



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 14, 2009

Ordinance 16741

Proposed No. 2009-0622.1

Sponsors Patterson and Hague

1 An ORDINANCE adopting the King County Consortium
2 Consolidated Housing and Community Development Plan
3 for 2010-2012.

4 STATEMENT OF FACTS:

5 1. King County is a member of the King County Community
6 Development Block Grant and HOME Investment Partnerships consortia.

7 2. King County is the official applicant responsible to the federal
8 government for all activities undertaken on behalf of the King County
9 Consortium with Community Development Block Grant, HOME
10 Investment Partnership and other federal homeless, housing and
11 community development funds.

12 3. Federal legislation requires King County to adopt a consolidated
13 housing and community development plan every three to five years to
14 identify housing and community development needs, resources and key
15 partnerships, and to establish objectives to provide decent affordable
16 housing and a suitable living environment for very low to moderate-
17 income residents of the county.

18 4. The King County Consortium's current Consolidated Housing and
19 Community Development Plan, a five-year plan covering the years 2005-

20 2009, provides a comprehensive affordable housing and community
21 development policy and planning document to guide King County
22 administration of federal housing, homeless and community development
23 funds, as well as local and state homeless and housing funds, on behalf of
24 the consortia.

25 5. The interjurisdictional joint recommendations committee of the King
26 County Consortium member cities participated in the development of the
27 updated Consolidated Housing and Community Development Plan for
28 2010-2012, has approved the plan, and recommends it for approval by the
29 King County council.

30 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

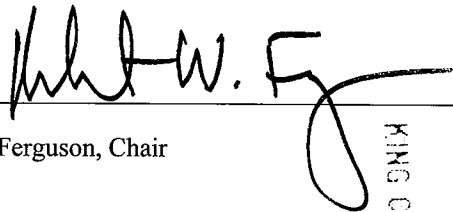
31 SECTION 1. The King County Consortium Consolidated Housing and
32

- 33 Community Development Plan for 2010-2012, substantially in the form of Attachment A
34 to this ordinance, is hereby adopted.

Ordinance 16741 was introduced on 11/23/2009 and passed by the Metropolitan King County Council on 12/14/2009, by the following vote:


Yes: 7 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Patterson, Mr. Ferguson and Mr. Dunn
No: 0
Excused: 1 - Ms. Lambert

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Bob Ferguson, Chair

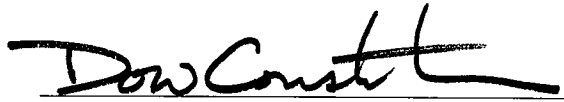
ATTEST:



Anne Noris, Clerk of the Council

RECEIVED
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KING COUNTY COUNCIL

APPROVED this 21st day of December, 2009.



Dow Constantine, County Executive

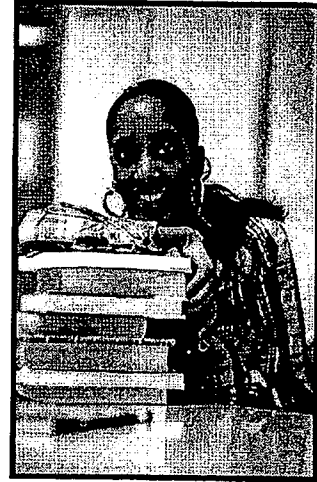
Attachments: A. The King County Consortium--Consolidated Housing and Community Development Plan--2010-2012

Attachment A

2009-622

The King County Consortium

16741



**Consolidated Housing and Community Development
Plan
2010 – 2012**



King County

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Way, the private sector including business, and homeless people on various coordination efforts.

Goal Three: Establish and Maintain a Suitable Living Environment and Economic Opportunities for Low and Moderate-Income Persons

- Objective 1: Human Service Agencies. Improve the ability of health and human service agencies to serve our low and moderate-income residents effectively and efficiently.
- Objective 2: Low and Moderate-Income Communities. Improve the living environment in low and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and the Countywide Planning Policies.
- Objective 3: Economic Opportunities. Expand economic opportunities for low- and moderate-income persons.

