

Executive Summary

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

1. Introduction

The Consolidated Plan for Housing and Community Development is a report which informs the community, stakeholders and the Department of Housing and Urban Development (HUD) how the City of Kent (hereinafter referred to as “the City”) will invest its Community Development Block Grant from 2015-2019. The report also identifies the objectives and strategies that will guide the City’s investment. Objectives and strategies are fueled by the City’s overarching goal to build a healthy community.

2. Summary of the objectives and outcomes identified in the Plan

The outcomes and objectives are as follows:

- Accessibility to decent housing
- Accessibility to a suitable living environment
- Accessibility to economic opportunities

To accomplish these outcomes and objectives, the City invests in programs that meet community basics, increase self-reliance, strengthen children and families, and build a safer community.[1]

3. Evaluation of past performance

In 2013, the City realized significant gains on its investments and improved the lives of many Kent residents.[1] Outcomes were as follows:

Accessibility to decent housing

- 111 households received home repair assistance
- 53 persons received transitional housing and case management
- 5 individuals received shelter

Accessibility to suitable living environment

- 147 persons received financial assistance and case management for housing
- 14 persons received medical services

- 628 persons received culturally responsive food

Accessibility to economic opportunities

- 15 persons enrolled in micro-enterprise business training classes
- 13 new micro-enterprise businesses were created or developed

[1]Data from 2013 was the most current data available when this document was drafted.

4. Summary of citizen participation process and consultation process

The City of Kent, Division of Housing and Human Services, consulted with intercity departments, government agencies, public and private agencies, mental health organizations, the local housing authority, organizations serving persons with HIV/AIDS, agencies serving people with disabilities, refugee and immigrant organizations, organizations working with seniors, faith-based institutions, the business community, Department of Social and Health Services, and foundations.

The City published a draft Consolidated Plan and Notice of Public Hearing on the City of Kent website. A public hearing was held on October 16, 2014.

5. Summary of public comments

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

7. Summary

In summary, Kent residents, stakeholders, service providers and others consulted during the citizen participation process support the outcomes and objectives of the Consolidated Plan for Housing and Community Development. The remainder of this report will provide details on how the City proposes to prioritize its investment.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	KENT	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

Narrative

The City of Kent, Housing and Human Services Division, is the lead agency for the CDBG Program. Katherin Johnson, Housing and Human Services Manager, is the program administrator. Dinah Wilson, CDBG Coordinator, is the primary staff responsible for the day to day implementation of the program.

The City also worked closely with the King County Housing Authority (KCHA), which manages over 3,000 units of housing, including 546 public housing units in Kent. KCHA also provides Section 8 Housing Choice Vouchers to another 1,321 low/moderate income households in the City [1]. KCHA gives preference for housing to families with children, seniors or disabled persons. Detailed information about KCHA is provided in the *Public Housing* sections of this document.

In addition, several non-profit agencies are responsible for administering programs funded by CDBG and were consulted during the development of the Consolidated Plan. These agencies are listed in the *Annual Action Plan* section of this document.

[1]KCHA data base for addresses of Section 8 Vouchers located in one of the three primary zip codes in the City (98030, 98031, and 98032).

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Kent consulted with multiple entities, including South King County cities (the cities of Auburn and Federal Way are the two other entitlement cities in South County), the King County Housing Authority, King County Department of Community and Human Services, nonprofit agencies delivering services in Kent and the sub-region and Washington State Department of Social and Health Services.

The City of Kent carries out homeless planning and coordination as a regional issue. Kent works with the Committee to End Homelessness, King County, cities, mainstream systems, Safe Harbors, housing funders, community agencies, United Way, the private sector (including businesses), and homeless people.

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

Kent Housing and Human Services Division meets regularly with other King County jurisdictions, public housing authorities and State Departments to develop strategies and implement plans to improve the quality of service and access for low-income residents in the city and throughout the region. Additionally, the City participates in quarterly meetings with King County staff, including the Public Health Seattle/King County, to review implementation and delivery of services funded through regional efforts. The City will continue to participate in the Committee to End Homelessness, funding review panels for Continuum of Care (CoC), Emergency Shelter Grant and McKinney funding.

In 2012, the Coordinated Entry program was launched providing a single point of entry for homeless families. Housing providers, funders and government agencies provide support to this program. Kent staff participates on the advisory board for the project. Unless there is a legitimate reason not to participate, housing providers contracting with the city must participate in Coordinated Entry and Safe Harbors, the Seattle/King County Homeless Information Management System (HMIS) program.

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

McKinney Continuum of Care - Supportive Housing Program (SHP)

SHP funds support transitional housing and related supportive services for people moving from homelessness to independent living, as well as permanent supportive housing for persons with disabilities. McKinney SHP funds are competitive federal dollars through the U.S. Department of Housing

and Urban Development (HUD). A Consolidated Application for SHP funds is submitted to HUD each year by the Seattle - King County CoC, which includes Seattle, all suburban communities, and King County.

McKinney funding is critical to our region's implementation of the Ten-Year Plan to End Homelessness in King County. These funds help homeless persons meet three goals:

- Achieve residential stability
- Increase their skill levels and/or incomes
- Strengthen their ability to influence decisions that affect their lives

Since 1995, the City of Seattle and King County have applied for these funds on behalf of a regional consortium of service providers, and administered distribution of the money to approximately 70 programs operating throughout the county. Each program has a focus on a specific audience -- families, single adults, single women and single men, victims of domestic violence, veterans or persons with severe mental illness.

The Supportive Housing Program component of McKinney specifically helps people make the transition from homelessness to independent living. Other McKinney programs are the Emergency Shelter Grants Program for emergency shelter; Shelter Plus Care for permanent supportive housing, and Section 8 Moderate Rehabilitation for Single Room Occupancy Dwellings for Homeless Individuals, another permanent housing option.

The Ten-Year Plan to End Homelessness in King County offers a blueprint for how the region will work collaboratively to confront the issues that cause homelessness and create the housing and supportive services needed to end homelessness for the thousands of men, women and children who are not permanently housed. The plan, introduced in March 2005, has been approved by the Metropolitan King County Council and endorsed by cities representing 85 percent of the county's population, including Kent, as well as by dozens of social organizations and faith communities countywide. The Committee to End Homelessness in King County, made up of representatives from business, faith, social services, government, homeless and formerly homeless people and advocacy groups, is working to implement the Ten-Year Plan to End Homelessness in King County. The Plan calls for prevention of homelessness where possible, creation of new permanent housing, and providing supportive services to those who need them to maintain housing.

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

To receive McKinney funding, HUD requires applicants to work through a local Continuum of Care. For Seattle and King County, the Continuum of Care encompasses programs and activities within the borders of King County, including Seattle. In June 2014, The Committee to End Homelessness (CEH) in King County was approved by the local CoC to represent its interests pursuant to CoC interim rule

578.5(b). CEH Governance sets funding priorities and needs for our region, and includes representatives from healthcare, criminal justice, business, local government, faith-based organizations, elected officials, philanthropy, education, organizations and projects serving homeless subpopulations (including homeless individuals), etc. Kent staff participates in regional planning activities, and staff formerly served on the CoC Governance Board.

