



## *City of Kent*

**Community Development Block Grant (CDBG)**

**2025-2029 Consolidated Plan**

**for**

**Housing and Community Development**

U.S. Department of Housing and Human Services Parks, Recreation &  
Community Services | Human Services Division

Submitted to HUD: July 2025

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# Executive Summary

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

### 1. Introduction

The City of Kent became a Community Block Grant (CDBG) entitlement City in in 2003. Entitlement cities receive a CDBG entitlement grant directly from the U.S. Department of Housing and Urban Development (HUD), managing and staffing their own programs.[1] Cities are eligible to apply for a direct grant only if they have at least 50,000 residents and submit a multi-year Consolidated Plan (CP); the City submits its plan every five years through the King County Consortium. In addition to King County and Kent, the Consortium includes the cities of Auburn, Bellevue, and Federal Way.

The CP identifies the objectives and outcomes that will guide the City as it determines how to invest its grant. The objective of the CDBG Entitlement Program is to develop urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for low/moderate-income persons identified as those earning less than 80% of the area median income (AMI). This five-year plan is effective from 2025-2029. The CP will also include an Annual Action Plan for 2025. In subsequent years of the five-year plan, the City will also submit an Annual Action Plan to HUD.

The City of Kent estimates it will receive the following CDBG allocation from **2025-2029**:

**CDBG:** \$5,296,670

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The outcomes and objectives are:

- Accessibility to decent housing;
- Accessibility to a suitable living environment; and
- Accessibility to economic opportunities.

The mission of the City’s Human Services Division, which awards grants to sub-recipients, is to create a healthy, thriving, and inclusive community for all Kent residents by ensuring access to opportunity and high-quality services.

### 3. Evaluation of past performance

Over the last four years, the City used its CDBG funds to provide a wide variety of services which met the objectives of the CDBG Entitlement Program. Work was primarily executed by nonprofits (sub-

recipients); however, City staff provided Housing Rehab (Home Repair Program) to Kent homeowners and hired private contractors as needed.

In addition, the City collaborated regionally with consortium cities, suburban cities, foundations, new and emerging organizations, businesses, faith-based organizations, and government (county, federal, and State).

The City successfully addressed the goals of meeting basic needs including but not limited to, shelter, transitional housing to homeless and at-risk persons, rental and utility assistance, self-sufficiency opportunities, and planning and administration. Sub-recipients used Kent CDBG funds to provide the following services:

- Case management services to youth with intellectual disabilities and their families
- Comprehensive case management and supportive services to two housing facilities in Kent-Titusville Station & Family Emergency Shelter
- Employment and training
- Home repair assistance
- Planning and administration activities
- Rent and Utility assistance
- Shelter & Supportive Services
- Transitional housing

Accomplishments over the last four years were:

**2024: \$1,065,644**

*Accessibility to decent housing*

- 112 households received support through Rehab of Existing Units (Home Repair)
- 185 persons received transitional housing and case management
- 59 individuals received Overnight shelter
- 61 households supported through Rental Assistance

*Accessibility to suitable living environment*

- 563.73 case management hours were provided
- 168 persons received emergency assistance and case management services

**2023: \$1,093,232**

*Accessibility to decent housing*

- 89 households received support through Rehab of Existing Units (Home Repair)
- 151 persons received transitional housing and case management
- 200 individuals received Overnight shelter
- 104 households supported through Rental Assistance

*Accessibility to suitable living environment*

- 448.5 case management hours were provided
- 104 persons received emergency assistance and case management services

**2022: \$1,131,489**

*Accessibility to decent housing*

- 88 households received support through Rehab of Existing Units (Home Repair)
- 216 persons received transitional housing and case management
- 335 individuals received Overnight shelter
- 379 households supported through Rental Assistance

*Accessibility to suitable living environment*

- 55 youth with intellectual disabilities received case management services
- 55 persons received employment and training assistance

**2021: \$1,142,956**

*Accessibility to decent housing*

- 97 households received support through Rehab of Existing Units (Home Repair)
- 172 persons received transitional housing and case management services
- 117 individuals received Overnight shelter
- 197 households supported through Rental Assistance

*Accessibility to suitable living environment*

- 69 youth with intellectual disabilities received case management services
- 100 persons received employment and training assistance

#### **4. Summary of citizen participation process and consultation process**

Citizen participation (hereinafter referred to as *Community Participation Process* or *community participation*) is the source in which the Consolidated Plan is developed. Throughout the last four years, the City has convened public hearings, solicited comments, and input from low/moderate income persons and households, listening sessions, stakeholder meetings, community conversations, on-line surveys, electronic correspondence, non-governmental organizations, nonprofits, and other interested parties regarding the development of the CP. The City followed the requirements for public participation outlined in the Citizen Participation Plan, which specifies the process for broadening and encouraging public participation in the development of the Consolidated Plan. The City developed and distributed an online community survey to gather input from the general public as well as agencies working with specific groups mentioned in the Citizen Participation Plan. Secondly, the City organized and facilitated two public comment periods and public hearings to provide opportunities for the public to provide input on the draft Consolidated Plan prior to submission to HUD.

**A comprehensive list of community engagement will be included in Appendix B, *Public Input and Comments with Matrix* at the completion of the 30-day comment period.**

Regarding this CP, the City convened the first public hearing on August 26th, 2024 (afternoon), before the CP was released, and a second public hearing was held on November 18th, 2024 (afternoon), after the draft CP was released.

#### **5. Summary of public comments**

See attached Appendix B, Public input and Comments with Matrix.

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

There were no public comments or views not accepted.

#### **7. Summary**

# 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	KENT	City of Kent, Parks, Recreation & Community Svs
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

### Narrative

The City of Kent, Human Services Division, is the lead entity for the CDBG Program. Merina Hanson, Human Services Manager, and Brittany Gaines, Senior CDBG Coordinator, is the program manager.

Sub-recipients that receive CDBG funds are responsible for executing programs on behalf of the City and are consulted during the development of the Consolidated Plan. These sub-recipients are listed in the *Annual Action Plan* section of this document.

### Consolidated Plan Public Contact Information

Human Services Manager	Senior CDBG Coordinator
Merina Hanson	Brittany Gaines
220 4th Ave S, Kent, WA 98032	220 4th Ave S, Kent, WA 98032
253.856.5070	253.856.5070
mhanson@kentwa.gov	bgaines@kentwa.gov

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Kent routinely coordinates with partner agencies and organizations in the administration, implementation, and evaluation of CDBG funded programs to meet the Consolidated Plan goals and objectives. Part of this process involves ongoing communication with South King County Joint Planners, partners on funded programs, and activities as well as stakeholders in the development of the five-year Consolidated Plan.

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

Kent Human Services Division meets regularly with other King County jurisdictions, public housing authorities and State Departments to develop strategies and to 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 Public Health - Seattle and King County, to review implementation and delivery of services funded through regional efforts. The City will continue to participate in the Joint Recommendations Committee (JRC), South King Housing and Homelessness Partners (SKHHP), the Affordable Housing Committee (AHC), and the Housing Interjurisdictional Team of the AHC. Kent is also an active member of the King County Human Services Funder Collaborative, providing a streamlined application and grant management process for nonprofits and increasing collaboration amongst cities. The City is also tracking the King County Regional Homeless Authority strategic planning efforts.

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

The City of Kent staff and other South King County stakeholders continue to meet on a monthly basis to deepen cross-jurisdictional coordination, creating a common understanding for housing and homelessness needs and strategies for South King County, and will participate in KCRHA's development of the Subregional Plan that will guide homelessness work moving forward. Currently, there are two different groups that routinely collaborate; the South King County Homeless Action Committee and the South King County Joint Planners.

The City plans to continue seeking ways to participate in King County Regional Homelessness Authority and the Advisory Committee that now serves as the Continuum of Care.

Kent will continue to provide General funds and CDBG funds to programs focused on preventing homelessness, emergency shelter, transitional housing, and permanent housing. These programs support our chronically homeless individuals and families, families with children, veterans, and unaccompanied youth.

**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**

The City of Kent is one of the participating jurisdictions partnering with King County who agree via an ILA that it is mutually desirable and beneficial to enter a consortium arrangement pursuant to and authorized by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009, for purposes of the ESG and to cooperate in undertaking ESG activities. The County and the City are committed to targeting ESG and HOME Program funds to ensure benefit for very low to moderate-income persons as defined by HUD; and recognize that needs of very low to moderate-income persons may cross jurisdictional boundaries.

As part of the ILA, staff attend (and in alternating years maintain a voting seat) on the Joint Recommendations Committee. The JRC has the responsibility to review and recommend to the King County Executive all policy matters concerning the ESG program. McKinney-Vento funding for the ESG is allocated through a competitive process and administered by King County. They also review and recommend to the King County Executive the projects and programs to be undertaken with ESG funds. They monitor and ensure that for all geographic areas and participating jurisdictions that benefit from ESG programs funded activities over time, so far as is feasible considering eligible applications submitted within the goals, objectives, and strategies of the Consolidated Plan. Additionally, they monitor to ensure distribution of funds is pursuant to the region's low to moderate-income population and that objectiveness is achieved over time pursuant to Consortium Guidelines adopted by the JRC.

**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	<b>Agency/Group/Organization</b>	CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input to the development of the Consolidated Plan. Described needs, objectives, and implementation of strategies for population served.
2	<b>Agency/Group/Organization</b>	Mother Africa
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Health Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input to the development of the Consolidated Plan. Described needs, objectives, and implementation of strategies for population served.
3	<b>Agency/Group/Organization</b>	MULTI SERVICE CENTER FAMILY SHELTER
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input to the development of the Consolidated Plan. Described needs, objectives, and implementation of strategies for population served.
4	<b>Agency/Group/Organization</b>	Partner in Employment
	<b>Agency/Group/Organization Type</b>	Services-Employment Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input to the development of the Consolidated Plan. Described needs, objectives, and implementation of strategies for population served.
5	<b>Agency/Group/Organization</b>	YWCA OF SEATTLE, KING AND SNOHOMISH COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services-homeless Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Provided input to the development of the Consolidated Plan. Described needs, objectives, and implementation of strategies for population served.

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

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

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	King County Regional Housing Authority	Kent worked with KCRHA to solidify a unified homeless housing, shelter, and services to support a variety of long-standing programs specifically those with lived experiences.
2025-2029 King County Consortium Consolidated Plan	King County	Both plans prioritize Affordable Housing and Homelessness Prevention.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2019 King County Analysis of Impediments	King County	Kent worked with the county to develop a plan for fair housing testing in Kent. The Regional AI includes goals that indicate need for more affordable housing and greater access to housing for communities experiencing a disproportionate need. Organizations in Kent were interviewed to provide feedback that specifically addressed Housing needs.
2025-2029 City of Kent Human Svc Strategic Plan	City of Kent	CDBG goals and objectives overlap with human services goals and objectives, and the city conducted community engagement for the Human Services Strategic Plan and Five-Year Consolidated Plan simultaneously.
2020 Strategic Climate Action Plan	King County	This five-year plan prioritizes frontline communities, which include underserved populations and BIPOC. The city is also focused on these populations and is reviewing the plan to determine how its five-year CP can more closely align with climate action.

**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))**

Kent Human Services Division meets regularly with other King County jurisdictions, public housing authorities and State Departments to develop strategies and to 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 Public Health - Seattle and King County, to review implementation and delivery of services funded through regional efforts. The City will continue to participate in the Joint Recommendations Committee (JRC), South King Housing and Homelessness Partners (SKHHP), the Affordable Housing Committee (AHC), and the Housing Interjurisdictional Team of the AHC. Kent is also an active member of the King County Human Services Funder Collaborative, providing a streamlined application and grant management process for nonprofits and increasing collaboration amongst cities. The City is also tracking the King County Regional Homeless Authority strategic planning efforts. Furthermore, the city utilizes a robust distribution list to communicate with organizations working directly with the broad community and residents of Kent to help enhance collaboration.

**Narrative**

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

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

In the development of the Consolidated Plan, the City outlined a public participation strategy that aligned with the City's Citizen Participation Plan. The Citizen Participation Plan outlines the requirements guiding public participation for the Consolidated Plan.

A comprehensive summary of the City’s process is attached as Appendix B: Public Input & Comments with Matrix.)

**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 Hearing	Non-targeted/broad community	There were no public comments.	There were no public comments.		
2	Survey Online Posting	Non-targeted/broad community  Low/Mod income residents of Kent	550 survey views	No comments made		<a href="https://www.kentwa.gov/departments/kent-parks/human-services/community-development-block-grant-cdbg">https://www.kentwa.gov/departments/kent-parks/human-services/community-development-block-grant-cdbg</a>

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)
3	Survey Online Posting	Non-targeted/broad community  Residents of Public and Assisted Housing  CBO Stakeholders	Survey Post cards were delivered to Low-income and assisted housing units in Kent. Survey post cards were also distributed to local organizations and public facilities to receive in-person and online feedback.	Comments will be added to Appendix B	All comments were accepted and guided strategic priorities.	<a href="https://www.kentwa.gov/departments/kent-parks/human-services/community-development-block-grant-cdbg">https://www.kentwa.gov/departments/kent-parks/human-services/community-development-block-grant-cdbg</a>
4	Public Hearing	Non-targeted/broad community	There were no public comments.	There were no public comments.		

**Table 4– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The City of Kent is an entitlement community within the King County Consortium. As part of the King County Consortium, Kent participates in an inter-jurisdictional partnership with nearly all the cities and unincorporated areas of King County, excluding Seattle and Milton. The Consortium coordinates investment for HOME Investment Partnerships Program (HOME), Emergency Solutions Grants, and Community Development Block Grant (CDBG) funds. However, Kent, as an entitlement community, receives a separate allocation of CDBG funds from the King County Consortium. Kent utilizes the Consolidated Plan to explore trends specific to the city and its CDBG allocation.

The Needs Assessment of the Consolidated Plan summarizes key housing and community development trends impacting the City of Kent. Through analysis of federal, state, and local datasets and a review of existing planning documents and reports, Kent identified several major housing and human service needs of low- and moderate-income people in the city. The needs identified in this section help to inform the Strategic Plan section of the Consolidated Plan, which outlines how the City of Kent will use its CDBG funds over the next five years. As a member of the King County Consortium, King County's 2025–2029 Consolidated Plan outlines how the Consortium will use its HOME and Emergency Solutions Grants funds over this period.

The Consolidated Plan utilizes two primary data sources: data from the U.S. Census Bureau's American Community Survey (ACS) and custom tabulations of ACS data called the Comprehensive Housing Affordability Strategy (CHAS) data. Kent analyzed the 2016–2020 five-year CHAS estimates, 2018–2022 ACS five-year estimates, and information from other available sources—such as local reports, plans, and studies, as well as dashboards and datasets—to better understand recent trends impacting the city.

### Key Themes from the Needs Assessment

The City of Kent identified several major trends impacting low- and moderate-income residents. Rising housing costs and housing affordability emerged as primary areas of need, with housing cost burden and severe housing cost burden comprising the greatest share of housing problems in Kent. Elderly households, particularly owner households of all income levels and moderate-income renter households, were overrepresented in counts of severe housing cost burden. The data also indicated that several ethnic groups, including Pacific Islander, American Indian or Alaska Native, and Black or African American households, experienced a disproportionately greater share of housing problems. Regarding geographic-based needs, the data analysis identified three ethnically concentrated areas of poverty (R/ECAPs) in Kent, East Hill, and West Hill. Data collected from the Homeless Management Information System (HMIS) on homelessness in Kent revealed that adult-only households comprise the greatest

share of people experiencing homelessness in Kent. Finally, an analysis of existing plans and survey efforts indicate that park access and maintenance, greater transportation options and infrastructure, and increased services for seniors are demonstrated needs for low- and moderate-income households in Kent.