A more detailed description of the goals and objectives above, together with specific strategies and associated outcomes and performance measures, can be found in Section III of the consolidated plan.

I. Introduction

A. Purpose of the Consolidated Plan

The purpose of the King County Consortium Consolidated Housing and Community Development Plan for 2010 – 2012 is to guide the investment of certain federal housing and community development funds in King County outside the City of Seattle. The consolidated plan sets forth goals and performance measures, which are detailed in Section III.

King County has prepared this consolidated plan on behalf of, and with the assistance of, a consortium of jurisdictions. Thirty-four suburban cities and towns in King County, along with the unincorporated areas of the county, make up the King County Consortium.¹ The consortium is committed to finding effective, coordinated approaches to address the unmet housing and community development needs of low and moderate-income residents.

The table below shows the federally-funded programs whose investments are governed by this consolidated plan. The King County Consortium receives an annual entitlement, or formula grant, from each of these funds: the Community Development Block Grant (CDBG) program, the HOME Investment Partnerships program (HOME), and the Emergency Shelter Grant (ESG) program. The consolidated plan specifically applies to those formula grants, but it also provides guidance on federal homeless assistance funding priorities, as well as state and local dollars to address housing and homelessness.

Federally-Funded Programs Governed by the Consolidated Plan

Federal Fund Source	Geographic Areas Covered	Major Allowable Activities
CDBG Amount per Year: Approximately \$6 million	King County ² (except Auburn, Bellevue, Kent and Seattle which receive their own CDBG funds) ³	Community facilities, affordable housing, housing repair, homelessness prevention services, operating assistance for homeless housing, public infrastructure improvements, economic development, limited human services
HOME Amount per Year: Approximately \$4.5 million	King County (except Seattle)	Affordable housing and home ownership
ESG Program Amount per Year: approximately \$200,000	King County (except Seattle)	Services and operations for emergency shelters for homeless people and prevention of homelessness

¹ The cities of Normandy Park and Milton have chosen not to participate in the King County Consortia (Milton participates with Pierce County). The cities of Medina and Newcastle wish to participate in the Consortia, but did not submit an agreement in time to participate in 2009. Consequently HUD entitlement funds are not currently available to address the needs of the residents.

² See note 1.

³ The cities of Shoreline, Renton and Federal Way have entered into a CDBG joint agreement with King County to allocate the CDBG funds to which they are entitled. The funds for these cities are administered separately from the CDBG funds for the remaining cities and unincorporated King County in the regular CDBG Consortium.

The King County Comprehensive Plan provides a wide range of policies to support housing preservation, development and affordability, mandating the following:

- Housing choice and opportunity throughout King County, providing a range of housing choices and ensuring and expanding affordable housing resources
- Affordable housing development incentives for low and moderate-income households and housing development subsidies
- Preservation of existing affordable housing
- Access to housing
- Reducing development costs
- New housing models
- Direct assistance to households
- Homeowner assistance
- Renter assistance and homeless prevention
- Balancing jobs and housing.

King County has completed the required update of its comprehensive plan. New and revised policies are aimed at:

- Strengthening support for housing that serves special needs households by promoting independent living opportunities, including universal design features
- Strengthening efforts that preserve existing housing and that improve housing quality through flexible development standards
- Creating more opportunities to diversify new housing stock through measures such as transit oriented development, five story wood frame construction, cottage housing and accessory dwelling units
- Supplementing efforts to create affordable housing for low-income households through apprenticeship programs and accessory dwelling units
- Strengthening measures to increase affordable home ownership through opportunities such as cottage housing
- Working to preserve adequate affordable housing capacity and supporting low-cost infill development and growth management efforts such as job housing balance.

These policies guide development in the unincorporated areas of King County, as well as the county's efforts in working with federal, state and local partners on efforts such as the King County CDBG and HOME Consortia and the Consolidated Housing and Community Development Plan.