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	Jewish Family Services of Seattle
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to homeless housing and services.
2	Agency/Group/Organization	Kent Youth and Family Services
	Agency/Group/Organization Type	Housing Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to youth housing and services.
3	Agency/Group/Organization	CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to homeless housing and services.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	King County	The goals of Kent's Strategic Plan align with the goals of the Continuum of Care to meet the needs of homeless in the community and reduce the risk of homelessness.

Table 3– Other local / regional / federal planning efforts

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

The City of Kent works with the State of Washington and King County in the implementation of the Consolidated Plan through participation on committees, review panels, boards and planning groups. The City coordinates funding opportunities where possible with other jurisdictions. The city works with state and county funders to assist non-profit organizations develop funding packages with multiple funding streams to provide housing for homeless and those at-risk of becoming homeless.

Narrative

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

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

Citizen participation is critical to the successful execution of the City's Consolidated Plan. The goals of citizen participation are: To hear the community's recommendations on how the City should invest its CDBG dollars; To consult with individuals who may not initiate contact with the City because of language/cultural differences or who do not come from experiences where government sought their opinions; and To convene public hearings and meetings to increase opportunities for housing providers, service agencies, and healthcare organizations to come together and discuss how they can coordinate services and pool funding to achieve the greatest impact. To this end, the City targeted and surveyed the following groups for citizen participation: Neighborhood Councils Residents who walk-in to the Housing and Human Services Office seeking services-a large percentage of these residents are homeless or at-risk of homelessness Faith-based institutions People of Color Ethnic-based organizations Residents and stakeholders who visit the City's website-the Citizen Participation Survey was posted on the website and a Draft Consolidated Plan and Notice of Public Hearing were posted on the website Businesses Organizations that receive CDBG funds HIV/AIDS organization Organizations serving people with disabilities The City continuously seeks input by meeting with individuals and organizations on an ongoing basis. Organizations that receive funding are monitored throughout the year and discuss trends and emerging needs with City staff. City staff meets regularly with human service providers and other funders to discuss services for homeless individuals and families to ensure that goals and objectives are met and gaps in services are identified. The City submitted a draft of the Consolidated Plan to Kent Cultural Diversity Initiative Group. This group includes several small, ethnic-based organizations and faith-based institutions that were not previously connected to the City prior to the formation of KCDIG in 2009. Representatives from the groups listed-above were invited to a Public Meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Nonprofit agencies				

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Many sources were used to estimate the housing needs projected for the next five years. The main data source that the City used to estimate 2015-2019 housing needs was the HUD Comprehensive Housing Affordability Strategy (CHAS) data taken from the 2000 Census (CHAS data from the 2010 census was not available for all data sets). CHAS data is gathered “to demonstrate the number of households in need of housing assistance.”[1]

In addition, the City considered comments received during the citizen public hearing, meetings, focus groups, electronic correspondence, and interviews with stakeholders and agencies working with low/moderate-income Kent individuals and families.

Analysis Process Used to Determine Priority Needs

The City of Kent uses demographic data, community response, and stakeholder input to develop housing and human services priorities. City priorities, HUD national objectives, and eligible activities are the criteria used by the Kent Human Services Commission to select projects for CDBG funding.

[1]Department of Housing and Urban Development. *Data Sets, CHAS Background*. Washington, DC: U.S. Department of Housing and Urban Development.http://www.huduser.org/portal/pdrdatas_landing.html (accessed August 8, 2012).

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

Describe the jurisdiction's need for Public Facilities:

The City of Kent has several key public facilities, owned by nonprofit organizations that are located within the city. These include, but are not necessarily limited to, the following:

- Alliance Center
- Catholic Community Services
- Domestic Abuse Women's Network (DAWN)
- Dynamic Partners
- HealthPoint
- Kent Youth and Family Services-Administrative Facility and Watson Manor Transitional Housing
- King County Housing Authority Buildings
- Mercy Housing
- Pediatric Interim Care Center
- YWCA-Anita Vista Transitional Housing

The City may use CDBG capital funds for public facility improvements and infrastructure updates. This will be determined on a case-by-case basis.

The City needs additional space in neighborhoods to provide recreational and afterschool activities to improve accessibility to low income families and individuals. The City is currently working to improve connectivity in neighborhoods so residents can bike or walk to schools and parks.

The City of Kent and South King County need a facility to co-house human services organizations that serve ethnic/racial populations or new residents. New residents are broadly defined as anyone born outside of the United States who moved to the United States as a refugee or immigrant and speaks English as a Second Language, is learning to speak ESL, or is non-English Proficient.

How were these needs determined?

The City of Kent's Parks and Open Space Plan adopted in 2010 used public input, demographic data and usage data to set the goals and policies.

The need for an ethnic based facility was determined through the Preserving and Strengthening Ethnic-Based Community Organizations Capacity Assessment interviews, discussions between human services staff and community leaders, meetings between the Mayor's Office and community leaders, and feedback from Kent Cultural Diversity Initiative Group participants. The City is interested in participating in determining a response to this need.

Describe the jurisdiction’s need for Public Improvements:

The City does not anticipate using CDBG funds for public improvements; public improvement needs are supported by other City funds.

How were these needs determined?

Public improvement needs within the City are determined by city staff, community and life cycle.

Describe the jurisdiction’s need for Public Services:

The City of Kent has been impacted by the poor economy of the last several years. Agencies providing public services in the city have had funding cuts at all levels including federal, state and county. Additionally the sharp increase in the number of residents living in poverty or with low and moderate incomes has increased the demand for services particularly those addressing basic needs. The City anticipates using the full 15% of its CDBG allocation to support public services programs over the five-year Consolidated Plan period.

How were these needs determined?

The public services needs were determined using demographic information, needs assessments, unemployment rates, welfare caseloads and public input. The determination to use up to the full federally allowed amount of CDBG funds for public services projects was determined in consultation with nonprofit organization, stakeholders and community leaders. The City also arrived at this decision by considering comments received through a Citizen Participation Survey, at the public hearing, and other written comments.

Based on the needs analysis above, describe the State's needs in Colonias

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Economy

Beginning in August 2008, the King County unemployment rate was a modest 4.7% but the rate increased for seven consecutive months as the recession took hold. In spring 2009, it began to level off in the 8% range before drifting up and finally peaking at 9.6% in January 2010. Unemployment remained above 9% until December 2010.10 to 7.1% in 2011. Unemployment decreased from 8.6% in 2010 to 7.1% in 2011. According to Forecasechart.com, the unemployment rate is projected to be 8% in August 2013.