## Housing Needs Assessment

### Introduction

Table 1 provides the FY 2023 Income Limits for the Seattle-Bellevue, WA Metro Fair Market Rent (FMR) Area. These figures are calculated annually by HUD and provide context as to what constitutes extremely low-, low-, and moderate-incomes in the region.

**Table 1: FY 2023 Income Limits (Seattle-Bellevue, WA HUD Metro FMR Area)**

Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
30% area median income (AMI) (extremely low-income)	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
50% AMI (low-income)	47,950	54,800	61,650	68,500	74,000	79,500	84,950	90,450
80% AMI (moderate-income)	70,650	80,750	90,850	100,900	109,000	117,050	125,150	133,200

*Data Source: 2023 Income Limits Documentation System, HUD User.*

### Summary of Table 1

An analysis of the most recent CHAS data found that 21,685 households earned less than 80 percent AMI in 2020, meaning that 49 percent of the total population qualified as low- to moderate-income. The Housing Needs Assessment uses ACS and CHAS data as a base to understand the characteristics and needs of those low- to moderate-income households in Kent.

## Summary of Housing Needs

With Kent’s growing population, increased rents and home values have presented a challenge to new and existing residents. Housing cost burden and severe housing cost burden impacted the greatest number of low- to moderate-income households. In particular, elderly households and small families experienced the greatest share of both forms of housing cost burden.

As of 2024, approximately 140,400 people resided in the City of Kent (Washington State Office of Financial Management). ACS data provides further insight into the change in Kent’s population throughout the last decade, with the 2022 ACS estimates being the most recent. Table 2 provides an overview of demographic change from 2012 to 2022. In that span, Kent’s population grew 24 percent. The median household income increased 49 percent from \$58,477 in 2012 to \$86,966 in 2022. One likely factor driving the increase in population and median income is in-migration from other, more expensive, locations in King County in search of more affordable housing. The NA-45 Non-Housing Community Development Assets section provides more detail into the migration of workers and residents within Kent.

**Table 2: Housing Needs Assessment Demographics**

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	108,700	135,169	24%
Households	38,675	45,699	18%
Median Income	\$58,477	\$86,966	49%

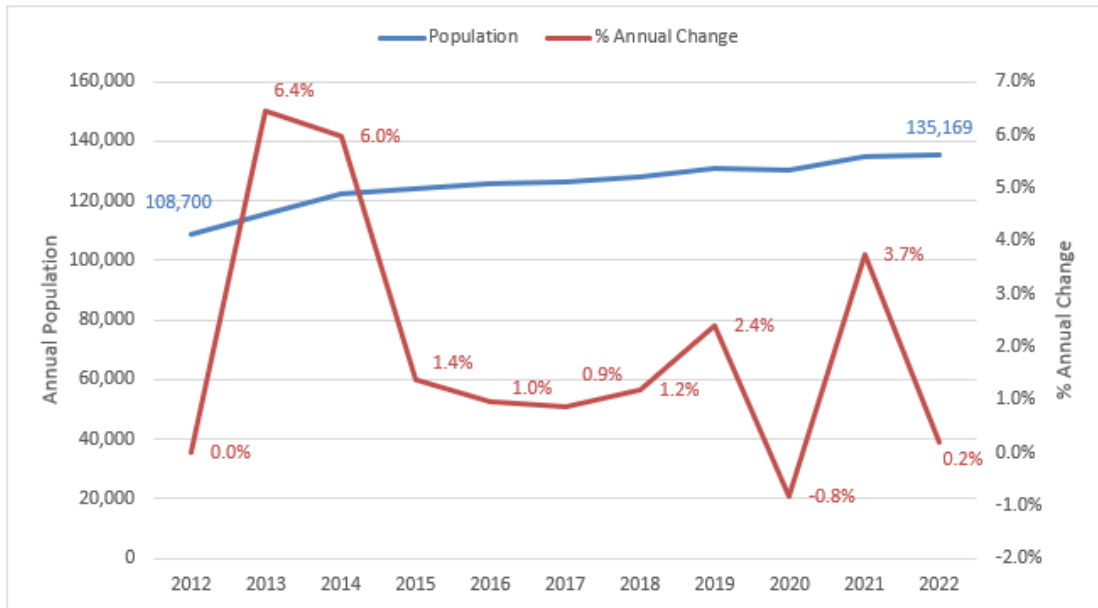
*Data Source: ACS 2008-2012 (Base Year), ACS 2018-2022 (Most Recent Year).*

### Summary of Table 2 Housing Needs Assessment Demographics

Figure 1 depicts the annual population and growth rate in Kent. The city experienced the highest growth rate in 2013 and 2014 (6.4 percent and 6.0 percent respectively). In 2020 the city experienced a negative growth rate of -.8 percent but has since maintained a positive growth rate.

Increases in population contribute both to a greater need for housing and increased housing costs. Analysis performed in the 2021 Kent Housing Options Plan projects the population of Kent to be 138,353 by 2040 with a yearly growth of 454 people. Many of these people will likely be high-income earners. After the expiration of COVID-based rental restrictions on evictions, rents in the city have increased dramatically and are now largely affordable to only those with higher incomes. Overall, this contributes to a shortage of affordable housing among low- to moderate-income households and housing cost burden for those still living in unaffordable units.

**Figure 1: Annual Population Change from 2012-2022**

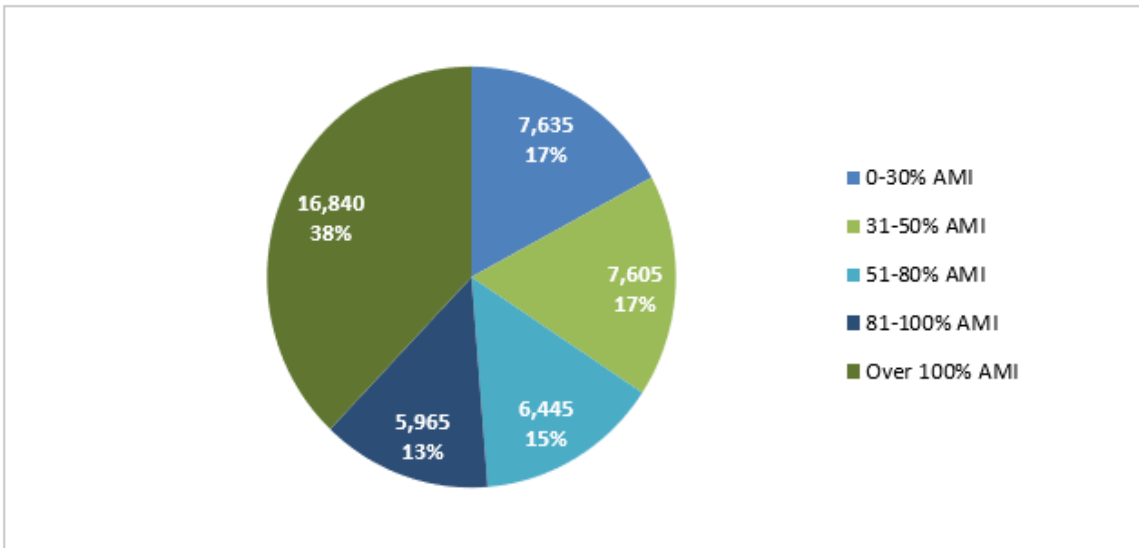


Data Source: ACS 5-year estimates for years 2012-2022.

**Summary of Figure 2**

Figure 2 depicts the number of Kent households by income category in 2020. As stated above, 49 percent of Kent households fell into the low- to moderate-income category, earning less than 80 percent AMI. Among the low- to moderate-income categories, the extremely low-income (0–30 percent AMI) and low-income (31–50 percent AMI) categories were the most represented. In total, 7,635 households were considered extremely low-income, and 7,605 households were considered low-income. Of Kent households, 51 percent were not considered low- to moderate-income, with 38 percent of households earning more than 100 percent AMI annually.

**Figure 2: Number of Households by AMI Category**



Data Source: 2016–2020 CHAS,

**Summary of Table 3**

Table 3 analyzes the type of households in the City of Kent by income category in 2020. As depicted in the table, small households represented the greatest share of total households in Kent. Small-family households were the most represented in each income category, and 46 percent of all households in Kent were considered small-family households. The data also indicates that in 2020, there were 6,685 low- to moderate-income households in Kent in which at least one household member was over the age of 62.

**Table 3: Total Households Table**

Household Type	0–30% AMI	31–50% AMI	51–80% AMI	81–100% AMI	Over 100% AMI
<b>Total households</b>	7,635	7,605	6,445	5,965	16,840
<b>Small-family households (2–4 people)</b>	2,875	3,250	2,590	2,400	9,405
<b>Larg-family households (5+ people)</b>	890	1,395	945	765	1,860

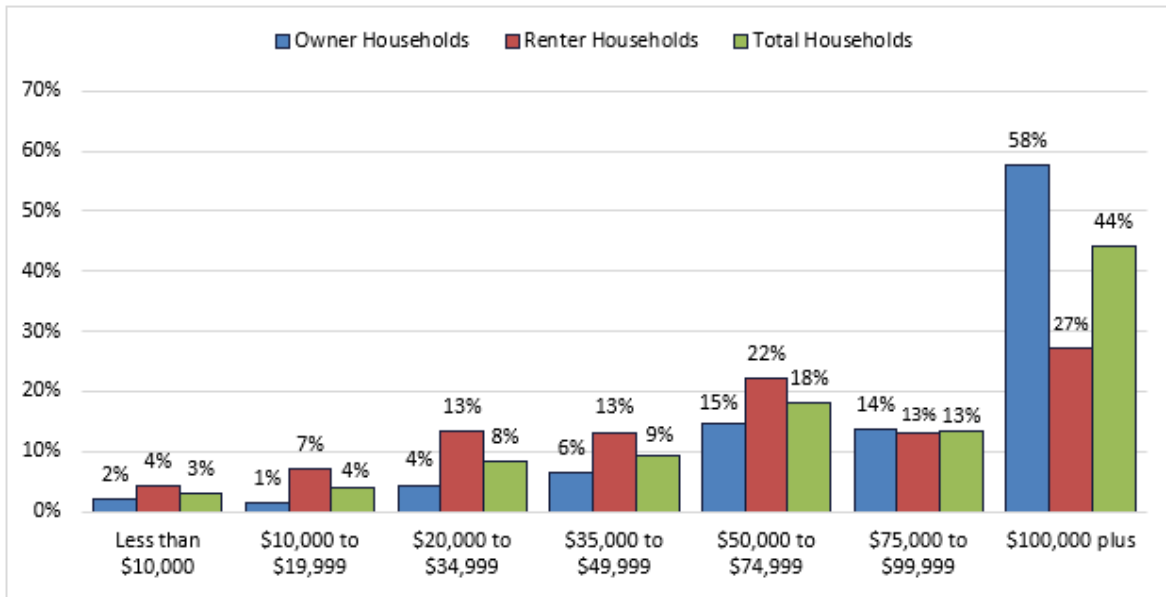
Household Type	0–30% AMI	31–50% AMI	51–80% AMI	81–100% AMI	Over 100% AMI
Household contains at least one person aged 62 to 74 years of age	1,345	1,310	1,235	1,245	3,260
Household contains at least one person aged 75 or older	1,165	895	735	445	945
Household contains one or more children aged 6 years or younger	1,990	2,480	1,290	1,065	2,095

Data Source: 2016–2020 CHAS.

### Summary of Figure 3

Figure 3 provides further insight into the income levels of renter and owner households in Kent. Notably, 58 percent of owners and just 27 percent of renters earned over \$100,000 annually. The \$100,000+ income bracket was the most represented income bracket in Kent at 44 percent of total households. However, renters were more represented in the lower income categories, particularly in the \$20,000–\$74,999 income brackets.

Figure 3: Annual Household Income by Tenure in Kent



Data Source: 2018–2022 ACS.

## 2044 Comprehensive Plan Housing Needs

Through various outreach efforts conducted for the 2044 Comprehensive Plan, Kent obtained community input into the housing needs of the city in which residents emphasized the need for additional low-income housing and senior housing. Listed below are specific suggestions that emerged from the outreach efforts.

East Hill was recommended for the highest concentration of new single-family as well as middle housing (duplex, triplex, or fourplex homes).

Townhomes and smaller apartments were recommended in the City Center, along the Benson corridor, and some pockets along 132nd.

Larger apartment buildings were recommended in the City Center, along major intersections of the Benson corridor, and northwest of Midway in proximity to I-5. Many of these areas are where new high-capacity transit is proposed.

Mixed-use development is recommended in the City Center, along Meeker, and along some nodes throughout the city such as Kent-Kangley and 132nd.

### Housing Needs Summary Tables

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

**Substandard housing:** Units lacking complete plumbing or kitchen facilities.

**Overcrowded:** Households in which there is more than one person per room (and none of the above problems).

**Severe overcrowding:** Households in which there are more than 1.5 people per room (and none of the above problems).

**Housing cost burden:** Households that spend more than 30 percent of their income on housing costs.

**Severe housing cost burden:** Households that spend more than 50 percent of their income on housing costs.

**Table 4** outlines the number of households that experienced a housing problem by tenure in Kent in 2020. Of the housing problems identified in the table, the most common issues for renter and owner households were housing cost burden and severe housing cost burden. For renter households, 4,205 were housing cost burdened and 4,170 were severely housing cost burdened. Those figures for owner households were 4,350 and 2,015, respectively.

**Table 4: Households with Housing Problems by Tenure and Income**

Household Type	Renters						Owners					
	0–30% AMI	31–50% AMI	51–80% AMI	81–100% AMI	Over 100% AMI	Total	0–30% AMI	31–50% AMI	51–80% AMI	81–100% AMI	Over 100% AMI	Total
Substandard Housing— Lacking complete plumbing or kitchen facilities	40	50	50	0	0	140	20	0	0	0	60	80
Severely Overcrowded— With >1.51 people per room (and complete kitchen and plumbing)	290	190	80	70	25	655	15	40	25	0	50	130
Overcrowded— With 1.01–1.5 people per room (and none of the above problems)	690	560	150	160	150	1,710	10	220	250	35	155	670

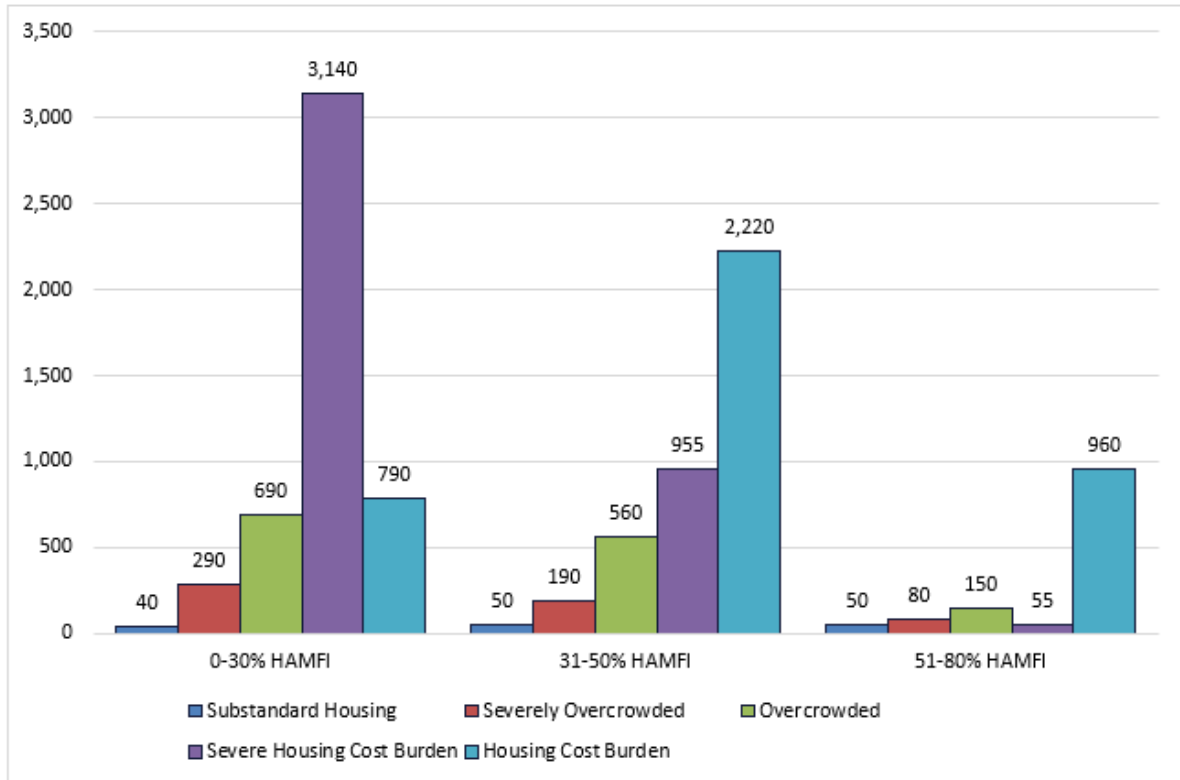
Household Type	Renters						Owners					
	0–30% AMI	31–50% AMI	51–80% AMI	81–100% AMI	Over 100% AMI	Total	0–30% AMI	31–50% AMI	51–80% AMI	81–100% AMI	Over 100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	3,140	955	55	20	0	4,170	1,035	755	185	25	15	2,015
Housing cost burden greater than 30% of income but less than 50% (and none of the above problems)	790	2,220	960	220	20	4,205	425	845	1,310	1,065	705	4,350
Housing cost burden not computed (and none of the above problems)	115	0	0	0	0	115	225	0	0	0	0	225

Data Source: 2016–2020 CHAS.