The HOME and ESG funds are allocated and administered as single Consortium-wide pots of funds with a Request for Proposals (RFP) process at least annually. The Housing and Community Development Program (HCD) announces the availability of ESG funds through a periodic Homeless Assistance Fund RFP process for multiple year awards.

The Joint Recommendations Committee (JRC) recommends the allocation of federal and local funds to specific projects, and advises on specific guidelines and procedures for King County and the consortium partners. The JRC was created through the interlocal cooperation agreements, and is the official advisory body to the King County Executive. The JRC is also involved in the development, review, and endorsement of the Consortium's Consolidated Housing and Community Development Plan. The JRC consists of eight city representatives⁵ (elected officials or high-level staff) and three county representatives (executive staff and/or department directors). The JRC has the following general duties under the current interlocal cooperation agreements:

- *Housing*: The JRC allocates about \$3 million to \$4 million in federal HOME funds, about \$2 million to \$4 million in local document recording fee surcharge funds, and about \$1 million in Veterans and Human Services Levy capital to low-income housing projects throughout the county. The King County members of JRC advise the county on the allocation of the county's local housing dollars, if such are available.
- *Community Development*: The JRC advises the County Executive on consortium-wide CDBG guidelines, including loan guarantees that would involve the entire consortium's funds, and the portion of the CDBG dollars available (about \$2.5 million) for annual allocation to the north/east and south sub-regions of the consortium.
- *Homelessness*: The JRC allocates approximately \$700,000 per year in RAHP homeless/transitional housing operating funds, and about \$800,000 per year in CDBG and ESG funds for emergency shelter and emergency funds for households at risk of homelessness. The JRC also advises King County and Seattle on the priority activities to include in the joint application for federal McKinney homeless assistance funds.
- *Guidelines and Procedures*: The JRC recommends guidelines and procedures on a range of housing, homeless, community and economic development issues to the King County Executive, including review/recommendation of the Consolidated Housing and Community Development Plan.
- *State and Federal Legislative Priorities*: The JRC advises King County on state and federal legislative priorities regarding housing, homeless, and community development issues.

⁵ Four (4) city representatives from the Regular CDBG Consortium, two (2) city representatives from the Joint Agreement cities and two (2) city representatives from the HOME-only cities.

4. Income

Incomes grew in King County during the 1990's and mid-2000's, but growth has been sporadic. Growth in real income is likely to stabilize or decline in the last two years of the decade, resulting in very modest real income growth over the decade.

5. Low-Income and Poverty Households

- The percent of low-income households and households in poverty increased in the consortium at the same time that high-income households were also increasing.
- In 2007, nearly 21 percent of the households in the consortium earned 50 percent of area median income (AMI) or less, up from 16 percent in 1990.
- The poverty rate⁸ increased from eight percent to 8.4 percent of the population in King County from 1990 to 2000. In 2007, it is estimated at 9.9 percent for King County as a whole.
- In the consortium in 2007, approximately 98,200 people, or 8.4 percent of the population lived in poverty.
- A two-person household with an income at 100 percent of the federal poverty threshold could afford about \$360 per month in rent.
- Poverty in the consortium is most concentrated in the South Urban Area (see Maps in Appendix A: Needs Assessment).

6. Unemployment

The jobless rate in King County has varied this decade, but rose sharply in 2008 – 2009, reaching nearly eight percent in March 2009. Unemployment and loss of reliable income due to the recession has put more low, moderate, and even median income households at risk of losing their homes, or of being heavily burdened with their housing costs.

7. Families and Children in Poverty

- Twenty-two percent of female-headed families are poor, compared to 6.4 percent of all families.
- Children constitute nearly 40 percent of all persons living in poverty in the consortium. They constitute about 30 percent of poor persons in the county as a whole.