Rental Market

The average rent for a two-bedroom apartment in the Seattle-Bellevue area was \$1,176 in 2011 and \$1,098 in 2012. The apartment vacancy rate in King County was 4.1% in March 2012, down from 6.1% in 2010. If unemployment increases and incomes do not keep up with the cost of living, the demand on the rental market will continue to rise as people will not be able to affordable to purchase houses.

Home Values

A major impact of the recent recession has been the impact of falling home values on owners. Median prices for homes in Kent have fallen from a high of \$208,328 in early 2008 to as low as \$195,000 in February 2012 before making a modest rise to \$196,600 by April. However, between May 2011 and April 2012, home values decreased by 8.3%. The implication of these huge drops is that homes purchased with high leverage just a few years ago, now have values less than the mortgage debt and are ripe for foreclosure. In February 2012, 33% of King County homeowners owed mortgages greater than the value of their home. In Kent, the “negative equity” reached over 50% of homeowners, according to the Zillow Real Estate Analysis: Negative Equity Report-Second Quarter 2012.

The Housing Market Analysis will cover the following points:

- Significant characteristics of the City’s housing market in general, including the supply, demand, and condition and cost of housing;

- Housing stock available to serve persons with disabilities and other special needs;
- Condition and needs of public and assisted housing;
- Brief inventory of facilities, housing, and services that meet the needs of homeless persons;
- Regulatory barriers to affordable housing; and
- Significant characteristics of the City’s economy. MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Kent has a favorable location in terms of the central Puget Sound economic region as it lies between the major ports of Seattle and Tacoma connected by freeways and an improving public transportation links provided by metropolitan buses and the Sounder Commuter Train. In addition, its location is generally central within the largest metropolitan area in the Pacific Northwest on trade routes to Canada and Asia.

The 1990's saw the County make extraordinary growth in employment, population and wages. At the same time, the area was continually reducing its once significant dependency on the aerospace industry as a major engine for the economy. A high-tech job boom occurred as information technology and research added to the diversity of jobs in the economy. The major sectors in the County, with more than 100,000 estimated jobs at the beginning of 2012 included professional, scientific and technical services, retail trade, health care, leisure and hospitality, and government. It is anticipated that jobs in the government sector will continue to decrease until/unless tax revenues increase substantially. [1]

Overall employment has tended to fluctuate over the past 10 years as it has in most of the country as a result of the impact of the economic recession. In 2000 total employment stood at 60,700 increasing steadily to 2007 when it peaked at 64,500 before dropping to 60,300 in 2010. The industrial area of Kent has geographically been the dominate employment area with 36,440 jobs in 2010, followed in the distance by Downtown Kent at 4,380 jobs. [2]

Over the past century, Kent has transformed from a predominately agricultural community to a diverse economy with no dominate sector of employment and very limited agriculture.

- The sector of management, business and financial is the largest employer, but still only accounts for 28% of the jobs in the City
- Wholesale/transportation/utilities is the second largest employer (26%)
- Manufacturing jobs account for 22% of the employment

- Government/education and retail account for 9% each in employment
- Agriculture jobs make up less than 1% of the employment sector

The employment base has been anything but constant in recent years: in 1995 manufacturing dominated at 36% before dropping to 22% of the total jobs in Kent by 2010. The Puget Sound Regional Council anticipates a continued decline in the number of manufacturing jobs and a decline in the proportion of these jobs to total jobs in the region. By 2030, manufacturing jobs should account for just 23% of the jobs in the Green River Valley.

Downtown Kent experienced significant revitalization and notable job growth since 2000 and now represents a major component of the area’s economy and social life. Improvements to the historical district, construction of the King County Regional Justice Center, the development of ShoWare Center, and the Kent Station shopping center have created focal points for the Valley. Kent Station is an 18 acre mixed-used urban village located in the Kent downtown core. It includes a 14-screen theater, branch campus of Green River Community college, national and local retail shops, and restaurants. Apartment construction is planned along with other retail development. By 2010, the downtown area accounted for 5.5% of the City’s \$696 taxable sales.

Because of its geographical location and available land, Kent has room for additional economic growth. It is estimated that several areas of the City have parcels of land which are available for greater infill development. The Downtown area includes 150 identified parcels where greater development is possible while both the East Hill and the West Hill have 130 parcels each fitting that category.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	289	108	1	0	-1
Arts, Entertainment, Accommodations	4,910	3,367	12	7	-5
Construction	2,147	3,464	5	7	2
Education and Health Care Services	5,919	4,062	14	8	-6
Finance, Insurance, and Real Estate	2,062	1,810	5	4	-1
Information	1,299	748	3	2	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	7,007	9,794	17	20	3
Other Services	2,994	2,495	7	5	-2
Professional, Scientific, Management Services	3,320	3,049	8	6	-2
Public Administration	0	0	0	0	0
Retail Trade	5,683	5,646	14	11	-3
Transportation and Warehousing	2,688	5,473	6	11	5
Wholesale Trade	3,118	9,575	8	19	11
Total	41,436	49,591	--	--	--

Table 5 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	54,312
Civilian Employed Population 16 years and over	49,692
Unemployment Rate	8.51
Unemployment Rate for Ages 16-24	24.33
Unemployment Rate for Ages 25-65	5.52

Table 6 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	10,258
Farming, fisheries and forestry occupations	2,697
Service	4,962

Occupations by Sector	Number of People
Sales and office	13,542
Construction, extraction, maintenance and repair	4,393
Production, transportation and material moving	3,912

Table 7 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	25,758	55%
30-59 Minutes	15,894	34%
60 or More Minutes	5,188	11%
Total	46,840	100%

Table 8 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,810	758	2,681
High school graduate (includes equivalency)	9,883	884	2,718
Some college or Associate's degree	14,547	868	3,047
Bachelor's degree or higher	11,670	484	1,683

Table 9 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	157	1,146	1,260	1,320	1,019
9th to 12th grade, no diploma	1,965	1,429	1,504	1,590	679
High school graduate, GED, or alternative	3,693	4,076	3,950	5,503	2,472
Some college, no degree	3,667	3,654	3,041	6,421	2,071
Associate's degree	1,125	1,180	1,455	2,817	433
Bachelor's degree	609	2,697	2,795	4,906	1,376
Graduate or professional degree	0	587	1,073	1,849	630

Table 10 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,471
High school graduate (includes equivalency)	32,178
Some college or Associate's degree	36,798
Bachelor's degree	54,048
Graduate or professional degree	61,764

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The major employment sectors are:

- Manufacturing 20%
- Wholesale Trade-19%
- Retail trade 11%
- Transportation/warehousing-11%
- Education and Healthcare Services-8%
- Arts/entertainment/accommodations-7%

Describe the workforce and infrastructure needs of the business community:

The presence of marquee businesses, like Boeing, REI and others offer an opportunity to elevate Kent’s image. Testimonials from companies with strong brands can promote Kent as a location for business success.