### Summary of Figure 4 and Figure 5

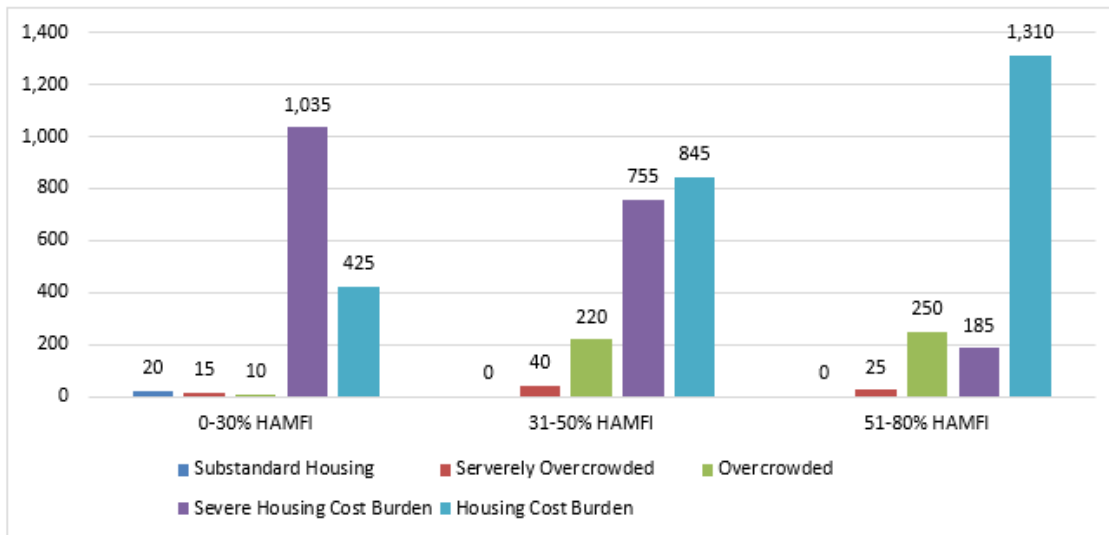
As represented in Figure 4 and Figure 5, for both renter and owner households, extremely low-income households experienced the greatest share of severe housing cost burden, while low- and moderate-income households experienced the greatest share of housing cost burden. Between renters and owners, renters were more likely to experience housing problems; 55 percent of renter households experienced at least one housing problem as opposed to 30 percent of owner households.

**Figure 4: Housing Problems by Income Category for Renter Households**



Data Source: 2016–2020 CHAS.

**Figure 5: Housing Problems by Income Category for Owner Households**

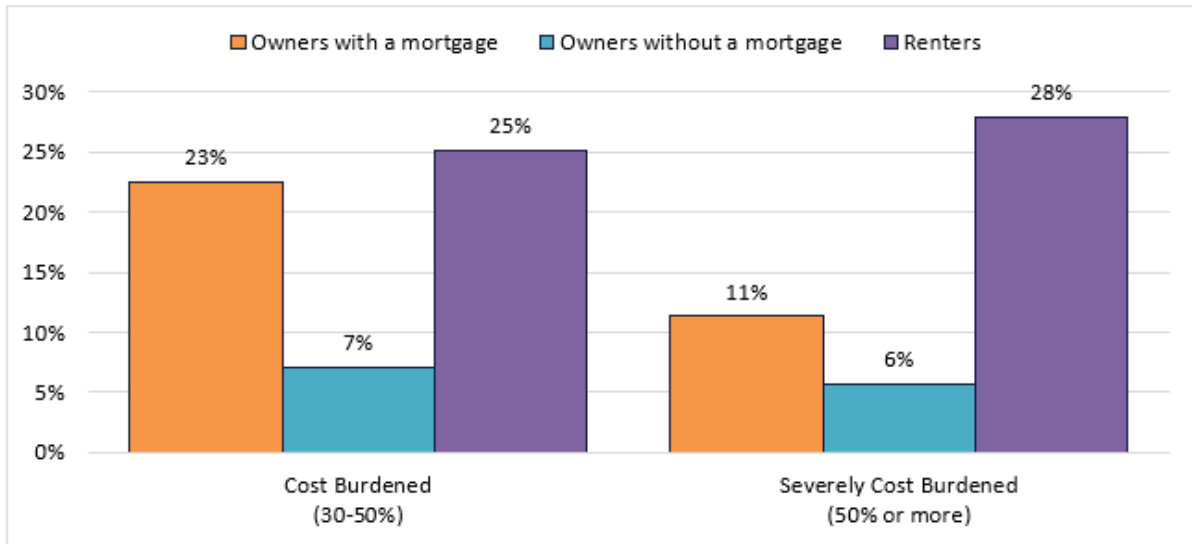


Data Source: 2016–2020 CHAS.

**Summary of Figure 6**

Figure 6 depicts the percentage of total households who experienced either form of cost burden by tenure. Notably, owners with a mortgage and renters experienced cost burden at similar rates: 23 percent and 25 percent, respectively. However, renters experienced severe cost burden at over twice the rate as owners with a mortgage (28 percent and 11 percent, respectively).

**Figure 6: Housing Cost Burden and Severe Housing Cost Burden by Tenure**



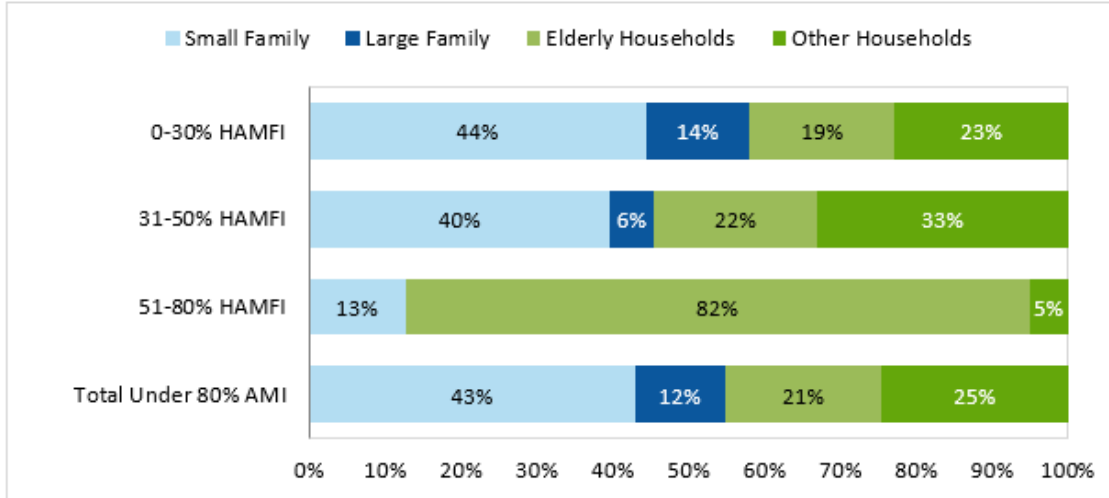
Data Source: 2018–2022 ACS.

**Summary of Figure 7 and Figure 8**

To further explore the demographics of severe cost burden in Kent, Figure 7 and Figure 8 depict which types of families experienced the greatest share of severe cost burden in 2020. For renters, small families made up the largest share of severely cost burdened households at 43 percent overall and in most individual income categories. One notable exception is the moderate-income category, in which elderly households represented the overwhelming majority (82 percent). This represents a large variation from the overall representation of elderly households at 21 percent.

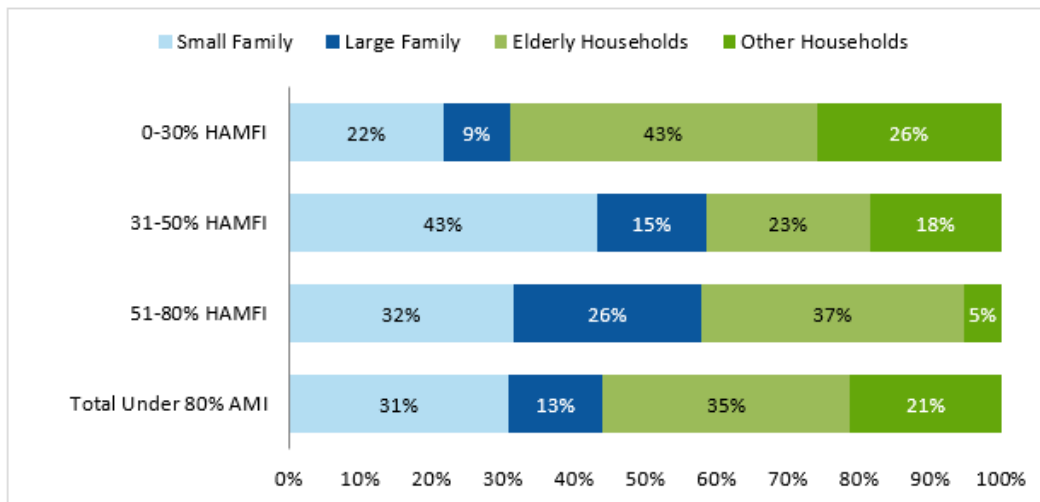
For owner households (Figure 8), elderly households represented the greatest share of severe housing cost burden across income categories at 35 percent. Small families followed closely behind at 31 percent. Elderly households represented the greatest share of severe housing cost burden across all income levels except for the low-income category. Small-family owner households comprised the greatest share of severe housing cost burden in that category at 43 percent.

**Figure 7: Severe Housing Cost Burden for Renters by Income Category and Family Type**



Data Source: 2018–2020 CHAS.

**Figure 8: Severe Housing Cost Burden for Owners by Income Category and Family Type**



Data Source: 2018–2020 CHAS.

### Crowding Analysis

Although not as pervasive as housing cost burden, the data indicates that crowding was the most common housing problem not related to housing cost burden in 2020. According to the most recent ACS data (2022), the average household size was 2.95 people for renter households and 2.88 people for owner households. The average household size was significantly higher than the rate in King County as a

whole, which was 2.12 for renter households and 2.64 for owner households. In addition to overcrowding, large household sizes can be attributed to multigenerational households and cultural living practices.

**Summary of Table 6**

Table 6 categorizes all instances of crowding in Kent by tenure. In Kent, 2,768 households below 100 percent AMI experienced crowding; 79 percent of crowding instances occurred in renter households, while 25 percent of crowding instances occurred in owner households. Across all income categories, single families comprised the greatest share of crowding instances, with 2,275 single-family households experiencing crowding out of 2,768 total crowding instances. In terms of need by income category, both extremely low- and low-income categories comprised the greatest share of crowding instances, both at 1,004.

**Table 6: Instances of Crowding by Income Category and Family Type**

	0–30% AMI	31–50% AMI	51–80% AMI	81–100% AMI	Total Under 100% AMI
<b>Single-family</b>	930	815	365	165	2,275
<b>Multiple, unrelated families</b>	19	185	85	95	384
<b>Non-family household</b>	55	4	50	0	109
<b>Total need by income</b>	1,004	1,004	500	260	2,768

*Data Source: 2018–2020 CHAS.*

**Summary of Table 7**

Table 7 provides information on housing conditions in Kent. In particular, the table presents data on the age of housing structures with children younger than age six present. Structures built prior to 1980 are at an increased risk of having lead-based paint, which poses a health risk to occupants. The majority of households (59 percent) lived in a structure built in 1980 or later, while 41 percent of households lived in a structure built between 1940 and 1979. Of the 2,365 households with children aged 6 and under living in a structure built prior to 1980, 66 percent were renters and 34 percent were owners. For renters, the extremely low- and low-income categories were more likely to live in a structure built prior

to 1980: 48 percent and 43 percent, respectively. For owners, low- and moderate-income households experienced the greatest share of older housing stock, at 37 percent and 46 percent, respectively.

**Table 7: Age of Housing Structure by Income Level for Households with Small Children**

	0–30% AMI	31–50% AMI	51–80% AMI	Total Under 80% AMI
<b>Structure built 1980 or later</b>	1,100	1,500	795	3,395
<b>Structure built 1940 to 1979</b>	890	980	495	2,365
<b>Structure built 1939 or earlier</b>	0	0	0	0
<b>Total households with children aged 6 or younger present</b>	1,990	2,480	1,290	5,760

*Data Source: 2018–2020 CHAS.*

## Disproportionally Greater Need Summary

### Introduction

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

The four housing problems captured in CHAS data include:

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

Table 8 lists the ethnic groups that experience a disproportionately greater share of housing problems and their corresponding income category. The data analysis discovered eight unique instances of disproportionately greater need regarding housing problems. Across income categories, Pacific Islander and Black or African American households experienced the most instances of disproportionate impact. Pacific Islander households were disproportionately impacted in three out of four income categories,

while Black or African American households were disproportionately impacted in two out of four income categories. Pacific Islanders in the 51–80 percent and 81–100 percent income categories experienced disproportionate impact at the highest rate compared to the income category as a whole (33 percent and 66 percent higher than average, respectively). Note: In both categories, the sample size was small (less than 100 households).

**Table 8: Disproportionally Greater Need: Housing Problems**

Race/Ethnicity	Income Category	Percent Difference from Total
Hispanic	0–30% AMI	11%
Black or African American	31–50% AMI	10%
American Indian or Alaska Native (sample size only 40)	31–50% AMI	23%
Pacific Islander (sample size only 145)	31–50% AMI	16%
Black or African American Alone	51–80% AMI	24%
Pacific Islander (sample size only 75)	51–80% AMI	33%
Asian	81–100% AMI	15%
Pacific Islander (sample size only 54)	81–100% AMI	66%

Data Source: 2016–2020 CHAS.

**Table 9 Summary**

Table 9 depicts the ethnic groups that experienced housing problems disproportionately to their respective income categories. The data analysis identified six instances of disproportionate impact. American Indian or Alaska Native households experienced two instances of disproportionate impact (in the 0–30 percent AMI and 81–100 percent AMI income categories). Notably, American Indian or Alaska Native households in the 31–50 percent AMI income category and Pacific Islander households in the 81–100 percent AMI income category experienced severe housing problems 64 percent and 87 percent more than average, respectively. Again, it is important to note that, in both categories, the sample sizes were fewer than 100 people.