⁸ The poverty level is a threshold measure prescribed by the federal government. The measure has two components, income level and family size by number of related children. Unrelated individuals and two-person households are further differentiated by age (under 65 and 65 and over). The poverty level in 2008 was \$22,017 for a family of four with two related children; the poverty level was \$14,490 for a two-person household under 65; and was \$13,032 for a two-person household 65 and over.

12. HIV/AIDS Population

- There were at least 6,320 King County residents living with Human Immunodeficiency Virus (HIV) or Acquired Immune Deficiency Syndrome (AIDS) at the beginning of 2008.¹¹ Public Health staff estimate that approximately 80 percent or 5,047 of those individuals reside in Seattle, and approximately 20 percent or about 1,270 live in King County outside Seattle (consortium area).
- Based on assessment data, over 1,030 people living with HIV/AIDS need assistance finding housing and/or emergency, short-term or ongoing rental assistance. These needs include transitional and permanent housing placements, as well as help paying rent to maintain current housing.
- Local and national evidence indicates that homelessness puts people at higher risk of contracting HIV/AIDS.

B. Housing Market: Rental Housing

1. Market Rate Rentals

- Apartment rents have risen slightly faster than inflation despite two periods of relatively high unemployment this decade. In 2009, the median rent for all units in South King County was \$825, while it was \$930 in the Seattle and Shoreline area, and \$1,156 in the east King County sub-region. At a median of \$1,295, rents are highest in the rural cities.
- Those earning 80 percent of AMI and above can usually find rentals they can afford, but the supply of affordable rental housing drops off significantly between 40 – 60 percent of AMI, and a housing cost burden becomes apparent.
- In King County as a whole, 85 percent of market rate rentals are affordable to those earning 80 percent of AMI or above. About 34 percent are affordable to those earning 50 percent of AMI, although about 44 percent of renter households earn that amount or less.
- At 40 percent of AMI, only 8.3 percent of rental units are affordable throughout the county. That income group represents about one-third of all rental households.
- The sufficiency of the supply of market-rate rentals is complicated by the fact that very low-income renters are often forced to occupy higher cost units because there are virtually no rental units in their affordability range. On the other hand, households in higher income brackets (median income or above) also occupy mid-range units although they could afford more expensive ones. Thus the supply of mid-range units is constricted by demand from both ends, making it difficult for renters in the 50 – 80 percent of AMI range to find units they can afford.

¹¹ HIV/AIDS Epidemiology Unit, Public Health – Seattle and King County and the Infectious Disease and Reproductive Health Assessment Unit, Washington State Department of Health. HIV/AIDS Epidemiology Report, Second Half 2007: Volume 71.

4. Policy Implications

- In order to actualize the framework Countywide Planning Policies that address both regional and local efforts, and that require jurisdictions to work cooperatively to ensure that each sub-region has a fair share of affordable housing to meet the needs of the lowest income residents of the region, new construction of affordable rental housing should generally be focused in the east and north urban sub-regions of the consortium.
- It is important the consortium continue to work with the private market to encourage the development of affordably-sized single-family houses and other affordable ownership options, as well as affordable rental options at a range of income levels within privately developed projects. This allows qualified moderate and median-income households to transition from rental housing to home ownership, and thereby reduces the demand on the rental market.

C. Housing Market: Owner Housing

1. In 2008, ownership housing was more affordable than in 2004 – 2007, but the median-priced home still cost almost \$100,000 more than the median-income household could afford.
 - The median sales price of all homes in King County (single family, townhomes, condominiums, and mobile homes) declined about two percent from \$397,000 to \$390,000 in 2008 and had dropped to \$351,500 by May 2009. This represented roughly a 12 percent drop over the previous twelve months. Nationally, home prices fell about 19 percent during the same 12-month period.
 - The median sales price for single family homes in 2008 was \$425,000, a seven percent decline since 2007 and about the same as the median price in 2006. The median sales price for condominiums fell from \$292,000 in 2008 to \$270,450 in May 2009.
 - In 2008, a median-income household of two to three persons could just barely afford the medium-priced condominium, or a comparably-priced townhouse. However, the continued decline of prices into early 2009 meant a larger inventory of homes that the median income household could afford.
 - A two-person household earning 80 percent of median income, or about \$55,000 in 2009, could afford a home priced at no more than \$223,000. Less than 10 percent of all homes sold in King County in 2008 (including condominiums) were priced at that amount or less.