Stakeholders cite positive relationships with the City overall and a call to consider the effect of all regulatory decisions on local businesses. The following concerns were raised but do not represent consensus:

- Traffic impact fees and other regulatory and development requirements present hardships for some businesses, while others praise City leadership, staff and processes overall
- Utility rates are reportedly higher than in other places
- Decisions aren’t always made with input from business community; city may not realize unintended consequences of policies
- Stakeholders compared Kent to Seattle and explained Kent’s business-friendly atmosphere as a comparative advantage; additional improvements to communication strategies and transparency in fees and regulations are important to local business planning
- Reduction of traffic congestion in the downtown core during prime-time commuter hours
- Scarcity of highly educated people in the workforce
- More highly educated workforce

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.

Public/private investment:

- Kent is being considered as part of the FAA regional HQ competition. The project would result in 1600 jobs, and infrastructure improvements if awarded
- Amazon is opening a new warehouse facility that will add 400 jobs.
- The Midway Area Comprehensive Plan and Zoning District map amendments and development regulations changed to accommodate transit-oriented development in Kent area called Midway where there will be a Sound Transit Light Rail Station. The draft EIS will be issued Dec 2014 or Jan 2015. The Sound Transit Board will select the preferred alternative by early 2015
- Kent's focus on urban core housing has resulted in the Platform, a large apartment complex in downtown and a proposal for another complex in Kent Station.
- Grandview development in Midway area will result in 261 housing units targeted for 60% AMI.
- Continued Green River Levee improvements to achieve Corps certification will support continued development in valley.

Initiatives:

- Increased SEPA thresholds below which no SEPA review is required will streamline the permitting process.
- Planned Action and Infill Exemption Ordinances within Downtown area with an upfront SEPA review done so applicable projects can proceed directly to building permit

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

Table 49 shows the highest level of education achieved by residents age 18 and older as captured by the 2006-2009 American Community Survey. A significant number of Kent residents between the ages of 18 to 65 lacked a high school diploma or equivalent (16%). At the higher end of education scale, substantially fewer Kent residents between the ages of 25 to 65 had a BA degree or higher (25%) than was true in King County between 2006-2010 (45%) or Washington State (31%).

Education level is an important predictor of both employability and earnings. The higher the education level, the lower the rate of unemployment and the higher the earnings. For example, in 2011 the unemployment rate was less than 5% for those with graduate or professional degrees while 14% of persons without high school diplomas were unemployed (Table 49).

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.

- Green River Community College is a Collegiate Training Initiative Institutional Participant with the Federal Aviation Administration (FAA) to train future air traffic control (ATC) specialists. A number of those receiving an Associate Degree in ATC are hired by the FAA. One of the goals of the FAA is to achieve cultural diversity in its workforce. Green River’s Aviation Technology and Air Transportation degree programs also prepares students for careers in aircraft dispatch, professional pilot, helicopter pilot, and air transportation.
- Renton Technical College, which is located in a neighboring jurisdiction and is open to Kent residents, partners with the Washington Aerospace Training Resource Center to provide skilled aerospace assembly mechanics for local aerospace companies; 76% of students in workforce training programs at RTC are employed after graduation

These initiatives support the City’s Consolidated Plan by offering economic opportunities to residents.

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

Yes

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

The Workforce Development Council of Seattle-King County Local Strategic Plan for 2009-2011 includes Action Steps for the Automotive Work Force. The Employment Security Department projected an up to 19% gain in automotive-related occupations; certified technicians, in particular, are predicted to be in demand over several decades. A potential initiative is to explore how to provide information to youth on these occupations, the education and training required, etc. Youth could be assisted with enrolling in community college-related programs and business classes in preparation for owning automobile repair businesses someday.

In addition, the City will encourage the Workforce Development Council to add sites and affiliates in the Kent area. This would increase access to jobs and training for Kent residents.

A second initiative for economic development is to increase economic self-sufficiency by supporting micro-enterprise businesses. For several years, the City has invested in programs that provide business training and counseling to create and expand micro-enterprise businesses. The City will continue its investment in this initiative.

Discussion

In 2013, the Kent Cultural Diversity Initiative Group, which is staffed by the City, convened a Refugee Employment Summit. The purpose of the Summit was to unite refugee leaders, employers, and job developers to increase job opportunities for refugees and to develop closer ties between the groups.

As a result of employment conversations held in nine ethnic communities, KC-DIG held a Refugee Small Business Development Workshop. The City will continue to work with Washington CASH and other business development organizations to increase employment opportunities for refugees.

MA-50 Needs and Market Analysis Discussion

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

Housing conditions vary throughout Kent, both in quality and age as noted by the following discussion of housing in Kent neighborhoods:

Valley Neighborhoods

Housing in the valley neighborhoods is considerably older than in the plateau neighborhoods - with the exception of homes recently built in the northern sector of the North of James neighborhood and a few infill units in the South of Willis neighborhood. The generally good quality of construction and size of these new homes reflects a strong confidence on the part of investors and owners and bodes well for the continued viability of the surrounding area. In addition, both neighborhoods show signs of owner investment in the older housing stock, demonstrated by improved condition and recent rehabilitation of some homes.

While there are some exceptions, most blocks contained a mix of both well-maintained and poorly-maintained units. As a general rule, houses located near the railroad tracks are in worse condition than houses further from the tracks. Neighborhoods would benefit from continued support of the housing rehabilitation program to improve some of the more dilapidated homes.

West Plateau Neighborhoods

Homes in the West Plateau area have experienced deterioration due to a number of factors. There has been an increase in the number of rental units owned by out-of-state landlords, an increase in the number of low-income families living in the area, and deferred maintenance on many units. Poor economic conditions may signal continued deterioration, particularly in Del Mar West where over one-half of the housing shows a need for improvement. Programs to arrest and reverse this decline might be considered in the future.

East Hill Neighborhoods

East Hill Neighborhoods contain a greater number of well-maintained housing, with the exception of some neighborhoods with deteriorating units. The overall condition of housing in the East Hill neighborhoods is much better than in the valley. The Panther Lake area has a greater mix of single family owned neighborhoods vs. rental homes. There is a good mix of older, fairly well-maintained to well-maintained housing in newer neighborhoods. While there are exceptions, overall, housing in the Panther Lake area is in fair to good condition. It must be noted that this recent annexation area is not yet recognized in HUD's system and is therefore not represented in any of the tables in this document.

The Panther Lake area also has approximately eight Manufactured/Mobile home parks. The Kenton Firs area has more poorly maintained neighborhoods of manufactured housing with considerable homeownership. Residents of the *Pantera Lago* neighborhood pay lot space rent. Because of age and condition, both developments benefit from the home repair program.

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

As stated previously, housing conditions vary throughout the neighborhoods highlighted-above. Low-income households are located throughout the city. There is a high concentration on the valley floor and East Hill. Racial and ethnic minorities are most highly concentrated on the East Hill.