**Table 9: Disproportionally Greater Needs: Severe Housing Problems**

Race/Ethnicity	Income Category	Percent Difference from Total
American Indian or Alaska Native (sample size only 95)	0–30% AMI	16%
Hispanic	0–30% AMI	18%
Black or African American	31–50% AMI	11%
American Indian or Alaska Native (sample size only 40)	31–50% AMI	64%
Asian	51–80% AMI	10%
Pacific Islander (sample size only 54)	81–100% AMI	87%

Data Source: 2016–2020 CHAS.

**Table 10 Summary**

Table 10 displays the percentage of each ethnic group who experienced no housing cost burden (share less than 30 percent), housing cost burden (share 30–50 percent), and severe housing cost burden (share greater than 50 percent). The first row shows the percentages for total households, which represents the baseline for determining disproportionate need. The data analysis finds no instance of disproportionately greater need regarding housing cost burden. However, Pacific Islander, Hispanic, and Asian households were the most overrepresented. Pacific Islander households experienced housing cost burden at a rate 6 percentage points higher than the average, while Asian and Hispanic households experienced housing cost burden at a rate 5 percentage points higher than the average.

The data analysis identifies two instances of disproportionate need for severe housing cost burden. Black or African-American and American Indian or Alaska Native households experienced severe housing cost burden at rates 10 percent and 39 percent higher than the average, respectively.

**Table 10: Disproportionally Great Need: Housing Cost Burden and Severe Housing Cost Burden**

Race/Ethnicity	Share by Housing Cost Burden		
	Share Less than 30%	Share 30–50%	Share Greater than 50%
<b>Total Households</b>	62%	22%	16%
<b>White alone, non-Hispanic</b>	69%	18%	13%
<b>Black or African-American alone, non-Hispanic</b>	47%	26%	26%
<b>Asian alone, non-Hispanic</b>	58%	27%	14%
<b>American Indian or Alaska Native alone, non-Hispanic</b>	45%	0%	55%
<b>Pacific Islander alone, non-Hispanic</b>	59%	28%	11%
<b>Hispanic, any race</b>	55%	27%	18%
<b>Other</b>	58%	19%	23%

Data Source: 2016–2020 CHAS.

## HUD R/ECAP Summary

### HUD-Defined R/ECAPs in Kent

An analysis of HUD’S R/ECAP mapping tool, which uses 2017–2021 ACS data, identified three R/ECAPs in the City of Kent (Figure 9). HUD defines a R/ECAP as “a census tract that is majority non-White and had a poverty rate greater than 40 percent or three or more times the average poverty rate of the metropolitan area.”

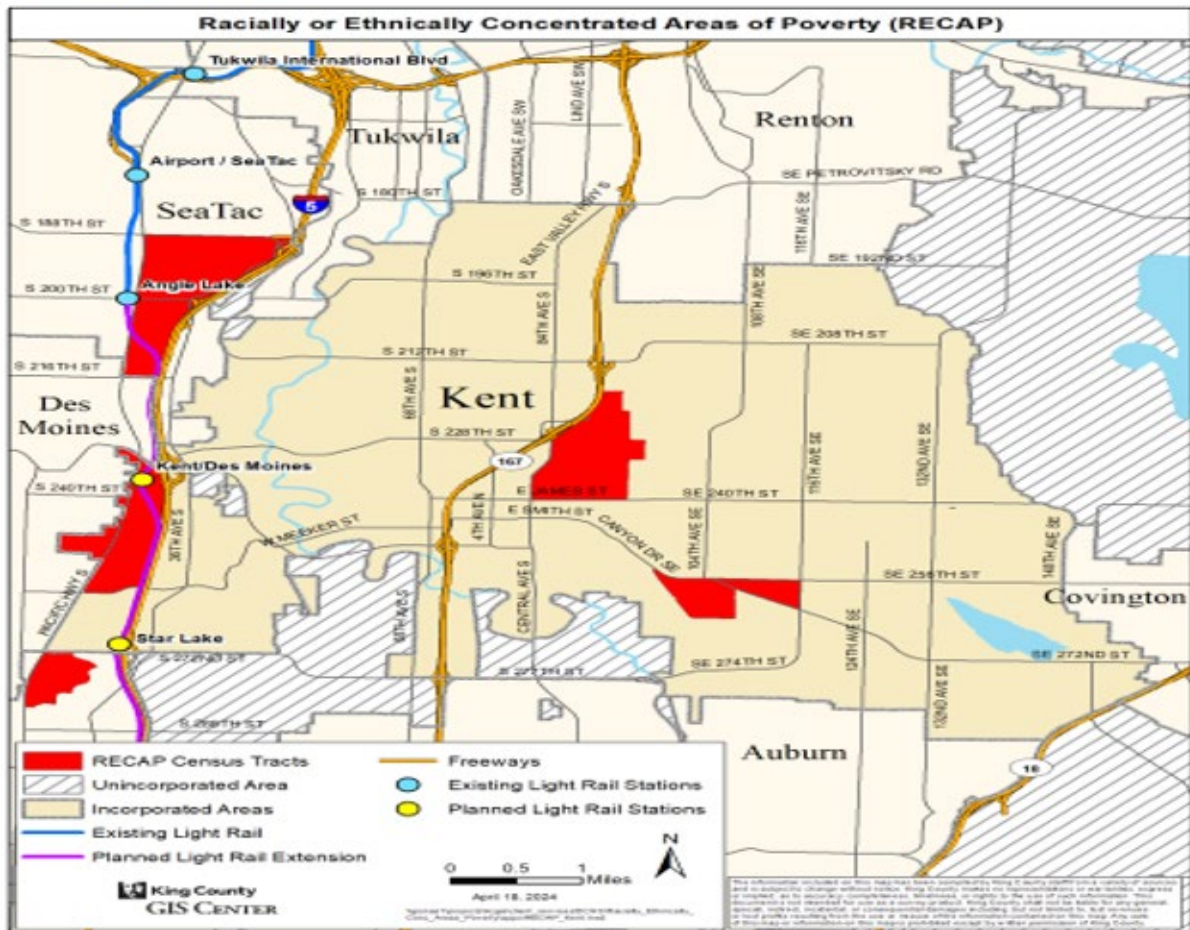
Two of Kent’s R/ECAPs are located in the East Hill region. An analysis of the census tracts completed for the King County 2025 Analysis of Impediments to Fair Housing (2025 AI) found that in both census tracts, poverty rates were highest among Asian households and households identifying as two or more races.

Figures 10 and 11 compare the most recent R/ECAPs in the East Hill (Figure 11) with a R/ECAP identified in the previous version of the HUD mapping tool, which used 2009–2013 ACS data (Figure 10). The boundaries of the R/ECAPs have shifted slightly within the Downtown area, especially in the northern portion. However, the persistence of R/ECAPs in this area highlights a continued need.

A third R/ECAP was identified in West Hill. Analysis for the 2025 AI identifies the highest poverty rates among Black households and households identifying as two or more races. The poverty rate for the overall census tract was 35 percent. This R/ECAP does not appear in the previous version of the HUD R/ECAP mapping tool. Due to the predominately commercial nature of the area, there is a low number of total units in this census tract.

The MA-50 Needs and Market Analysis Discussion Section of the Consolidated Plan provides more detail into the assets and opportunities in these areas.

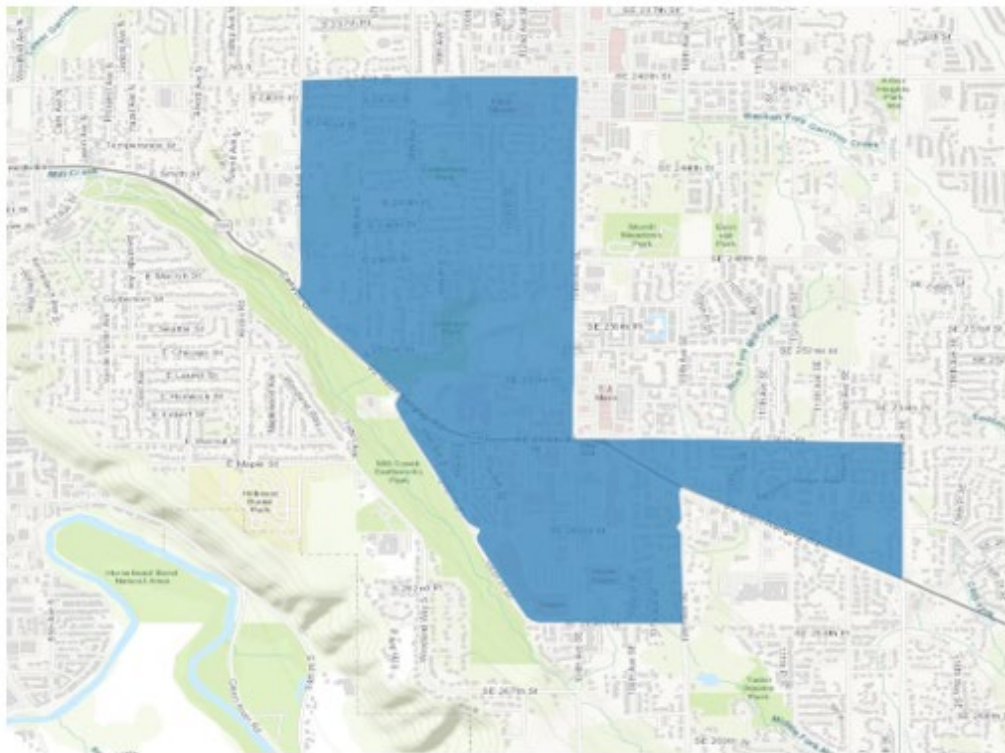
**Figure 9: R/ECAPs in Kent**



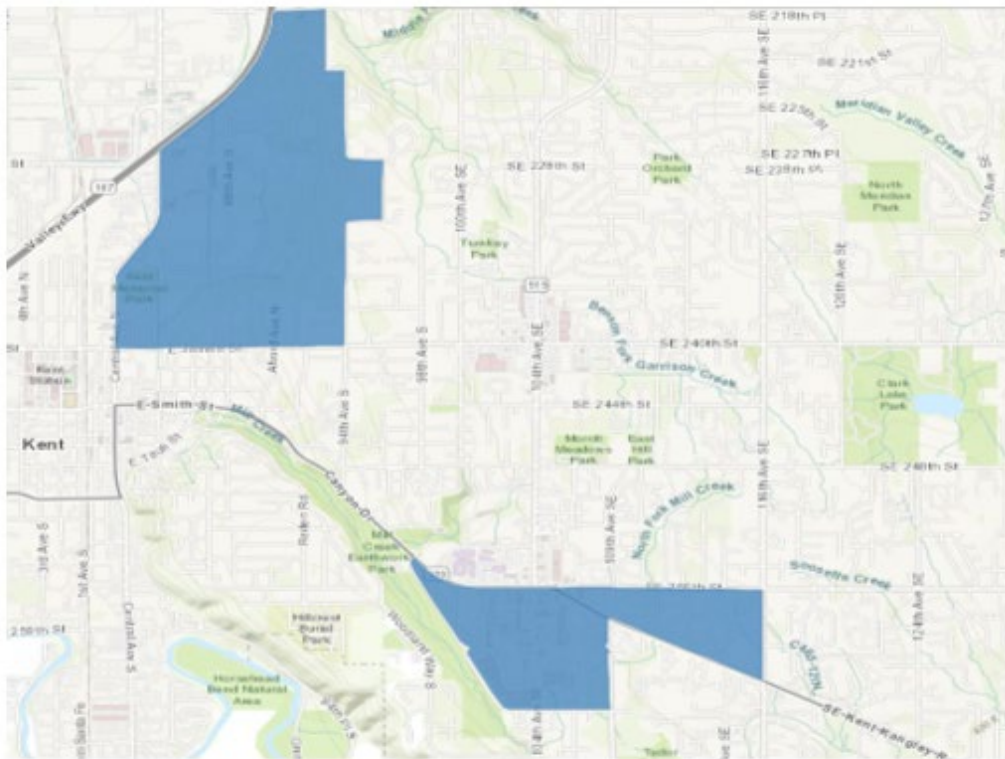
Data Source: King County GIS Center

**Figure 9: R/ECAPs in Kent**

**Figure 10: Downtown Kent R/ECAP (2009–2013)**



**Figure 11: Downtown Kent R/ECAP (2017–2021)**



Data Sources: HUD R/ECAP.

## Figure 10 and Figure 11 Kent R/ECAP

### ***Public Housing***

The King County Housing Authority (KCHA) serves low-income residents living in Kent with housing assistance. KCHA aims to provide decent, safe, and sanitary housing to low-income people in the community. The following section outlines the number of public housing units and vouchers in use for Kent as well as data on the characteristics of current public housing residents and voucher recipients.

In 2022, there were 1,089 total units funded by KCHA in Kent, with 929 income-restricted units. Table 11 depicts the type and number of properties owned by KCHA in Kent in 2024, which amounts to 1,205 total units.

**Table 11: KCHA-Owned Properties in Kent**

Property Name	Property Type	Number of Units
Birch Creek	Family subsidized housing	262
Campus Court II	Family subsidized housing	1
Cascade	Family subsidized housing	108
Cottonwood	Workforce housing	75
Harrison House	Senior/disabled subsidized housing	94
Mardi Gras	Senior/disabled subsidized housing	61
Nike Manor	Emergency/transitional housing	31
Parkwood	Workforce housing	90
Shelcor	Family subsidized housing	8
South Square	Workforce housing	104
Streling Ridge	Workforce housing	116
Valli Kee Homes	Family subsidized housing	115
Walnut Park	Workforce housing	140

Data Source: 2024 KCHA.

### Summary for Tables 12-15

In drafting the Consolidated Plan, Kent requested data from KCHA regarding the demographics of households residing in public housing or utilizing vouchers. KCHA provided information regarding 287 units of public housing and 2,347 housing voucher recipients in 2023. The tables below describe the findings, which provide insight into the nature of public housing residents and their needs.

Table 12 depicts the types of vouchers awarded in Kent in 2023. Of the total number of vouchers, most are tenant-based (1,925) as opposed to project-based (422). KCHA also provides 433 vouchers to special populations. The majority, approximately 61 percent, are used for those with disabilities. The remainder are Emergency Housing Vouchers and Veterans Affairs Supportive Housing.

Table 13 depicts select demographic information for public housing residents and voucher recipients in Kent according to a 2023 report. In 2023, KCHA served 7372 Kent residents. Between public housing and vouchers, KCHA provided services to 822 participants aged 62+ and 578 disabled families. The average household size for those living in public housing is 2.7, while the average household size for those utilizing vouchers is 2.8.

Table 14 displays the ethnic identity of the head of household for PHA residents. Across public housing and vouchers, Black or African American households are more represented, comprising 46 percent of heads of household. Forty percent of heads of household are White. The remaining racial categories each comprise less than 10 percent of the total population.

Finally, Table 15 displays the ethnic identity of the head of household for PHA residents. Across public housing and vouchers, the vast majority of PHA residents do not identify as Hispanic (94 percent). Just 6 percent of PHA residents identified as Hispanic.

**Table 12: Public Housing by Program Type**

	Public Housing	VOUCHERS					
		Total	Project-based	Tenant-based	Special Purpose Vouchers		
					Veterans Affairs Supportive Housing	Emergency Housing Vouchers	Disabled*
# of units/vouchers in use	287	2347	422	1925	78	98	257

Data Source: 2023 PHA data.

**Table 13: Characteristics of Public Housing Residents by Program Type**

	Public Housing	VOUCHERS		
		Total	Project-based	Tenant-based
Total households served	287	2,347	422	1,925
Total people served	784	6,588	1,199	5,389
Average household size	2.7	2.8	2.8	2.8
# of elderly program participants (age 62+)	103	719	141	578
# of disabled families	58	520	93	427

**Table 14: Race of PHA Residents by Program Type**

Race Category of the Head of Household	Public Housing	VOUCHERS		
		Total	Project-based	Tenant-based
White	139	923	250	673
Black/African American	80	1,134	93	1,041
Asian	47	120	37	83
American Indian, Alaska Native	3	28	6	22
Pacific Islander	8	57	15	42
Other	8	83	20	63

Data Source: 2023 PHA data.