- About 850 persons were found to be living unsheltered in the consortium areas, outside of Seattle, during the 2009 One Night Count (January 30, 2009). This is a 30 percent increase over the 655 unsheltered persons found in the consortium area in 2008.
- On the date of the One Night Count, 1,662 persons were occupying shelter or transitional beds outside of Seattle, representing about 88 percent occupancy of available beds.

2. Policy Concerns

- There is strong support from stakeholders, low to moderate-income persons who participated in our public input forums (particularly south urban area residents), from published studies, and from the CEH in King County (our region's Continuum of Care planning body) to make homeless prevention services a high priority.
- Stakeholders, particularly in south King County, expressed concern about lack of both shelter and transitional housing units for families. Waiting lists for transitional housing and also for longer-term affordable rental housing are often greater than six months, putting many families at risk of homelessness. Among these families, victims of domestic violence are especially at risk.
- The consortium's practices for investment of capital in homeless housing will continue to be guided by the Ten-Year Plan to End Homelessness in King County (ten year plan), which is the regional Continuum of Care Plan. The CEH has adopted objectives for the ten year plan, including a housing first model for homeless housing.
- The housing first model aims to pair homeless persons with services and permanent housing immediately. This model does not favor large investments in new shelters or new transitional housing unless the transitional housing allows transitioning in place. This model does not prohibit ongoing operational and service supports to existing shelters and transitional housing.

E. Community and Economic Development

The consortium has established priorities for its community/economic development strategies. In developing these priorities, many sources were considered, including the work of the CEH, the Interjurisdictional Advisory Group of participating city staff, focus groups, stakeholder and public input processes conducted by the consortium for the consolidated plan, community forums and assessments (such as United Way of King County's Human Service Community Assessment), and meetings with representatives from other local and state governmental agencies and other county departments and divisions.

4. Economic Development Priorities

- Assistance to increase job counseling and job training opportunities
- Direct economic development assistance to for-profit businesses, including small businesses to create jobs
- Rehabilitation and/or improvements of publicly or privately owned commercial property.

5. Economic Development Stakeholder Concerns and Support

- There is stakeholder support for the consortium to explore methods to coordinate consortium funding for regional and sub-regional community facility projects.
- There is strong support for the consortium to have a policy related to the development of neighborhood revitalization strategies.
- The White Center area, the area of highest poverty concentration in the county, is an area of high priority for community/economic development strategies.

F. General Stakeholder Concerns and Support

For detailed comments from the 2009 stakeholder and public meetings, see Appendix C.

- Stakeholder input and housing needs data indicate that the highest need for rental housing funds are for new rental units serving households at 30 percent of AMI and below and for households from 31 percent to 50 percent of AMI.
- There is strong stakeholder support for a strategy that prioritizes the development of new units of housing that serve the lowest income households, especially families with children, and including households with special needs; the preservation of existing affordable housing at risk of conversion to market rate housing; and mixed income and/or mixed use projects that contain priority housing units serving the lowest income levels.
- There is also strong support for the Shelter Plus Care strategy that matches appropriate supportive services with housing for populations with particular needs.
- There is strong stakeholder support for a strategy that makes funds available to acquire land for priority affordable housing in areas that are slated for future transit or higher density development.

Goal 1, Objective 1: Rental Housing

Preserve and expand the supply of affordable rental housing available to very low and moderate-income households, including households with special needs.

1. Strategy 1A

Make capital funds available for the new construction of sustainably designed, permanently affordable rental housing, for low and moderate-income households; for the acquisition of existing rental housing and the rehabilitation of that housing into safe, decent, healthy, and permanently affordable rental housing for low and moderate-income households; for the acquisition of land on which to build affordable and/or mixed-income rental housing; and for the long term preservation (through acquisition and rehabilitation) of existing affordable rental housing units.