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

The valley floor has the most affordable housing in the City both for home ownership and to rent. East Hill rents vary as do home ownership opportunities. The majority of the subsidized housing is on East Hill. The highest concentration of senior housing is in the Valley. The greatest majority of the senior housing is subsidized. Neither area has a large selection of housing appropriate for large or extended families which are needed by the racial and ethnic communities.

Are there any community assets in these areas/neighborhoods?

Community assets include the people, micro-enterprise and small businesses, produce markets, faith-based institutions, schools, community spaces, King County Housing Authority and its residents, ethnic restaurants, grocery stores, an event center, etc.

Are there other strategic opportunities in any of these areas?

The City is working on the Kent East Hill Revitalization Project and will weigh investing in other communities. Lessons learned from KEHR will serve as a marker.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan includes several key points:

- **Geographic Priorities:** Based on its analysis of needs, the City decided not to set priorities on a geographic basis; rather, residents in all areas of the City have priority needs. **Priority Needs:** This section will explain the rationale for establishing priorities based on data, citizen participation, resident/stakeholder survey results, interviews, etc. **Influence of Market Conditions:** The Strategic Plan will include a housing strategy, which will indicate how the characteristics of the housing market influenced the City's decisions on how to allocate funds; e.g., rental assistance, rehabilitation of old units and/or the acquisition of existing units. **Anticipated Resources:** Anticipated resources serve a primary role in determining strategies and goals. **Institutional Delivery Structure:** This section identifies potential sub-recipients and partners that will undertake the objectives outlined in the Strategic Plan. **Goals:** The U.S. Department of Housing and Urban Development (HUD) selected twenty-two (22) Goal Outcome Indicators that jurisdictions must use to specify proposed numeric accomplishments that the City aspires to achieve during the five-year Strategic Plan; goals must connect with priority needs. **Public Housing:** Explains how the City's Strategic Plan meets the needs of public housing residents and King County Public Housing developments. **Barriers to Affordable Housing:** This section identifies the City's strategies for removing or mitigating public policies that are barriers to affordable housing. **Homelessness Strategy:** This section describes the City's strategy for reducing and ending homelessness through outreach, shelter activities, rapid re-housing, and homeless prevention. It includes both housing and supportive services. **Lead-based Paint Hazards:** This section covers the proposed actions the City will take to evaluate and reduce lead-based paint hazards. **Anti-Poverty Strategy:** This section will summarize the City's goals, programs, and policies for reducing family poverty. **Monitoring:** In this area, the City will describe the standards and procedures used to monitor sub-recipients.

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

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Basic Needs Services
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Basic Needs
	Description	Basic human needs such as food, shelter, health care, etc.
	Basis for Relative Priority	
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Affordable Housing to homeless and those at risk
	Description	Standard housing costing less than 30% of household income
	Basis for Relative Priority	
3	Priority Need Name	Economic Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children veterans
	Geographic Areas Affected	
	Associated Goals	Increase Self Sufficiency
	Description	Job training, micro enterprise development, small business development,
	Basis for Relative Priority	
4	Priority Need Name	Services for at risk seniors
	Priority Level	High

	Population	Extremely Low Low Elderly Frail Elderly
	Geographic Areas Affected	
	Associated Goals	Decrease isolation of at-risk seniors
	Description	Medical, in home care and transportation services
	Basis for Relative Priority	
5	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Planning and Administration
	Description	Plan and implement strategies to improve quality of life in the community for low and moderate income residents.
	Basis for Relative Priority	

Narrative (Optional)

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

Introduction

The City of Kent anticipates having the following funding sources available over the next five years:

- CDBG
- City of Kent General Fund Allocation for Human Services

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	914,731	0	914,731	1,829,462	3,660,000	CDBG funds leverage additional federal and state funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.
General Fund	public - federal	Public Services	872,866	0	0	872,866	3,600,000	City of Kent General Funds dedicated by ordinance for human services

Table 14 - Anticipated Resources

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

CDBG funds do not require a match. CDBG funding for public services and public facility projects is on a portion of the total funding required. Other funding is secured for the project.

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

N/A

Discussion

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Kent	Government	Economic Development Homelessness Non-homeless special needs Planning public facilities public services	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Generally, the institutional delivery system is strong; however, a few gaps exist. Gaps include:

- Consistent loss and decrease of funds to human services agencies
- Loss or temporary closing of human services agencies due to decrease in or lack of funding-EBCOs and small organizations are especially at-risk

Strengths in the system include:

- Tremendous collaboration between nonprofits, businesses, faith-based institutions, government, foundations, residents, the Public Housing Authority, etc.
- Support of human services from City leadership
- Strong homeless service provider system
- Strong domestic/sexual assault prevention services system
- Educational institution located in Kent and surrounding communities
- Visionary leaders who are recognizing and support the needs of the residents of Kent and King County

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

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

Table 16 - Homeless Prevention Services Summary

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

The King County Committee to End Homelessness has developed a plan to coordinate the delivery of services throughout King County. While the system provides many services the length of the recession has impacted the ability of the system to meet the ever growing need particularly of families and youth. The budget crisis being faced by the State, County and City has resulted in cuts to mental health, primary medical, substance abuse and housing services at a time when the homeless population is growing. There is a critical need for employment, housing support services, mental health treatment and housing assistance in order to move people from homelessness to being housed.

For those able to access the system there are opportunities to move out of homelessness.

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

The county-wide systems for both homelessness and special needs allow funders and providers to coordinate services more effectively. This has resulted in having a single point of entry for homeless families and a county supported veteran services program. Services are coordinated at a regional level.

Gaps

There are still gaps in the system that in part are a result of the current economic crisis. There are more homeless now than five years ago and include:

- Youth and Young Adults
- Immigrants and Refugees
- Families
- Veterans

Services across the board are limited for veterans. Immigrants and refugees are without the resources to maintain their housing after government support is exhausted. The lack of employment opportunities for everyone has had a significant impact on the number of homeless and a reduction in opportunities for persons with special needs.