**Table 15: Ethnicity of PHA Residents by Program Type**

Race Category of the Head of Household	Public Housing	Vouchers		
		Total	Project-based	Tenant-based
Hispanic	29	130	36	94
Not Hispanic	258	2217	386	1831

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

### **Describe the jurisdiction's need for Public Facilities:**

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

Community engagement efforts for the 2044 Comprehensive Plan, which included an online survey, and a variety of in-person facilitated events.

Kent Parks & Open Space Plan: 2022–2028.

Kent Senior Needs Assessment.

2020–2024 Kent Human Services Consolidated Plan.

Data on calls for assistance to 2-1-1 from people in the Kent School District.

Analysis of federal, state, and local data sources and existing plans, studies, and reports.

### **How were these needs determined?**

#### **Survey Responses**

The City of Kent conducted a survey in 2022 to inform the 2022–2028 Parks & Open Space Plan, to which 383 residents responded. The survey asked about satisfaction with the current park system and asked respondents to rank which areas Kent should prioritize investment in the next five years. Residents ranked feeling safe in parks as the highest priority, with 75.9 percent of respondents selecting safety as one of their top three priorities. Maintenance of parks ranked second, with 56.5 percent of respondents selecting that choice. Finally, adequacy and lighting of parks ranked third, with 37.5 percent of respondents selecting that option.

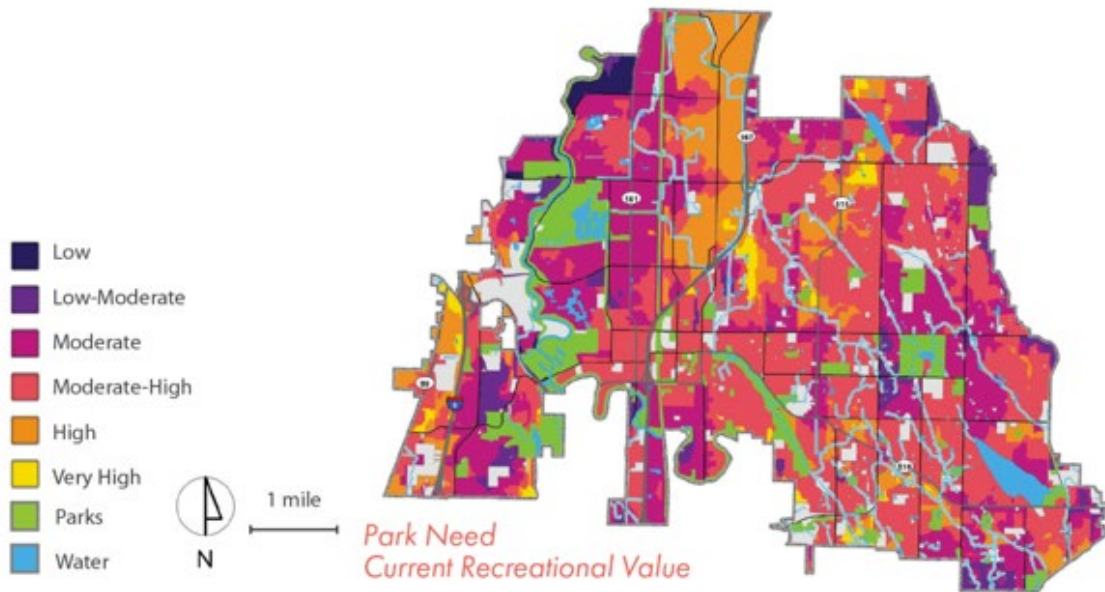
#### **2044 Comprehensive Plan**

Throughout the community engagement process for the 2044 Comprehensive Plan, several themes emerged regarding public facility needs. Youth feedback noted the need for additional social and community gathering spaces, such as recreational areas, sports facilities, and a water park. Additionally, Kent residents emphasized a desire for improved facilities, such as sidewalks, trails, and pathways in Kent Parks. Residents also noted a desire to preserve green space in the city.

Figure 14: Level of Need for Parks in Kent Based on Current Recreational Value

Data Source: Kent Comprehensive Plan 2044.

**Figure 14: Level of Need for Parks in Kent Based on Current Recreational Value**



### **Describe the jurisdiction’s need for Public Improvements:**

#### Survey Responses

In a survey conducted for Kent’s 2021 Housing Options Plan, respondents were asked which items were most important to them to help keep quality of life high during periods of growth. Out of 826 respondents, 172 (20.82 percent) chose more walkable streets or better transit, making it the most popular answer choice.

#### 2044 Comprehensive Plan

Throughout the community engagement process for the 2044 Comprehensive Plan, several themes emerged regarding public infrastructure needs. Connectivity was a top priority for Kent residents, noting the need for improved mobility and safe connectivity to schools, jobs, and essential services through increased transit options.

### **How were these needs determined?**

The City of Kent published a Transportation Master Plan in 2021, which included interviews and outreach with Kent residents, businesses, and City staff. Out of those engagements, needs were identified by the community.

### **Describe the jurisdiction’s need for Public Services:**

#### Survey Responses

A survey for Kent’s 2022–2028 Parks and Open Space plan included questions regarding the quality of youth and adult programming. When asked to rank their satisfaction level, 38 percent of residents responded that they were satisfied or very satisfied with the quality of youth recreation programs, and 32 percent of residents responded that they were satisfied or very satisfied with the quality of adult recreation programs.

#### Data Analysis

The City of Kent analyzed publicly available data from 2-1-1 Washington from people calling for assistance in the Kent School District. From May 2, 2023, to April 30, 2024, there were 282,511 calls made for assistance.

### **How were these needs determined?**

The City of Kent Senior Services Needs Assessment of 2021 outlines various public services need for seniors identified through the survey and interviews. Of survey respondents, 50 percent indicated they would be most interested in travel and day trips, fitness activities, and nature-focused activities.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Market Analysis of the Consolidated Plan includes quantitative data analysis, supplemented with information gathered from a review of existing planning documents and reports, to identify the housing market, economic, and community development factors impacting low- and moderate-income people throughout the City of Kent; it also serves as the strategic process for allocating the City of Kent's HUD entitlement allocation over the next five years.

Similar to the Needs Assessment, the Market Analysis uses two primary data sources: the 2018–2022 ACS and 2016–2020 CHAS. This section also summarizes information from other existing reports, studies, and plans, including the 2021 Kent Housing Options Plan, 2044 Kent Comprehensive Plan, 2021 Washington State Workforce Innovation and Opportunity Act (WIOA) Annual Performance Report, KCIT-Seattle Regional Broadband Infrastructure and Digital Access Assessment Report, and the 2020–2025 King County Hazard Mitigation Plan.

### Key Themes from the Market Analysis

Housing affordability and household income impact the opportunities available to Kent residents. Thirty-eight percent of Kent households occupy units considered unaffordable to them. In fact, only 5 percent of total units in Kent are affordable to extremely low-income populations. The AMI increased from \$992 in 2012 to \$1,742 in 2022, which constitutes a 76 percent increase. However, median household income increased just 49 percent in ten years. With the rising costs of housing and other necessities, low-income households in Kent feel the effects of housing cost burden. Overall, the housing stock does not meet current or future affordability needs in Kent. Economically, Kent is well positioned to harness its proximity to manufacturing and information and technology hubs in the area. With many Kent residents already working in these sectors, Kent has invested in workforce development to ensure continued participation in these sectors. While workforce development serves one sector of the population, there remains an economical gap in areas with higher concentrations of poverty and social vulnerability. It is an opportunity for Kent to invest its available resources over the next five years to ensure access to services for the vulnerable and marginalized populations.

## ***Housing Market Analysis: Number of Housing Units***

### Introduction

As detailed in the Needs Assessment, the lack of affordable housing is a concern for the community. The stock and quality of affordable housing is dictated by a variety of local and regional factors. The Housing

Market Analysis of the Consolidated Plan explores recent data on both supply and demand characteristics of Kent’s housing market. This includes the number, types, size, cost, and quality of housing units, as well as projected demand for additional housing units.

This section utilizes data from the 2018–2022 ACS, 2016–2020 CHAS, the Washington State Housing Finance Commission’s Affordable Housing Data Portal, King County’s Income-Restricted Housing Database, and King County’s Countywide Planning Policies to provide insight into the landscape of Kent’s housing market.

### Number of Housing Units

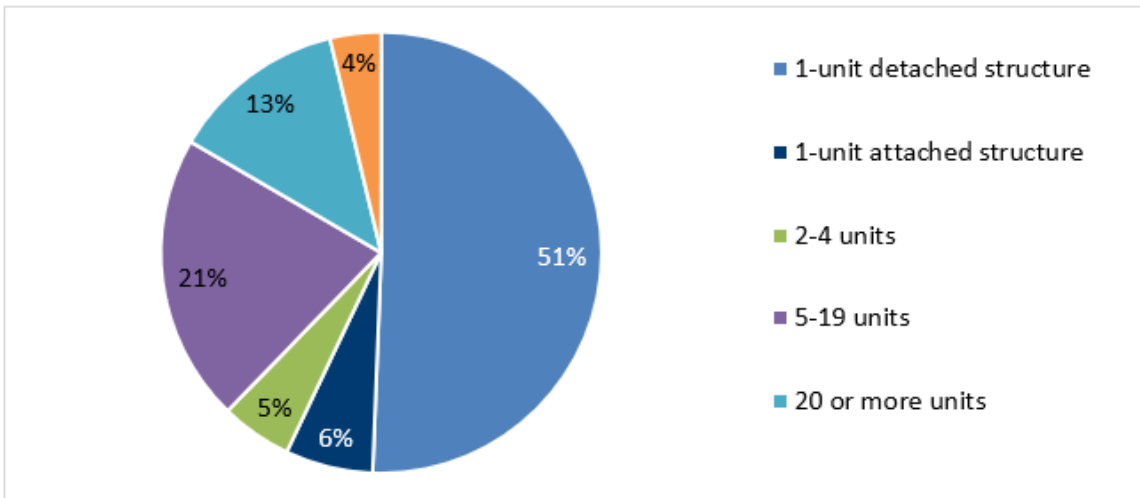
The 2022 ACS data on the number, types, and size of existing residential housing units provides information on the City of Kent’s current housing stock. Table 18 and Figure 15 provide data on the number of residential units by property type, which includes both occupied and unoccupied units. The data indicates that there were 48,322 units in the city in 2022. Most units were single-family homes (51 percent). The second most common property type was properties with five to 19 units (21 percent), followed by properties with 20 or more units (13 percent).

**Table 18: Residential Properties by Unit Number**

Property Type	Number	Percent
1-unit detached structure	24,462	51%
1-unit attached structure	3,111	6%
2–4 units	2,520	5%
5–19 units	10,198	21%
20 or more units	6,222	13%
Mobile Home, boat, RV, van, ect	1,809	4%
<b>Total</b>	<b>48,322</b>	<b>100%</b>

*Data Source: 2018–2022 ACS.*

**Figure 15: Share of Residential Properties by Type**



Data Source: 2018–2022 ACS.

**Summary of Table 19**

Data on the number of housing units by bedroom size and tenure (Table 19) indicates that the majority of renter and owner households (58 percent) in 2022 had two or three bedrooms. Renter households were more likely to have just one bedroom than owner households, at 26 percent and 2 percent, respectively. Similarly, owner households were more likely to have four or more bedrooms (39 percent) than renter households (10 percent).

**Table 19: Unit Size by Tenure**

	Owners		Renters		Total	
	Number	%	Number	%	Number	%
<b>No bedroom</b>	89	0%	1,036	5%	1,125	2%
<b>1 bedroom</b>	590	2%	5,309	26%	5,899	13%
<b>2 or 3 bedrooms</b>	14,795	58%	11,735	58%	26,530	58%
<b>4 or more bedrooms</b>	10,040	39%	2,105	10%	12,145	27%
<b>Total</b>	25,514	100%	20,185	100%	45,699	100%

Data Source: 2018–2022 ACS.

**Summary of Table 20**

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

Data from the Washington State Housing Finance Commission’s Affordable Housing Data Portal provides information on the number and nature of assisted housing units subsidized by various public funding sources in the state. The database includes information on assisted units subsidized by the federal Low-Income Housing Tax Credit and tax-exempt bonds as well as data from the Web-Based Annual Reporting System, which includes Low-Income Housing Tax Credit properties and multifamily properties supported by other forms of public funding, including the state Housing Trust Fund, federal HOME funds, and regional government or levy dollars.

As of May 22, 2024, there are 39 properties located in Kent utilizing a public subsidy, which includes 4,345 assisted units. Table 20 depicts the number of assisted units in Kent by income affordability. Most assisted units are affordable to those earning 60 percent AMI (39 percent) or those earning 50 percent AMI (22 percent)

**Table 20: Number of Assisted Units by Income Affordability**

Income Affordability Level	Number of Units	Percent of Total Assisted Units
At 30% AMI	87	2%
At 35% AMI	24	1%
At 40% AMI	337	8%
At 45% AMI	0	0%
At 50% AMI	969	22%
At 60% AMI	1,707	39%
No Data	1,221	28%
<b>Total</b>	<b>4,345</b>	<b>100%</b>

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

**Summary of Table 21**

Table 21 depicts data on the number of assisted housing units in Kent that are targeted to specific populations (66 percent). The most targeted population is the elderly (47 percent), followed by units for people with a disability (13 percent).

**Table 21: Number of Assisted Units by Targeted Population**

Income Affordability Level	Number of Units	Percent of Total Assisted Units
<b>Elderly</b>	2033	47%
<b>People Experiencing Homelessness</b>	60	1%
<b>Large Households</b>	218	5%
<b>People with a Disability</b>	554	13%
<b>Transitional</b>	0	0%
<b>No Targeting/No Data</b>	1,480	34%
<b>Total</b>	4,345	100%

**Summary of Table 22**

The King County Income-Restricted Housing Database is another data source providing information on the number of assisted units in Kent. The data, last updated in 2021, indicates that there were 3,220 total income-restricted units in Kent. In addition to being a few years older than the data from the Washington State Housing Finance Commission, the county data may include assisted units subsidized by local programs, which would explain some of the discrepancies with the state database.

Table 22 depicts the number of assisted units by income affordability according to the county’s database. The table indicates that most (55 percent) restricted units in 2021 were for moderate-income families earning between 51–80 percent AMI, and 10 percent of units were for those earning between 0–30 percent AMI.

