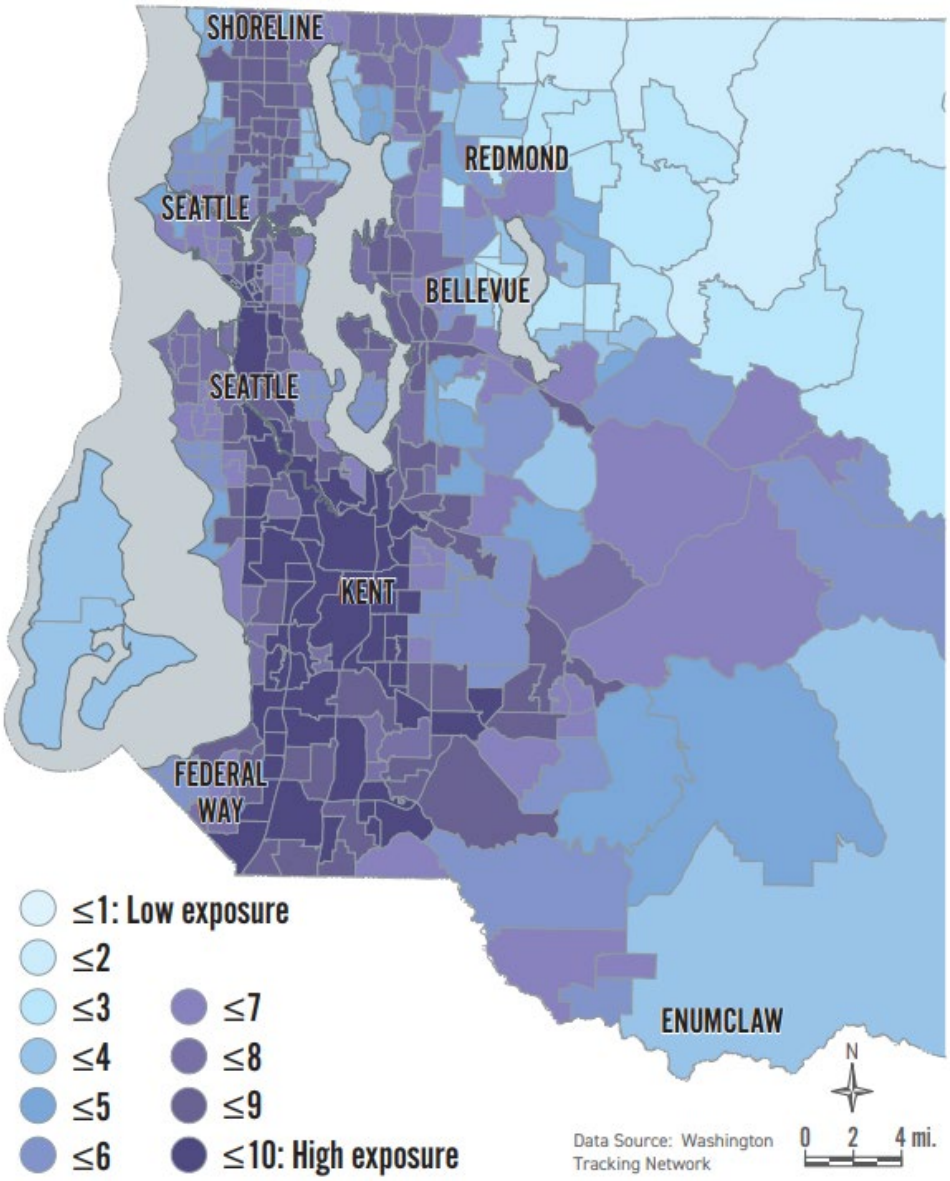
MA-65

Figure A-55: FEMA Payments for Owner-Occupied Housing Damaged by Natural Disasters 2003-2022



Data Source: Open FEMA Dataset: Housing Assistance Data Owners

Figure A-56: Environmental Exposure Index in King County



Data Source: 2020 King County Strategic Climate Action Plan.

Strategic Plan

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Figure A-57: Consortium Planning Areas