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

Service gaps will require additional funding resources that are currently not available. The City of Kent will continue to work with providers to develop strategies that will expand the use of resources by removing silos that have kept providers from being able to meet emergent needs. The institutional structure in King County has undergone significant change in the past five years and is currently working well.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Basic Needs	2015	2019	Homeless Non-Housing Community Development		Basic Needs Services	CDBG: \$445,875 General Fund: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 370 Persons Assisted
2	Affordable Housing to homeless and those at risk	2015	2019	Affordable Housing Homeless		Affordable Housing	CDBG: \$3,038,280 General Fund: \$1,105,000	Public service activities for Low/Moderate Income Housing Benefit: 80 Persons Assisted Homeowner Housing Rehabilitated: 450 Household Housing Unit Homeless Person Overnight Shelter: 5 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Increase Self Sufficiency	2015	2019	Non-Housing Community Development		Economic Opportunities Employment, Training, Education	CDBG: \$132,000 General Fund 851,600	Businesses assisted: 150 Persons Assisted
4	Decrease isolation of at-risk seniors	2015	2019	Non-Homeless Special Needs		Services for at risk seniors	CDBG: \$50,000 General Fund 160,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,020 Persons Assisted
5	Planning and Administration	2015	2019	Planning and Administration		Planning and Administration	CDBG: \$914,500	Other: 0 Other

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Basic Needs
	Goal Description	Basic needs such as food, financial assistance, clothing, community meals, health care
2	Goal Name	Affordable Housing to homeless and those at risk
	Goal Description	Transitional and permanent housing, rehabilitation assistance for those at risk of homelessness
3	Goal Name	Increase Self Sufficiency
	Goal Description	Economic opportunities such as micro-enterprise development, services for youth with intellectual disabilities
4	Goal Name	Decrease isolation of at-risk seniors
	Goal Description	Congregate meal with socialization and life skill training in a culturally appropriate manner

5	Goal Name	Planning and Administration
	Goal Description	Development and administration of the CDBG Program. Community and homeless planning.

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)

Kent does not receive HOME funds as a direct entitlement; and therefore, does not directly provide housing. The City supports Housing Stability by providing financial assistance to help families to move into housing or stay in housing. The City also supports transitional housing that provides housing to homeless women and women with children. Over a five-year period, 70 households will be assisted.

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

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

The Residential Lead-Based Paint Hazard Reduction Act of 1992 seeks to identify and mitigate sources of lead in the home. A high level of lead in the blood is particularly toxic to children aged 6 and younger. Lead can damage the central nervous system, cause mental retardation, convulsions, and sometimes death. Even low levels of lead can result in lowered intelligence, reading and learning disabilities, decreased attention span, hyperactivity and aggressive behavior.

A leading source of lead in the home is lead-based paint. Deteriorating paint, friction in sliding windows, lead on impact surfaces, as well as unsafe renovation practices can result in the accumulation of dust in the house and lead in the soil.

The presence of deteriorating paint, lead-contaminated dust, based paint hazards. According to a 1999 national survey of homes, 27% of all homes in the United States had significant lead-based paint (LBP) hazards. The national survey found that location in the country was a factor in the probability of hazards. Significant LBP hazards are more prevalent in the northeast (43%) than in the west (19%).

Age of housing is also important and commonly used to estimate the risk of significant hazards in the home. Lead was banned from residential paint in 1978. The 1999 national survey found that 67% of housing built before 1940 had significant LBP hazards. This declined to 51% of houses built between 1940 and 1959, 10% of houses built between 1960 and 1977 and just 1% after that.

While housing in Kent is relatively new, 3% was constructed prior to 1940, 6% between 1940 and 1959, and 37% between 1960 and 1979. Given the changes in housing in Kent between 1990 and 2000, date of construction is the best indication of level of risk.

City of Kent home repair staff is trained in Safe Work Practices and presumes the presence of lead on repairs to housing built prior to 1978, meaning that safety measures are in place. Kent home repair staff has access to certified risk assessment inspectors when needed.

Home repair staff does not renovate six square feet or more of painted surfaces in interior projects or more than twenty square feet of painted surfaces for exterior projects in housing, childcare facilities or schools; therefore, federal law does not require that staff provide lead-based paint informational materials to homeowners. Auditors may verify this by reviewing home repair work orders.

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

City of Kent home repair staff is trained in Safe Work Practices and presumes the presence of lead on repairs to housing built prior to 1978, meaning that safety measures are in place. Kent home repair staff has access to certified risk assessment inspectors when needed. In addition, the City identifies and mitigates the source of lead in Kent homes by:

- Assuring that homeowners served by the Home Repair Program receive and comprehend the Lead Based Paint informational materials

- Assuring that Home Repair staff uses the Lead-Safe Housing Rule Checklist for General Compliance Documentation as a guide to verify compliance with lead-based paint rules and that a Lead-Safe Housing Rule Applicability Form is completed on every Home Repair client
 - Assuring adherence to and enforcement of lead-based paint abatement regulations

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

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

Poverty is an issue facing almost 25% of Kent's residents. Although the City of Kent is a strong hub for business development and transportation to other areas providing job opportunities, rising unemployment rates caused by the current recession has forced many employers to downsize. The number of young and fragile families, often with one or more children, is growing.

Among the more expensive items for families to maintain are housing and utility costs, child care and transportation. The current, tenuous state of the human service infrastructure is creating further strain on low/moderate-income people seeking or trying to maintain employment. The City's anti-poverty strategy focuses on reducing the high cost of basic human needs while seeking innovative solutions to increasing basic income and the provision of supportive services.

A key part of the strategy is to provide a range of housing at affordable levels. Affordable rental assistance is provided to over 3,000 low/moderate-income Kent households through the King County Housing Authority and other sponsors of the Section 8 rental assistance program. The City supports the provision of additional vouchers for low- and moderate-income persons paying more than affordable rents.

For persons without housing or at-risk of eviction or displacement, Kent area homeless providers offer a continuum of housing and services in a cooperative effort through the Seattle/King County Continuum of Care, the South King Council of Human Services and the South King County Homeless Alliance. The City, in cooperation with other jurisdictions and providers will continue to pursue effective solutions to ongoing issues affecting individuals and families at or below 80% of the median income. To the greatest extent possible, the City will maintain the Human Services General Fund budget, providing over \$800,000 annually in funding for vital, basic needs human services programs.

The City will continue to work regionally and sub-regionally, in collaboration with other funders, including the King County HOME Consortium, the King County Housing Authority Weatherization Program, the South King County Planners' group, as well as various human service provider groups to coordinate common housing and human service goals.

City of Kent staff will work closely with providers and case managers offering homeless housing and services in Kent, assisting clients with information, advocacy and job application assistance to maximize their benefits from programs for which they are eligible. In addition, programs serving the homeless and other low- and moderate-income persons are becoming increasingly skilled at providing clients with a range of services designed to meet their particular needs, including job skills training, job retention skills, job referral and counseling. Future funding within the timeframe of the plan could include services provided on an advocacy-based model, aimed at ongoing assistance with specific basic needs to increase

job retention, employee work experience/ethic and assisting consumers to progress to earning living wage.

The City's economic development/jobs strategies will be pursued to support improved income, job expansion and job accessibility. Efforts will be made to develop partnerships with businesses and educational institutions to create works-site and distance learning strategies for job progression skills. Also, the City will strive to increase business opportunities and jobs in the downtown core as development of the Kent Planned Action Site Project progresses.