Fund sources: Federal CDBG and HOME dollars; local document recording fee surcharge revenue including RAHP dollars; occasionally local cities' dollars; and occasionally, special needs housing dollars for specific populations, such as persons with developmental disabilities and persons with mental illness and/or chemical dependency.

Fund limits and other details: Refer to the King County Consortium Procedures and Guidelines adopted by the JRC.

1.1 Annual Output Measures

- An average of 250 units of rental housing will be constructed, or acquired and rehabilitated.¹⁸ At least 30 of the 250 units of rental housing shall be targeted to persons/households with special needs.¹⁹
- An average of 280 new renter households will be served by rental units completed during each year (see table below for breakdown of the goals for household types and income levels that will be served annually).

1.2 HUD Community Planning and Development Performance Measures

- *Objective:* Decent Housing
- *Outcome:* Affordability.

¹⁸ This number is an estimate, as the type of projects funded and other factors may affect the annual outputs.

¹⁹ Special needs includes the elderly, frail elderly, persons with disabilities and homeless households. Persons with disabilities includes, but is not limited to, persons with mental illness, persons with alcohol dependency or in recovery from alcohol/chemical dependency, persons with developmental disabilities, and persons with HIV/AIDS.

1.3.1 Priorities for Households Served

- Households at or below 50 percent of AMI
- Households with special needs
- Homeless housing: the consortium will follow the recommendations of the CEH. The CEH Funder's Group prioritizes permanent supportive housing, including units utilizing a housing first philosophy, other permanent housing for homeless households and non time-limited housing that allows households to transition in place²⁰ over new transitional housing and new shelters.

1.3.2 Acquisition and rehabilitation of market-rate rental property to improve the quality of existing rental housing stock and to preserve it as affordable for very low to moderate income households:

- Units serving households at or below 30 percent AMI are the highest priority.
- Units serving households from 31 percent to 50 percent AMI are a high priority.

1.3.3 New construction of rental housing that is affordable to very low to moderate income households:

- Units serving households at or below 30 percent AMI are the highest priority.
- Permanent supportive housing is a high priority.
- Units serving households from 31 percent to 50 percent AMI are also a priority.

1.3.4 Mixed income and/or mixed use housing projects that complement local planning efforts and contain some portion of units for very low income households:

- Mixed income projects provide a means to generate cash flow from some units to support much needed very low income units, which are a priority under this plan. Mixed income projects should be socially and economically integrated.
- The King County Housing Authority HOPE VI Project includes the completion of the first phase of Park Lake Homes and the redevelopment of the second phase of Park Lake Homes public housing into a mixed-income senior community that integrates

²⁰ Transition-in-place means that a household can stay in their current housing unit when they graduate from the need for transitional services; the service provider may then shift the transitional services to another unit in the same housing complex for a newly housed, formerly homeless household.

1.4.2 Certification criteria

The consortium will use our priorities as a general guide for certifying projects as consistent with our consolidated plan. The consortium will look for a tangible public benefit from affordable housing projects seeking certification, such as:

- The project will lower rents as compared to market rate rents for the area where it will be located, in all or some of the units.
- The project has a relocation plan that is consistent with the consortium's relocation policies and a budget that will cover the relocation needs of tenants who may be displaced by the project.
- In addition, projects applying for HUD program funds, Washington State Housing Trust Fund or the Washington State Housing Finance Commission's tax credit program must provide a portion of units (at least one) which are affordable to households at or below 30 percent of AMI and that will be screened and monitored for a household or households at that income level.

2. Strategy 1B

Make capital funds available to rehabilitate existing rental units for low to moderate-income households. This strategy is different from acquisition and rehabilitation in Strategy 1A, as Strategy 1B addresses rehabilitation only and there is no acquisition involved. It either addresses the rehabilitation needs of existing affordable non profit housing, or existing for-profit housing where the owner is willing to restrict the affordability of the rents for a specified period of time. It includes making modifications to the rental unit(s) of low to moderate-income tenants with a disability in order that the units will be accessible.