**Table 22: Number of Assisted Units by Income Affordability**

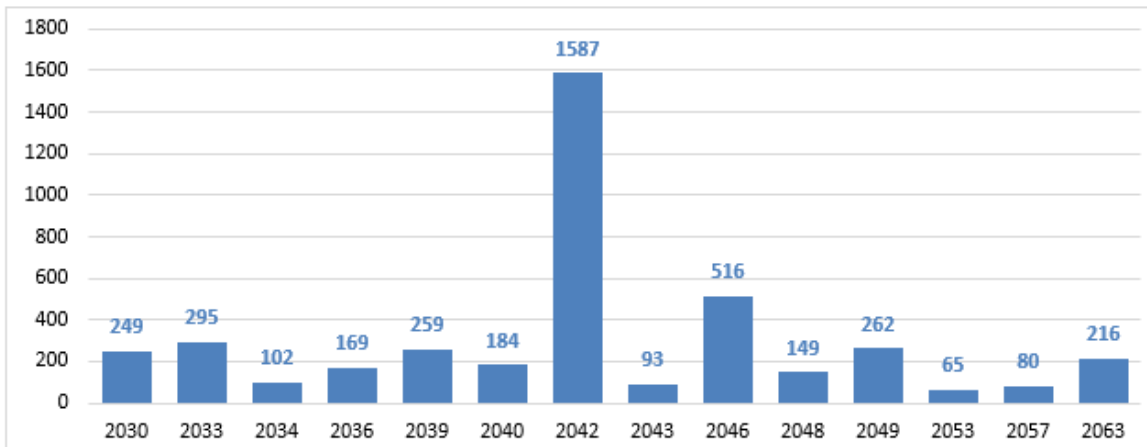
Income Affordability Level	Number of Units	Percent of Total Assisted Units
At 0–30% AMI	335	10%
At 31–50% AMI	1098	34%
At 51–80% AMI	1787	55%
At 81–100% AMI	0	0%
<b>Total</b>	<b>3,220</b>	<b>100%</b>

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

**Summary of Figure 16**

Figure 16 outlines the number of assisted units by the year of their subsidy expiration in Kent. The Washington State Housing Finance Commission’s Affordable Housing Data Portal defines the subsidy expiration date as the date that the unit’s income and rent restrictions expire according to the regulatory agreement. The data indicates that 4,226 affordable units could be lost to the private market over the next four decades, and 2,845 of those units will expire in 2042 or sooner. The restricted periods of the affordable housing units in the city are set to expire after the next six years. This is an opportunity for the city to reevaluate its affordable housing stock as part of its strategic planning to preserve affordable housing for its low-moderate income and special needs population.

**Figure 16: Sum of Assisted Units by Year of Subsidy Expiration**



**Figure 16: Sum of Assisted Units by Year of Subsidy Expiration**

**Discussion Availability of affordable Housing units**

## Discussion

Currently, the availability of affordable housing units does not meet the needs of the population. 2016–2020 CHAS data indicates that 7,585 households experienced housing cost burden and 6,944 households experienced severe housing cost burden in 2020. This means that those households could not find housing that was affordable to their income level. Given the high number of cost-burdened households in Kent, the current housing stock does not adequately meet the needs of the population, particularly those earning less than 80 percent AMI.

The Kent Comprehensive Plan 2044, which was adopted in 2024, estimates that 10,200 new units of housing are needed to satisfy the population by 2044. According to the report, 3,962 of those units (or 38 percent) will need to be targeted to low- and moderate-income households.

The Comprehensive Plan outlines strategies Kent will take to meet future housing needs, including:

Preserving and improving existing housing, particularly naturally occurring affordable housing options.

Promoting a range of housing types.

Promoting housing access through policies and proactive measures.

Overcoming barriers to housing production and affordability.

Addressing historical housing disparities.

Collaborating with partners.

In the past five years, the City of Kent has undertaken several policy and program updates to facilitate the growth and improvement of housing stock. These include:

Allowing two accessory dwelling units per lot, which can be converted into condos.

Implementing a city-run Multi-Family Housing Tax Exemption Program around West Hill/Midway and Downtown to encourage housing development.

Contributing to South King Housing and Homeless Partners capital fund, which invests in the creation and preservation of affordable homes for low-income renters.

Additionally, by June 2025, the city will have enacted the following policies:

Allowing middle housing on all low-density (single-family) lots between four and six units.

Allowing Single Renter Occupancy (which maintains a private sleeping space and shared kitchen/bathroom/living areas).

Allowing conversion of existing buildings to residential units and increased densities.

**Cost of Housing Introduction**

Introduction

Overall, housing costs in Kent have increased significantly in the past 10 years. Compounded with other expenses such as food, transportation, and childcare, many residents in Kent are placed under a considerable financial burden, particularly those with lower incomes.

Table 23 provides insight into the changes in housing costs in Kent over the last ten years of available ACS data (2012–2022). As of 2022, the median rent in Kent was \$1,742 and the median home value was \$478,400. Notably, both the median rent and home value have increased by over 70 percent in ten years. Median rent increased at a slightly higher rate (76 percent) than home values (72 percent).

Median home value and contract rent have increased slower in Kent than in King County (Table 24). As a result, the housing market in Kent has experienced increased pressure from King County residents relocating to more affordable areas.

*Table 23: Cost of Housing in Kent*

	Base Year: 2012	Most Recent Year: 2022	% Change
<b>Median Home Value</b>	\$278,300	\$478,400	72%
<b>Median Contract Rent</b>	\$992	\$1,742	76%

*Data Source: 2008–2012 ACS (Base Year), 2018–2022 ACS (Most Recent Year).*

*Table 24: Cost of Housing in King County*

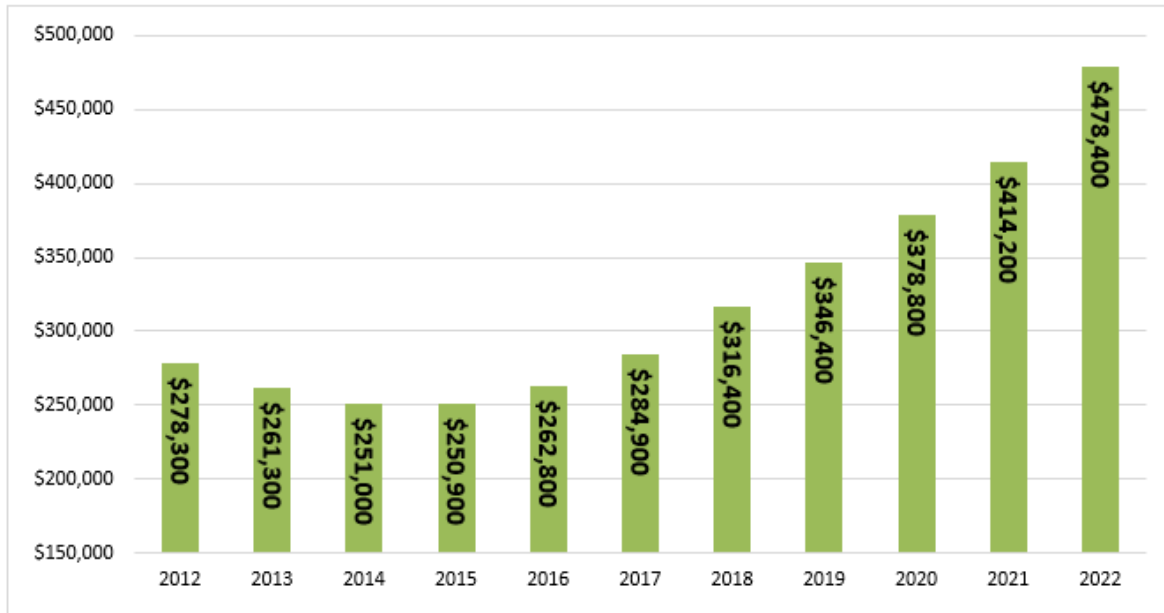
	Base Year: 2012	Most Recent Year: 2022	% Change
<b>Median Home Value</b>	\$388,700	\$761,500	96%
<b>Median Contract Rent</b>	\$976	\$1,813	86%

*Data Source: 2008–2012 ACS (Base Year), 2018–2022 ACS (Most Recent Year).*

### Summary of Figure 17

Figure 17 depicts the annual change in median home value from 2012 to 2022 in Kent. Notably, home values decreased in value from 2012 to 2014. However, home values began to increase in 2016 and have increased each year. The highest growth occurred between 2021 and 2022, when the growth rate was 15 percent.

*Figure 17: Annual Median Home Values in Kent*



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

### Summary of Table 25

Table 25 provides information on how much Kent residents pay for rent monthly. In 2022, 41 percent of Kent renters paid more than \$2,000 for rent each month. The second most common rent amount was \$1,500–\$1,999, with 26 percent of renter households in this category. Finally, 16 percent of Kent residents paid less than \$1,000 on rent.

**Table 25: Rent Paid in Kent**

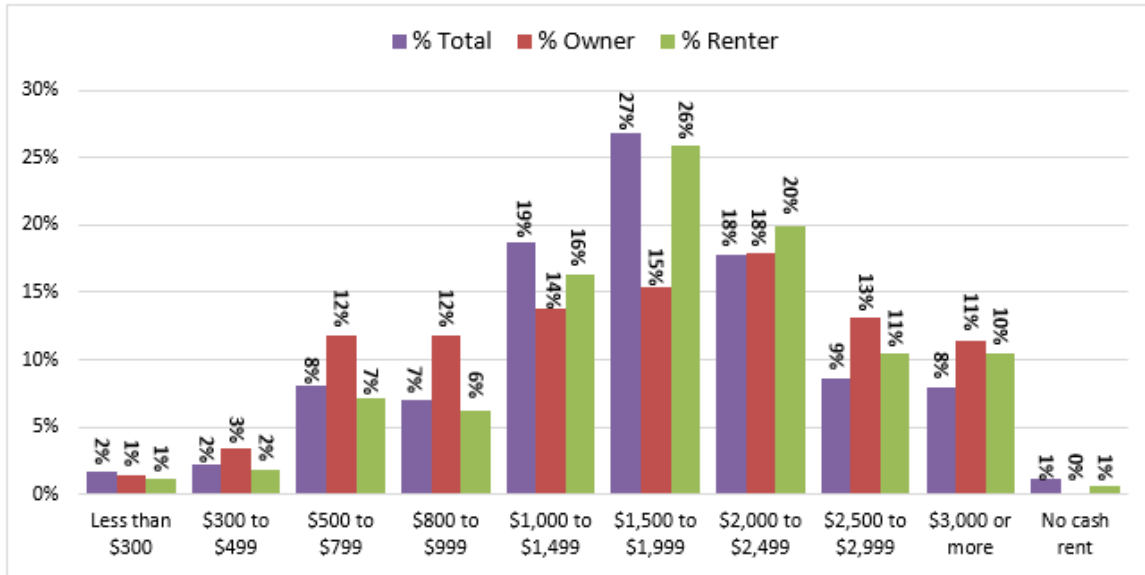
Monthly Contract Rent	Number of Households	Percent of Households
No cash rent	253	1%
Less than \$500	1,372	3%
\$500–\$999	6,128	13%
\$1,000–\$1,499	7,470	16%
\$1,500–\$1,999	11,817	26%
\$2,000 or more	18,659	41%
Total	45,699	100%

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

**Summary of Figure 18**

Figure 18 compares monthly housing costs among owner and renter households in Kent in 2022. The greatest share of renters spent between \$1,500 and \$1,900 on housing costs (26 percent). The greatest share of owners spent between \$2,000 and \$2,499 on housing costs.

**Figure 18: Monthly Housing Costs by Tenure**



Data Source: 2018–2022 ACS.

**Summary of Table 26**

Table 26 provides data on the number of housing units that are affordable to households in different income brackets in 2020. Most units (45 percent) were affordable to households earning more than 81 percent AMI. However, homeownership is still a challenge for persons earning between 31–80 percent AMI. Only 5 percent of total units in Kent were affordable to those earning less than 30 percent AMI.

**Table 26: Housing Affordability in Kent**

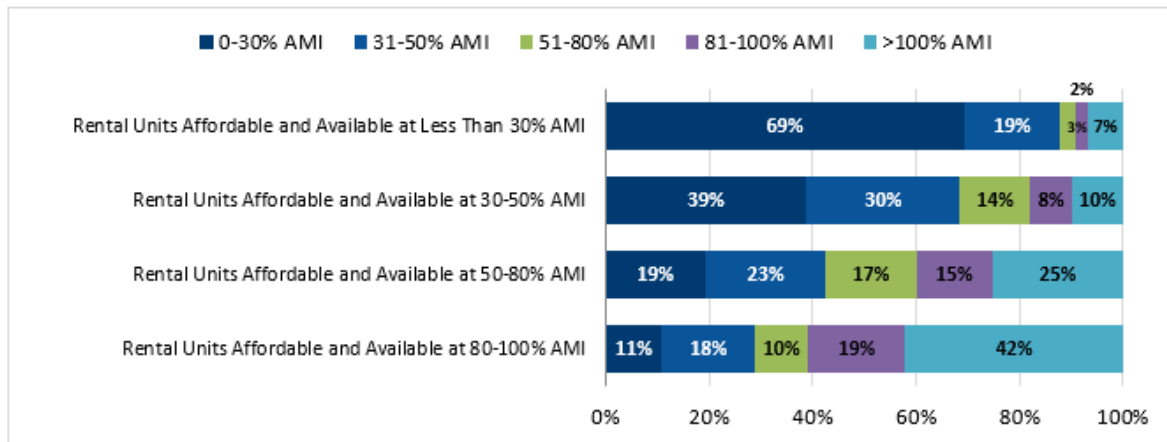
AMI Category	Renter Units	Owner Units	Total Units
<b>Less than 30% AMI</b>	2,010	0	2,010
<b>31–50% AMI</b>	5,505	2,820	8,325
<b>51–80% AMI</b>	10,170	4,125	14,295
<b>Greater than 81% AMI</b>	2,230	17,625	19,855
<b>Total</b>	19,915	24,570	44,485

Data Source: 2016–2020 CHAS.

### Summary of Figure 19

Figure 19 illustrates the percentage of rental units occupied by households in different income categories in Kent for 2020. The data indicates that rental units were often occupied by households that could not afford them based on their income category. For instance, 39 percent of units affordable at 30–50 percent AMI were occupied by households with incomes less than 30 percent AMI. A similar occurrence is noted for units affordable and available to those earning 50–80 percent AMI. Forty-two percent of households in that category earned less than 50 percent AMI.

**Figure 19: Percentage of Rental Units Occupied by Households at Different AMI Categories**



Data Source: 2016–2020 CHAS.

### Summary of Table 27

Lastly, Table 27 provides the HUD FMRs for various unit sizes in Kent. FMRs are used to determine payment standard amounts for various HUD housing programs and generally represent the estimated cost to rent a moderately-priced unit in a local housing market.

**Table 27: HUD FMR and HOME Rents**

Monthly Rent (\$)	Efficiency (No Bedrooms)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>FMR</b>	\$2,042	\$2,100	\$2,455	\$3,297	\$3,847
<b>High HOME Rent</b>	\$1,539	\$1,650	\$1,982	\$2,282	\$2,525
<b>Low HOME Rent</b>	\$1,198	\$1,284	\$1,541	\$1,781	\$1,987

Data Source: 2023 HUD FMR and HOME Rents.

## Summary of Discussion

### Discussion

Data analysis indicates that there is not sufficient housing for all income levels in Kent. CHAS data from 2020 finds that 38 percent of all housing units were affordable to those earning less than 50 percent AMI. Just 10 percent of units were considered affordable to those earning less than 30 percent AMI, despite 17 percent of Kent residents earning less than 30 percent AMI in 2020. As discussed above, the lack of affordable housing units available to extremely low-, low-, and moderate-income households has caused households to occupy unaffordable units. This, in turn, has led to housing cost burden and severe housing cost burden among Kent residents.

### Condition of Housing Summary

## *Condition of Housing*

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

Lacks complete plumbing facilities.

Lacks complete kitchen facilities.

More than one person per room.

Monthly housing costs exceed 30 percent of household income.

This section uses the following definitions:

**Standard condition:** A standard housing unit meets HUD Housing Quality Standards and state and local codes. This includes plumbing and adequate kitchen facilities.

**Substandard condition:** A substandard housing unit does not meet state and local building, fire, health, or safety codes; it presents health and safety issues to occupants and rehabilitation is not structurally and financially feasible.

**Substandard condition but suitable for rehabilitation:** A substandard unit that is suitable for rehabilitation is in poor condition, but it is both structurally and financially feasible to rehabilitate the unit.