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

The City's poverty reducing goals, programs, and policies are coordinated with this Strategic Plan in several ways:

- Investment in micro-enterprise businesses
- Investment in emergency rental assistance grants and case management to refugees and immigrants
- Investment in eviction prevention grants
- Investment in shelters and transitional housing for the homeless
- Investment in healthcare services for the homeless
- Staff will convene and/or work with organizations and institutions that specialize in employment services to increase employment opportunities for Kent residents

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

Standards and Procedures for Monitoring

The City monitors its CDBG program throughout the year. Programs funded by the City are expected to maintain high standards. Organizations are informed that the failure to comply with contractual requirements and regulations could result in remedial actions and/or the termination of funding. Quarterly performance reports are reviewed by the Human Services Commission. Standards and procedures are further outlined below:

- Staff meets with newly funded projects before and/or during the contract year. Projects are monitored closely to ensure that staff has a good understanding of program administration, program performance standards, fiscal administration, contractual requirements, and recordkeeping and reporting. Issues that need clarification are addressed.
- At a minimum, all projects receive quarterly monitoring. Programs that need guidance in achieving performance measures or adhering to contractual requirements receive technical assistance, are required to attend a meeting with City staff, and/or receive an on-site monitoring visit.
- Monitoring concerns/finding are reviewed with agency staff and documented in writing.
- When applicable, corrective action is required on a timely basis. Additional time for corrective action may be allowed on a case-by-case basis.
- Agencies are required to provide supporting documentation verifying that deficiencies have been corrected.
- Failure to take corrective action could lead to the withholding or the loss of funding to a sub-recipient.

Housing and Human Services Division is responsible for developing the comprehensive plan chapters on housing and human services. Staff is participating in the current planning process for the County Comprehensive Plan (CCP) and is providing input into the needs for affordable housing. The CCP will set the targets for housing each jurisdiction must be. Staff is working toward including preservations and rehabilitation of affordable housing as a target.

Expected Resources

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

Introduction

The City of Kent anticipates having the following funding sources available over the next five years:

- CDBG
- City of Kent General Fund Allocation for Human Services

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	969,886	0	0	969,886	3,879,544	CDBG funds leverage additional federal and state funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.
General Fund	public - federal	Public Services	869,528	0	0	869,528	3,600,000	City of Kent General Funds dedicated by ordinance for human services

Table 18 - Expected Resources – Priority Table

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

CDBG funds do not require a match; however the City uses General Funds in conjunction with CDBG. In addition, the City looks for other opportunities to increase funds to support the goals of its Consolidated Plan and the Annual Action Plan; e.g., grants from foundations and State and federal government.

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

N/A

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing to homeless and those at risk	2015	2019	Affordable Housing Homeless		Affordable Housing	CDBG: \$639,972	Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted Homeowner Housing Rehabilitated: 90 Household Housing Unit
2	Increase Self Sufficiency	2015	2019	Non-Housing Community Development		Economic Opportunities	CDBG: \$32,000	Other: 35 Other
3	Basic Needs	2015	2019	Homeless Non-Housing Community Development		Basic Needs Services	CDBG: \$92,755	Public service activities other than Low/Moderate Income Housing Benefit: 74 Persons Assisted
4	Decrease isolation of at-risk seniors	2015	2019	Non-Homeless Special Needs		Services for at risk seniors	CDBG: \$11,182	Public service activities other than Low/Moderate Income Housing Benefit: 24 Persons Assisted
5	Planning and Administration	2015	2019	Planning and Administration		Planning and Administration	CDBG: \$193,977	Other: 0 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing to homeless and those at risk
	Goal Description	
2	Goal Name	Increase Self Sufficiency
	Goal Description	
3	Goal Name	Basic Needs
	Goal Description	
4	Goal Name	Decrease isolation of at-risk seniors
	Goal Description	
5	Goal Name	Planning and Administration
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The projects funded by the City in 2015 address the priority needs of providing assistance to prevent and respond to homelessness, maintain affordable housing, housing for the homeless, increasing self-sufficiency, and decreasing isolation. Services include minor home repair services, energy efficient home improvements, rent assistance to prevent eviction, healthcare services for the homeless, shelter and transitional housing, case management and emergency assistance for refugees, a nutrition and wellness program for refugee seniors, and micro-enterprise business classes to increase self-sufficiency for low/moderate-income individuals.

#	Project Name
1	Kent Home Repair Program
2	Planning and Administration
3	Catholic Community Services-Katherine's House
4	Multi-Service Center-Housing Stability
5	Refugee Women's Alliance-Case Management & EMS Assistance
6	Washington CASH-Kent Micro-enterprise Initiative
7	YWCA-Anita Vista Transitional Housing
8	Refugee Women's Alliance-Senior Meals
9	Open Doors for Multicultural Families
10	St. Stephen Housing Association
11	City of Kent-Energy Efficient Housing Program

Table 20 – Project Information

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

The City's distribution of funds aligns with the City's objectives of accessibility to decent housing, a suitable living environment and economic opportunities.

CONTINGENCY PLANS

Public Services

In the event of a funding increase, the amount of the increase will be averaged among projects.

In the event of a funding decrease, the amount of the decrease will be averaged among projects as long as the allocation does not dip below \$10,000.

Capital

In the event of a funding increase, funds will be allocated to the City's Home Repair Program.

In the event of a funding decrease, the Energy Efficiency Program budget will be reduced.

AP-38 Project Summary

Project Summary Information

1	Project Name	Kent Home Repair Program
	Target Area	
	Goals Supported	Affordable Housing to homeless and those at risk
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$476,233
	Description	Capital: Low/moderate-income homeowners in Kent receive minor and major home repairs
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 80 households will be assisted. Families assisted consist of seniors and low/moderate-income residents.
	Location Description	Throughout the city of Kent
	Planned Activities	Minor and major home repairs
2	Project Name	Planning and Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$193,977
	Description	City uses funds to administer the CDBG project carried out by the City, to monitor sub-recipients, and to deliver strategies outlined in the 2015-2019 Consolidated Plan.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Kent
	Planned Activities	Management of the CDBG Program and implementation of the goals and strategies of the Annual Action Plan
3	Project Name	Catholic Community Services-Katherine's House
	Target Area	
	Goals Supported	Affordable Housing to homeless and those at risk
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$11,182

	Description	Public Service: Sub-recipient provides shelter and case management services to women residing in transitional shelter
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	One woman in recovery will benefit from transitional housing (79 bed nights).
	Location Description	The transitional housing is located in Kent.
	Planned Activities	Transitional housing is provided for women in recovery.
4	Project Name	Multi-Service Center-Housing Stability
	Target Area	
	Goals Supported	Basic Needs
	Needs Addressed	Basic Needs Services
	Funding	CDBG: \$65,391
	Description	Public Service: Funding used for housing stability grants to low-income individuals
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 44 individuals will benefit.
	Location Description	Individuals reside in rental housing located throughout Kent.
	Planned Activities	Public Service: Funding used for housing stability grants to low-income individuals
5	Project Name	Refugee Women's Alliance-Case Management & EMS Assistance
	Target Area	
	Goals Supported	Basic Needs
	Needs Addressed	Basic Needs Services
	Funding	CDBG: \$16,182
	Description	Public Service: Funds emergency assistance and case management services to refugees living in Kent
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that eight immigrant and refugee families will benefit from this activity.