Fund sources: Federal HOME and CDBG dollars, and occasionally local funds that are targeted for special needs populations.

Fund limits and other details: Refer to the King County Consortium Procedures and Guidelines adopted by the consortium's JRC.

- 2.1. *Annual output measure:* From five – 40 units will be rehabilitated and/or modified.
- 2.2. *Short-term outcome:* The tenants have an improved satisfaction with their housing due to the improvements/rehabilitation and/or modifications.
- 2.3. *Outcome indicator:* Tenant-based survey, conducted by agency or landlord that is awarded funds.

landlords about the benefits of participating in the Section 8 program, and on the development of other programs that may benefit our region.

- 3.7 King County will work with housing funders, mainstream service systems (such as the developmental disabilities system, the drug/alcohol system, and the mental health system), and housing referral, information and advocacy organizations to plan for community-based housing options for persons with special needs; to develop supportive housing plans and partnerships for populations that need enhanced housing support in order to be successful in permanent housing; to advocate for funding for the operations and maintenance of housing for very low income households and households with special needs, and for the services needed for supportive housing.
- 3.8 King County will partner with the King County Developmental Disabilities Division to provide housing programs that expand community-based housing options for persons with developmental disabilities and will explore similar opportunities with systems that serve other special needs populations.
- 3.9 King County will coordinate, to the extent feasible, with housing funders, and housing information and advocacy organizations to streamline funding applications, contracting, and monitoring processes.
- 3.10 King County will prioritize the development of a program, consistent with other goals and priorities set forth in this plan, to fund affordable housing projects that are:
 - Environmentally sound
 - Sustainable
 - Projected to save on long-term costs for the owner and the residents
 - Designed to accommodate all persons, regardless of their level of mobility
 - Allow residents to age in their home.
- 3.11 This program will adopt the standards of the Washington State Evergreen Program, which is required for all projects seeking Washington State Housing Trust Fund support and may draw on Leadership in Energy and Environmental Design environmental standards or a similar system of environmental standards to encourage a high level of environmental sustainability and durability. The HCD will also encourage the utilization of “universal design”²¹ standards for affordable housing project applicants that volunteer to participate. The consortium will coordinate efforts to implement this program so that participating projects do not encounter barriers from local codes that may conflict with the adopted standards, or delays in contracting.

²¹ For more information about universal design Objective 3, Strategy 3B.

Households to be Served Annually by Income Level

	At or below 30% of Area Median Income	31% to 50% of AMI	51% to 80% of AMI	Total Owner Households Served Annual Goal
Owner Households	67	61	47	175

1.4 Minor Home Repair

The consortium may fund city-sponsored minor home repair projects to assist low to moderate-income homeowners with small home repair needs, as opportunities arise.

1.5 HUD Community Planning and Development Performance Measures

- *Objective:* Decent Housing
- *Outcome:* Affordability/Accessibility

2. Strategy 2B

2.1. Make funds available for first time home buyer opportunities, including education, housing counseling and down payment assistance for low to moderate income households who are prepared to purchase their first home; especially households who are under-served in the ownership housing market, including households with special needs. Note that in most cases, this will involve increasing access to the existing stock of ownership housing, but in some cases this may involve creating new ownership housing.

2.2. Use Neighborhood Stabilization Program (NSP-1) funds to acquire and rehabilitate foreclosed properties and to provide first time homebuyer opportunities to purchase the properties. Depending on the success of an additional NSP-2 application, work with Washington State to implement the NSP-2 program, including the activities cited in this strategy, plus additional planning objectives included in this plan.

Fund sources: HOME, occasionally CDBG, and local funds targeted for special needs populations; federal NSP recovery funds through Washington State.

Fund Limits and other details: Refer to the King County Consortium Procedures and Guidelines adopted by the consortium's JRC.