Table 28 and Figure 20 depict the number of occupied residential units with varying numbers of housing conditions in 2022. Notably, the majority of owner-occupied housing units (71 percent) had no selected housing conditions, while the majority of renter-occupied housing units (54 percent) had at least one

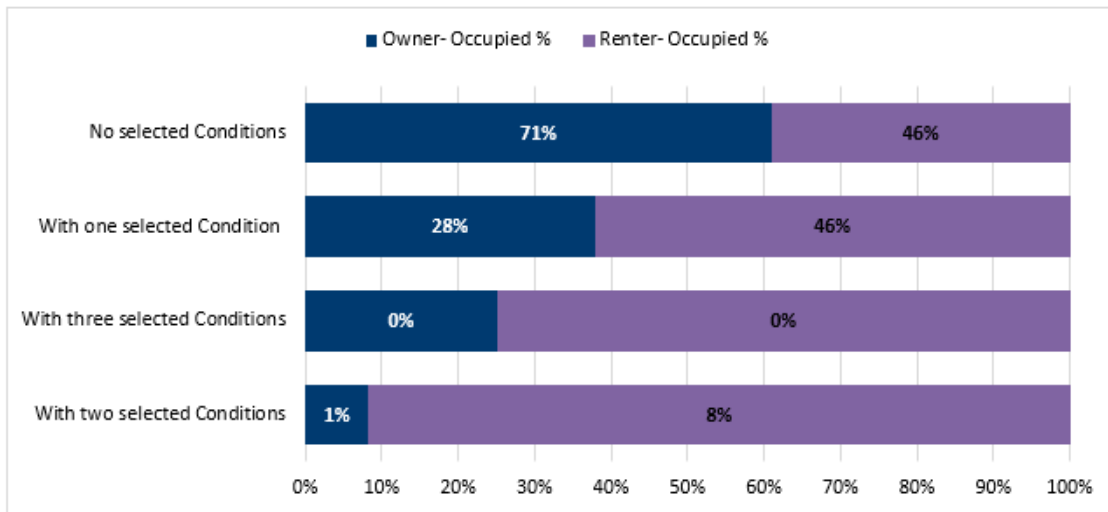
selected housing condition. Both renter- and owner-occupied households most commonly had one selected housing condition.

**Table 28: Condition of Units**

Condition of Units	Owner- Occupied		Renter- Occupied	
	Number	Percent	Number	Percent
<b>With one selected condition</b>	7,172	28%	9,327	46%
<b>With two selected conditions</b>	184	1%	1,620	8%
<b>With three selected conditions</b>	19	0%	45	0%
<b>With four selected conditions</b>	0	0%	0	0%
<b>No selected conditions</b>	18,139	71%	9,193	46%
<b>Total</b>	25,514	100%	20,185	100%

Data Source: 2018–2022 ACS.

**Figure 20: Share of Units with Selected Housing Conditions by Tenure**



Data Source: 2018–2022 ACS.

**Summary of Table 29**

Table 29 presents the age of residential units of renter- and owner-occupied housing. In 2020, the percentage of units at different ages appeared similar for renter- and owner-occupied housing units: 61 percent of renter-occupied units were built after 1980, while 62 percent of owner-occupied units were built after 1980.

**Table 29: Year Unit Built**

Year Unit Was Built	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
<b>2000 or later</b>	5,991	23%	3,348	17%
<b>1980–1999</b>	9,993	39%	8,816	44%
<b>1950–1979</b>	8,705	34%	7,274	36%
<b>Before 1950</b>	825	3%	747	4%
<b>Total</b>	25,514	100%	20,185	100%

*Data Source: 2018–2022 ACS.*

**Summary of Table 30**

Table 30 provides additional information on units built prior to 1980 occupied by households with at least one child aged six years or younger present in 2020. Thirty-nine percent of renter-occupied units and 38 percent of owner-occupied units were built prior to 1980, which suggests there is a risk of lead-based paint present in the unit. Nine percent of renter-occupied units and 6 percent of owner-occupied units built prior to 1980 have young children present. These figures account for all income levels.

**Table 30: Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Renter-Occupied		Owner-Occupied	
	#	%	#	%
<b>Units built before 1980</b>	7,815	39%	9,324	38%
<b>Units built before 1980 with children 6 years and under present</b>	1,865	9%	1,500	6%
<b>Total units</b>	19,920	100%	24,570	100%

Data Source: 2016–2020 CHAS.

## Homeless Facilities and Services

### **Homeless Facilities and Services**

#### Introduction

KCRHA, the Seattle/King County CoC, provides housing, shelter, and supportive services to people experiencing homelessness in Kent. This section includes data on the number of beds and units available in Kent for those experiencing homelessness.

#### CoC Housing and Shelter Terms

The following section uses specific terms to refer to housing and shelter for people experiencing homelessness, including:

**Emergency shelter:** Temporary shelter for people experiencing homelessness. Emergency shelter is typically provided for a limited period of time (such as 90 days).

**Permanent supportive housing:** Permanent housing paired with supportive services to assist chronically homeless individuals and families. HUD defines “chronically homeless” as an individual with a disability who lives in a place not meant for human habitation, a shelter, or an institutional care facility. Chronically homeless individuals must have been living in any of these situations for at least 12 months or on four separate occasions over the past three years.

**Rapid rehousing:** A form of permanent housing that provides a short-term or medium-term rental subsidy and supportive services to quickly move people experiencing homelessness into permanent housing.

**Transitional housing:** Temporary housing with supportive services to help people transition from homelessness to permanent housing. Transitional housing is usually provided for anywhere between two weeks and 24 months.

**Other permanent housing:** Includes other forms of permanent housing that are not considered permanent supportive housing or rapid rehousing. Includes housing only, as well as housing with supportive services.

#### Facilities Targeted to People Experiencing Homelessness

**Table 31** provides data on the number of beds and units available to various subpopulations by program type in Kent in 2024, as noted in the Kent Bed Inventory (KCRHA). As a note, not all beds available in Kent are occupied by Kent residents. Similarly, Kent residents utilize beds in other surrounding areas.

The Kent Bed Inventory lists 407 total units of housing available through KCRHA. That number is likely higher, as KCRHA was unable to provide the number of scattered-site permanent supportive housing units. As seen in Table 31, most units available are for families, comprising 56 percent of total units. KCRHA notes in the Kent Bed Inventory that 36 units of permanent supportive housing are set aside for veterans experiencing homelessness.

**Table 31: Current Unit and Bed Inventory/**

	Families		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units
LONG-TERM STAY/TRANSITIONAL HOUSING				
<b>Multi-Service Center (MSC) Family Shelter</b>	64	15	-	-
<b>Young Women’s Christian Association (YWCA) SKC Family Shelter</b>	8	2	-	-
<b>Domestic Abuse Women’s Network (DAWN) Confidential Shelter</b>	27	10	2	-
<b>Catholic Community Services (CCS) Sacred Heart</b>	18	9	127	-
<b>MSC Transitional Program St. Stephan Nike Manor Transitional Housing</b>	15	3	-	-
<b>Young Women’s Christian Association (YWCA) Anita Vista Confidential Housing</b>	42	9	-	-
<b>Union Gospel Mission Son Rise House</b>	36	14	5	-
<b>CCS Katherine’s House</b>	17	6	6	-
<b>MSC Titusville</b>	-	-	19	-
<b>Total</b>	227	68	159	-

	Families		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units
PERMANENT SUPPORTIVE HOUSING				
<b>CCS</b>	80	-	-	-
DETOX/EVALUATION AND TREATMENT BEDS				
<b>Valley Cities Recovery Place</b>	32	-	-	-

Data Source: 2024 KCRHA.

## Special Needs Facilities and Services

### ***Special Needs Facilities and Services***

#### Introduction

This section outlines the supportive housing needs of special needs populations in Kent. King County also serves residents through its county-wide efforts.

#### Elderly and Frail Elderly and Veterans

The King County Veterans, Seniors, and Human Services Levy (VSHSL) has provided funding to Kent organizations, including the City of Kent Senior Activity Center, Living Well Kent, and the Iraqi Community Center of Washington. Each organization utilizes the funding to, in part, provide supportive services to Kent’s elderly population. Living Well Kent specializes in providing culturally appropriate services to low-income people of color in Kent, while the Iraqi Community Center provides an Arabic financial literacy curriculum to seniors. In addition, VSHSL funds various organizations throughout the county that provide housing, employment, behavioral health treatment, and other services for seniors, such as CCS of Western Washington, Central Area Senior Center, and El Centro de La Raza.

#### Persons with Disabilities

A 2022 Sub-Regional Analysis of Homelessness conducted by King County noted that in 2022, there were no specified housing programs in South King County for those with a disability. However, KCHA manages

several subsidized units available for people with a disability. KCHA also provides 257 Special Purpose Vouchers for people with a disability. In addition, King County's Health Through Housing Initiative operates three sites in South King County dedicated to providing emergency housing and permanent supportive housing for people experiencing or at risk of experiencing chronic homelessness.

#### Persons with Substance Use Disorder

The City of Kent receives funds through a .01 percent sales tax for the operation, delivery, or evaluation of mental health and health treatment programs (Mental Illness and Drug Dependency Behavioral Health Sales Tax Fund). Across King County, the tax funds crisis diversion, prevention, and recovery and reentry programs, including supportive housing services. In 2023, the city allocated \$100,000 to support the CCS Community Engagement Center, which provides supportive case management services regarding housing, education, employment, family reunification, mental health, and addiction recovery. CCS also operates Katherine's House in Kent, which provides housing and supportive services to women in recovery from substance use. The Titusville Program, run by a non-profit organization located in Kent (the MSC), also provides housing and supportive services to women who are in recovery and experiencing homelessness.

Additionally, in October 2024, the Kent City Council passed an ordinance to expand service locations for opioid treatment programs to West Hill and allow enhanced service facilities and intensive behavioral health facilities throughout the city in specified zones. This provides increased access to behavioral health services in Kent.

Finally, the 2022 Sub-Regional Analysis on Homelessness found that, as of 2022, there were 21 programs in South King County that had on-site substance use disorder treatment services or could refer to external programs. Only two programs in South King County did not have the ability to either treat or refer persons with substance use disorder.

#### Persons with HIV/AIDS

The Seattle Human Services Department is the regional coordinator for HOPWA funds in King County, which is used to fund a variety of programs across the county. King County also administers Ryan White funds for transitional and emergency beds for those with HIV/AIDS. In Kent, the CCS Community Engagement Center offers prevention and care services for those with HIV/AIDS.

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

### Introduction

The MA-45 Non-Housing Community Development Assets section of the Consolidated Plan summarizes data trends related to employment and the workforce, including labor force participation, educational attainment, and workforce skills training and development efforts in Kent. Understanding the local economy and areas for expansion helps the City of Kent to determine priorities for the allocation of CDBG funds.

Overall, the City of Kent enjoys a favorable geographic and economic position. Located within King County, the city is absorbed in Seattle’s sprawling information, technology, and professional services cluster. Additionally, its proximity to major highways has historically and presently cemented Kent as a manufacturing hub, particularly in outer- and aerospace manufacturing. These factors have contributed to a significant amount of inflow and outflow for the city. Most people in the region do not live and work in the same city, further underscoring the importance of transportation. Despite the opportunities present in the region, the benefits are not felt evenly across the population. There exist geographic areas and subpopulations within Kent that experience lower educational attainment rates and greater instances of poverty. Kent, along with other regional entities, is working to ensure equitable development and access to opportunities.

### 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	189	122	0	0	0
Arts, Entertainment, Accommodations	2,859	3,520	6	5	-1
Construction	3,898	7,725	8	11	3
Education and Health Care Services	9,344	9,776	20	14	-6
Finance, Insurance, and Real Estate	2,592	1,895	5	3	-2
Information	622	620	1	1	0
Manufacturing	6,181	14,298	13	20	7
Other Services	1,433	1,730	3	2	-1
Professional, Scientific, Management Services	6,192	8,527	13	12	-1
Public Administration	1,955	2,163	4	3	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Retail Trade	5,433	6,297	11	9	-2
Transportation and Warehousing	4,965	5,224	10	7	-3
Wholesale Trade	1,739	9,435	4	13	9
Total	47,402	71,332	--	--	--

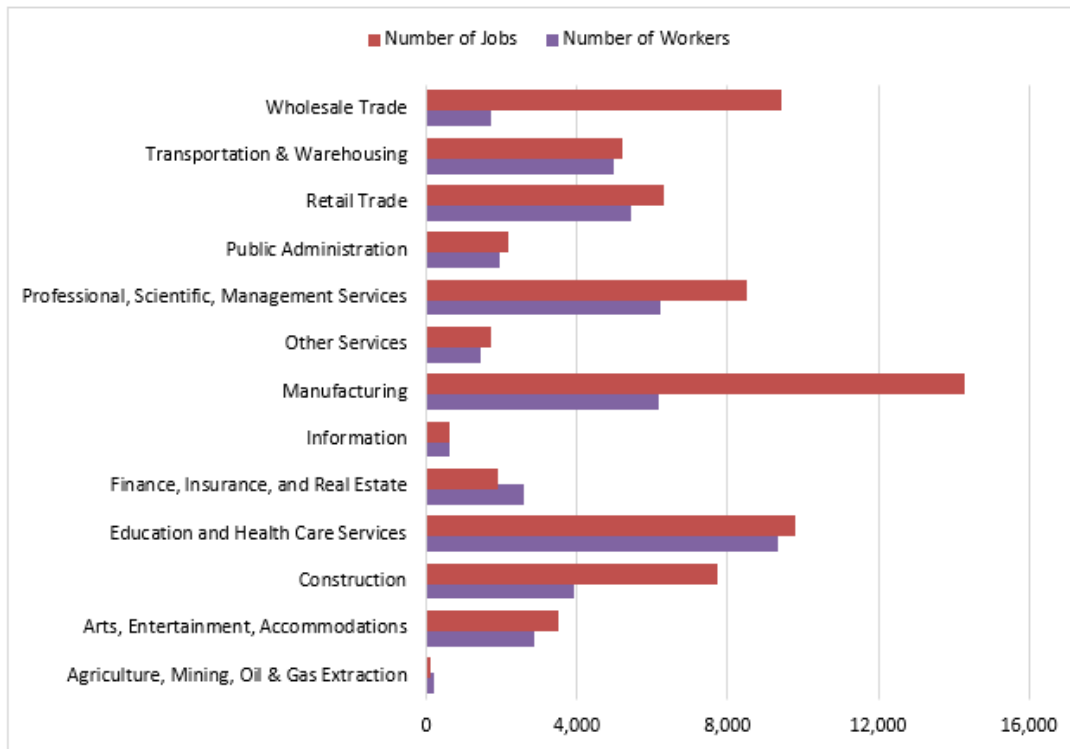
**Table 5 - Business Activity**

**Alternate Data Source Name:**

2017-2021 ACS(Workers), 2021 Longitudinal Employer

**Data Source Comments:** Table 32: Business Activity. 2021 Longitudinal Employer-Household Dynamics (Jobs)

**Figure 21: Employment Totals by Industry**



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

**Figure 21: Employment Totals by Industry**

**Labor Force**

Total Population in the Civilian Labor Force	73,169
Civilian Employed Population 16 years and over	67,500

Unemployment Rate	7.60
Unemployment Rate for Ages 16-24	15.70
Unemployment Rate for Ages 25-65	4.40

**Table 6 - Labor Force**

**Alternate Data Source Name:**

2018-2022 ACS

**Data Source Comments:**

Table 33: Labor Force Data Source 2018-2022 ACS

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	22,182
Farming, fisheries and forestry occupations	276
Service	12,959
Sales and office	13,055
Construction, extraction, maintenance and repair	5,680
Production, transportation and material moving	13,363

**Table 7 – Occupations by Sector**

**Alternate Data Source Name:**

2018-2022 ACS

**Data Source Comments:**

Table 24: Occupations by Sector

### Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	30,640	52%
30-59 Minutes	21,489	36%
60 or More Minutes	7,083	12%
<b>Total</b>	<b>59,212</b>	<b>100%</b>

**Table 8 - Travel Time**

**Alternate Data Source Name:**

2018-2022 ACS

**Data Source Comments:**

Table 35: Travel Time. Data reflects Travel Time and proximity to major highways.