	Location Description	Individuals live throughout the city.
	Planned Activities	Emergency assistance grants and case management to refugees and immigrants residing in Kent.
6	Project Name	Washington CASH-Kent Micro-enterprise Initiative
	Target Area	
	Goals Supported	Increase Self-Sufficiency
	Needs Addressed	Economic Opportunities
	Funding	CDBG: \$32,000
	Description	Capital: Project provides business classes and assistance for micro-enterprise businesses
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 35 individuals.
	Location Description	The activity will be located at the Kent Senior Center, 600 Smith St. Kent WA.
	Planned Activities	Business classes for low/moderate income residents or business owners in Kent to create or expand micro-enterprise businesses. Additional funds will be targeted to multicultural populations.
7	Project Name	YWCA-Anita Vista Transitional Housing
	Target Area	
	Goals Supported	Affordable Housing to homeless and those at risk
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$19,182
	Description	Public Service: Project provides transitional housing to domestic violence survivors
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	14 families that are domestic violence survivors
	Location Description	Confidential location
	Planned Activities	Transitional housing for victims of domestic violence and their children.

8	Project Name	Refugee Women's Alliance-Senior Meals
	Target Area	
	Goals Supported	Decrease isolation of at-risk seniors
	Needs Addressed	Services for at risk seniors
	Funding	CDBG: \$11,182
	Description	Public Service: Project provides meals and a wellness program to refugee seniors residing in Kent
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 24 seniors.
	Location Description	King County Housing Authority, Birch Creek Apartments, located on Kent East Hill at 27360 129th Pl SE.
	Planned Activities	Project increase socialization, nutrition and wellness to refugee seniors from Bhutan, Somalia and other populations that moved to Kent over the last three to eight years.
9	Project Name	Open Doors for Multicultural Families
	Target Area	
	Goals Supported	Basic Needs
	Needs Addressed	Basic Needs Services
	Funding	CDBG: \$11,182
	Description	This project provides case management services to youth with intellectual disabilities and their families.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 22 individuals.
	Location Description	Activities will be provided in Kent
	Planned Activities	The project will provide case management services to youth with intellectual disabilities and their families.
10	Project Name	St. Stephen Housing Association
	Target Area	
	Goals Supported	Affordable Housing to homeless and those at risk

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$11,182
	Description	This project provides temporary housing to homeless families.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 25 individuals and five households.
	Location Description	Transitional housing facility in Kent located at 3529 S 239th St.
	Planned Activities	Transitional housing will be provided to five homeless families (25 individuals).
11	Project Name	City of Kent-Energy Efficient Housing Program
	Target Area	
	Goals Supported	Affordable Housing to homeless and those at risk
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$122,193
	Description	This project provides energy efficient improvements to houses located in the City of Kent.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 10 households in Kent.
	Location Description	This project will target a neighborhood in Kent that has excessively high energy bills; the City is working with Puget Sound Energy to identify households.
	Planned Activities	The project will provide energy efficient improvements to houses located in the City of Kent.

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

CDBG funds are distributed throughout the city. Low/moderate-income households exist in all of the census tracts in the city. The heavier concentrations can be found on both the East and West Hill of Kent.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Apart from the Energy Efficient Project, the City is allocating investments throughout Kent because poverty is concentrated in multiple areas.

Discussion

Poverty is high in pockets throughout the City (over 20%), and 53% of children in the Kent School District qualify for free and reduced lunches. Unemployment and dependence on public assistance has forced many households to use public services for basic needs; including food, utility assistance, rental assistance, medical services, etc. The increased need and high volume of usage dictates the availability of services to all low/moderate-income households in the City of Kent.

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

Introduction

The City of Kent will enhance coordination by continuing to work with racial and ethnic minority providers to develop strategies that increase collaboration and leveraging of resources.

The City of Kent will continue work to reduce the number of families in poverty through micro-enterprise training, maintaining relationships with local training schools, encouraging business to hire low-income residents, encouraging and supporting collaboration between employment specialists and outreach to increase opportunities for low-income residents to obtain livable wage jobs.

In 2013, Kent Cultural Diversity Initiative Group (this project is staffed by the City), provided funding and supported a Refugee Employment Summit (RES) to increase jobs and connections between refugee leaders, employers and employment specialists. Using funds leftover from the RES, Kent Cultural Diversity Initiative Group (KC-DIG) and the City responded to requests from racial/ethnic communities and hosted a Refugee Small Business Development Workshop in May 2014.

In 2015, the City will provide additional CDBG funding to Washington CASH to provide technical assistance (TA) to micro-enterprise business owners and developers, targeting new residents from Bhutan, Burma, Somalia, Afghanistan, Iraq; etc. WA CASH will partner with a consultant or organization that provides culturally/linguistically-responsive services.

The City of Kent is committed to maintaining the affordable housing stock in our community. Using CDBG funds for the Home Repair Program allows home owners to maintain their homes and preserve housing stock.

Actions planned to address obstacles to meeting underserved needs

The City is actively engaged with refugee and immigrant communities through KC-DIG. The City will continue to partner with regional funders like The Seattle Foundation, King County, and United Way of King County to increase resources and funding to meet the needs of under-served populations. The City will work with these funders to implement the recommendations/strategies outlined in *Tuvute Pamoja: Capacity Assessment Interviews of Ethnic Community Based Organizations*. City staff will continue to work with The Seattle Foundation and King County on the Communities of Opportunity Grant which provides funds to organizations whose activities reduce inequities in the areas of health, housing and economic opportunities.

Actions planned to foster and maintain affordable housing

The City will continue its long-term collaboration and participation on Boards, committees, funding

review teams; etc., to foster and maintain affordable housing for the South County Region. Through sub-regional efforts, City staff and stakeholders will engage in discussions with elected officials and Land Use and Planning Board members about the impact that affordable housing has on the long term viability of the community.

Actions planned to reduce lead-based paint hazards

No actions are planned.

Actions planned to reduce the number of poverty-level families

Actions to reduce the number of poverty level families includes funding micro-enterprise training and TA, maintaining relationships with local training schools, encouraging business to hire low-income residents and outreach to increase opportunities for low-income residents to obtain livable wage jobs.

Actions planned to develop institutional structure

No actions are planned.

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

The City has been instrumental in developing relationships between these entities and will continue to foster and participate in these collaborations, including the Homeless Forum (a monthly meeting of housing and support service providers), South King Council of Human Services, South King County Housing Development Group, and the King County Housing Development Consortium.

Discussion

Program Specific Requirements

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

Introduction

The City of Kent will use CDBG funds to benefit low/moderate-income residents. The full amount allowable by regulation will be used for Public Services and Planning and Administration. The balance of funds will be used for housing rehabilitation services and economic development. The City will not receive program income from prior years.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City will use all of its funds to benefit low/moderate-income individuals and households.