**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	7,019	726	2,558
High school graduate (includes equivalency)	14,809	1,010	4,639
Some college or Associate's degree	18,072	805	2,688
Bachelor's degree or higher	18,072	805	2,688

**Table 9 - Educational Attainment by Employment Status**

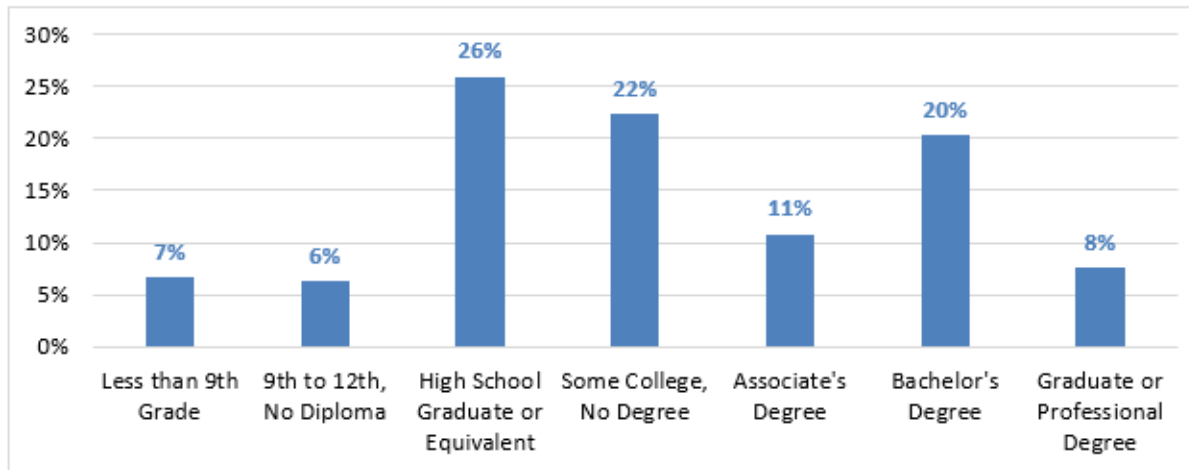
**Alternate Data Source Name:**

2018-2022 ACS

**Data Source Comments:**

Table 36: Educational Attainment by Employment Status (Population Aged 25-64)

**Figure 22: Educational Attainment for the Population 25 Years and Older**



Data Source: 2018–2022 ACS.

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	231	733	1,296	2,584	1,273
9th to 12th grade, no diploma	1,911	1,499	1,817	1,648	653
High school graduate, GED, or alternative	4,167	6,166	4,616	8,666	3,716
Some college, no degree	4,423	5,130	4,121	6,919	3,744
Associate's degree	774	2,465	2,104	3,983	1,106
Bachelor's degree	1,180	4,833	4,015	6,358	2,876
Graduate or professional degree	127	1,552	1,656	2,397	1,168

**Table 10 - Educational Attainment by Age**

Alternate Data Source Name:  
2018-2022 ACS

Data Source Comments:

Table 37: Educational Attainment by Age

### Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	37,799
High school graduate (includes equivalency)	41,615
Some college or Associate's degree	52,822
Bachelor's degree	67,697
Graduate or professional degree	83,013

**Table 11 – Median Earnings in the Past 12 Months**

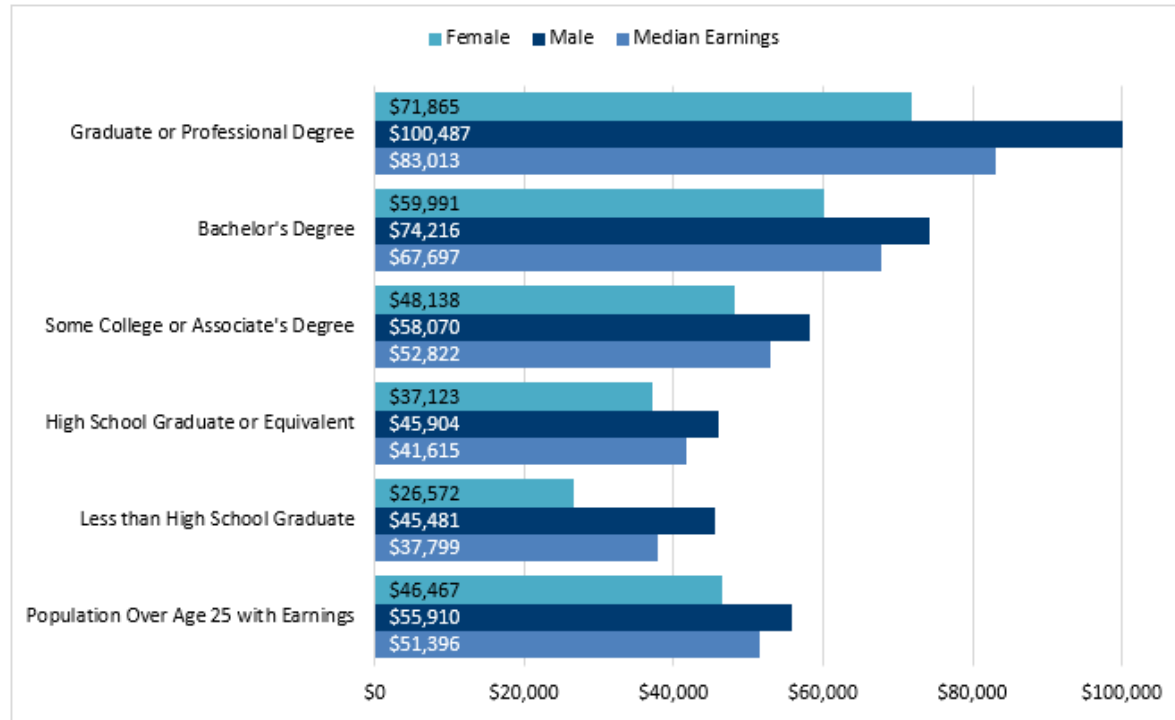
Alternate Data Source Name:

2018-2022 ACS

Data Source Comments:

Table 38: Median Earnings in the Past 12 months

Figure 23: Median Earnings by Educational Attainment and Sex



Data Source: 2018–2022 ACS.

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

In 2021, the greatest share of employed Kent residents worked in the education and health care services sector, comprising 20 percent of total Kent workers. Education and health care accounted for 14 percent of total jobs in Kent. The manufacturing sector comprised the greatest share of jobs in Kent at 20 percent and accounted for 13 percent of total workers. Finally, 13 percent of Kent workers were employed in the professional, scientific, and management services sector, which accounted for 12 percent of total jobs.

The 2021 ACS and Longitudinal Worker-Household Dynamics (LEHD) data align with the known economic characteristics of the region. As stated in the 2044 Kent Comprehensive Plan, Kent is home to a sustained manufacturing and distribution hub due to its proximity to major highway networks and proximity between the Seattle and Tacoma ports. According to the Kent Valley Economic Development Corporation, Kent Valley (which also includes Renton, Tukwila, and Auburn) houses over 12,000 businesses and 50,000 manufacturing jobs, 31,200 of which are in the aerospace or out-space industry.

Additionally, King County is a hub of information, technology, and professional services. According to the King County Office of Economic and Financial Analysis, eight Fortune 500 companies are headquartered in the county, including Amazon, Starbucks, Costco, Microsoft, and Paccar. Boeing Commercial Airplanes is also headquartered in neighboring Renton. These businesses provide employment opportunities for Kent residents and also contribute to the inflow and outflow of workers and residents across the county.

The U.S. Census Bureau’s 2021 LEHD data provides insight into the labor and commuting patterns in Kent and surrounding areas. Figure 24 provides insight into where people who were employed in Kent lived in 2021. As a note, “All Other Locations” includes any other place in the county not captured in the figure. In 2021, just 11.7 percent of people who worked in Kent also resided in Kent. Most Kent workers resided in a location not listed in the figure (55.5 percent), and 7.5 percent of people who worked in Kent lived in Seattle.

**Describe the workforce and infrastructure needs of the business community:**

Connecting youth with career opportunities, particularly manufacturing, remains a consistent need for the Kent business community. As discussed in the 2020–2024 Consolidated Plan, trade organizations, industry networking groups, and other business community organizations have expressed a desire to expose young people to careers in open job sectors and for school districts to develop students’ critical skills for these jobs. The 2024–2028 WIOA Local Plan published by the Seattle-King County Workforce Development Council (WDC) emphasizes the role of manufacturing in South King County. According to the report, aerospace manufacturing alone generated \$13.6 billion dollars toward the gross domestic product in the area. However, the report notes that the sector is projected to lose jobs over the next few years due to shifting emphasis on software development and computer technology and a lack of interested and trained workforce. To meet the needs of the manufacturing sector in South King County, the report highlights a demand for manufacturing talent and clear career pathways to meet the need.

Additionally, as noted in the 2021 Washington State WIOA Annual Performance Narrative Report, low income is a top barrier to employment. Supporting workforce growth must accompany poverty-reducing measures. The report specifically notes South King County as an area that

should be prioritized because of the over representation of persons of color; and those furthest from justice.

**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.**

In 2022, Kent received funding to complete a redesign of the city’s commercial corridor into the Downtown area. The “Meet Me on Meeker” project combines public and private investment to improve transit into the region (including road improvements), create a sense of place, support incoming development, and connect visitors to the Downtown area. This project should generate economic and workforce development opportunities in Kent.

Additionally, Kent received funding to reimagine the Benson Corridor, which is considered the “spine” of East Hill and is home to many distinct culturally significant small businesses.

Finally, Kent continues to recognize Downtown and the Kent Industrial Valley as two regional growth centers designated by the Puget Sound Regional Council. In 2021, the city adopted the Rally the Valley Industrial Subarea Plan, which expanded allowable zoned uses and implemented standards to improve transportation in the region. The purpose of these changes was to ensure the Kent Industrial Valley remains competitive for future development.

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

ACS data from 2022 indicated that 87 percent of Kent residents held a high school diploma or higher and 28 percent of Kent residents held a bachelor’s degree or higher. Further, 94 percent of Kent residents with a high school diploma were employed in 2022, while 96 percent of Kent residents with a bachelor’s degree or higher were employed in 2022. As detailed in the King County 2024–2028 Consolidated Plan, King County is one of the most educated regions in the county. Within the information, technology, and professional services cluster in King County, Kent residents are well positioned to find employment opportunities.

However, as discussed throughout the Market Analysis, not all geographic areas and sub-populations within Kent experience the same level of opportunity. For instance, the section below indicates a few areas in Kent in which high school graduation rates are low. Additionally, as discussed above, income disparities often exacerbate gaps in opportunities.

**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.**

The City of Kent supports the Aerospace Joint Apprenticeship Committee (AJAC), which provides apprenticeship opportunities in various manufacturing industries. According to the AJAC 2020–201 Year in Review, over 20 companies in Kent offered apprenticeships through the program. Broadly, AJAC seeks to skill-up frontline workers, persons of color, women, and underserved populations to expand their career paths. Additionally, AJAC conducts youth apprenticeship programs with high school students in the districts of Renton and Puyallup, among many others in Puget Sound. AJAC also partners with community colleges for certification purposes.

The City of Kent also supports regional Workforce Development Center initiatives and contracts with Green River College for business development services (Small Business Development Center).

Finally, the Kent School District operates a Career & Technical Education Graduation Pathway program, which allows students the option to take classes in five program areas: agriculture, business, and marketing; family and consumer sciences/human services; health sciences; skilled and technical sciences; and STEM. In doing so, students gain valuable industry knowledge and the skills to join the workforce.

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

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

King County collaborates with neighboring counties and the Puget Sound Regional Council to participate in the 2022–2026 Regional Economic Strategy, which serves as the CEDS for the Puget Sound region. The Consortium Consolidated Plan provides more information on the CEDS. Although Kent does not directly participate in the CEDS, other regional planning efforts, such as those led by the WDC of Seattle King County, aim to promote economic development in the area. WDC is a nonprofit grant-making organization with the goal of furthering workforce development efforts that empower individuals, foster economic growth, and ensure resilient and thriving communities. The WDC undertook a

seven-month planning process to create the 2020–2024 Regional Strategic Plan. As stated in the plan, the goal was to establish shared priorities for WDC and its regional partners over the next three to five years. The process included robust outreach to regional stakeholders. The 2020–2024 Regional Strategic Plan serves to promote a parity centered approach to development led by community needs. The stated goals of the plan are as follows:

Leverage and align federal and other workforce resources to increase scale and maximize investment impact.

Improve system structure, efficiency, and delivery through collaboration and coordination.

Remove barriers and disparities and provide opportunities for residents to obtain and grow into living wage opportunities.

Coordinate and centralize industry engagement to inform workforce development system partners and strengthen partnerships.

Engage and partner with community and workforce training and system stakeholders to create innovative programs and practices to serve job seekers and businesses.

## **Discussion**

Additionally, the 2044 Kent Comprehensive Plan outlines a series of goals to promote economic development, which include the following:

Maintain and promote Kent’s favorable perception among small businesses, industry leaders, and real estate investors and developers.

Create and celebrate Kent’s unique neighborhoods, commercial corridors, and industrial legacy.

Create connections for people and invest in places.

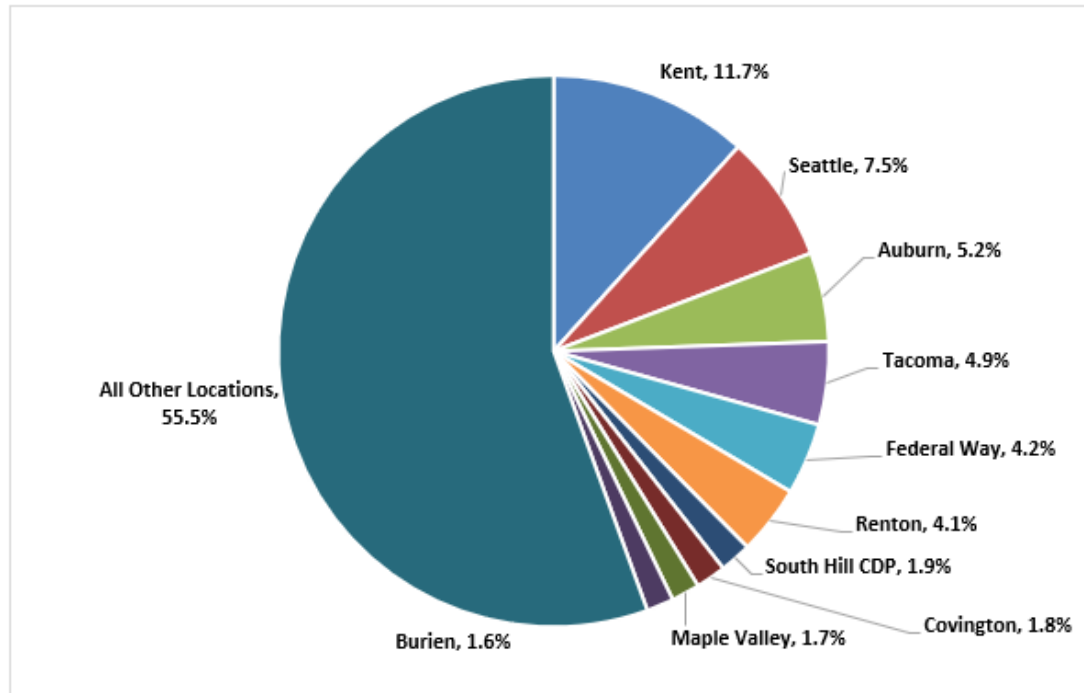
Foster inclusiveness and expand access to opportunity.

Mitigate potential displacement.

Invest in workforce development and partnerships.

Consider tax and revenue implications in decision-making.

**Figure 24 Places Where Kent Workers Live**

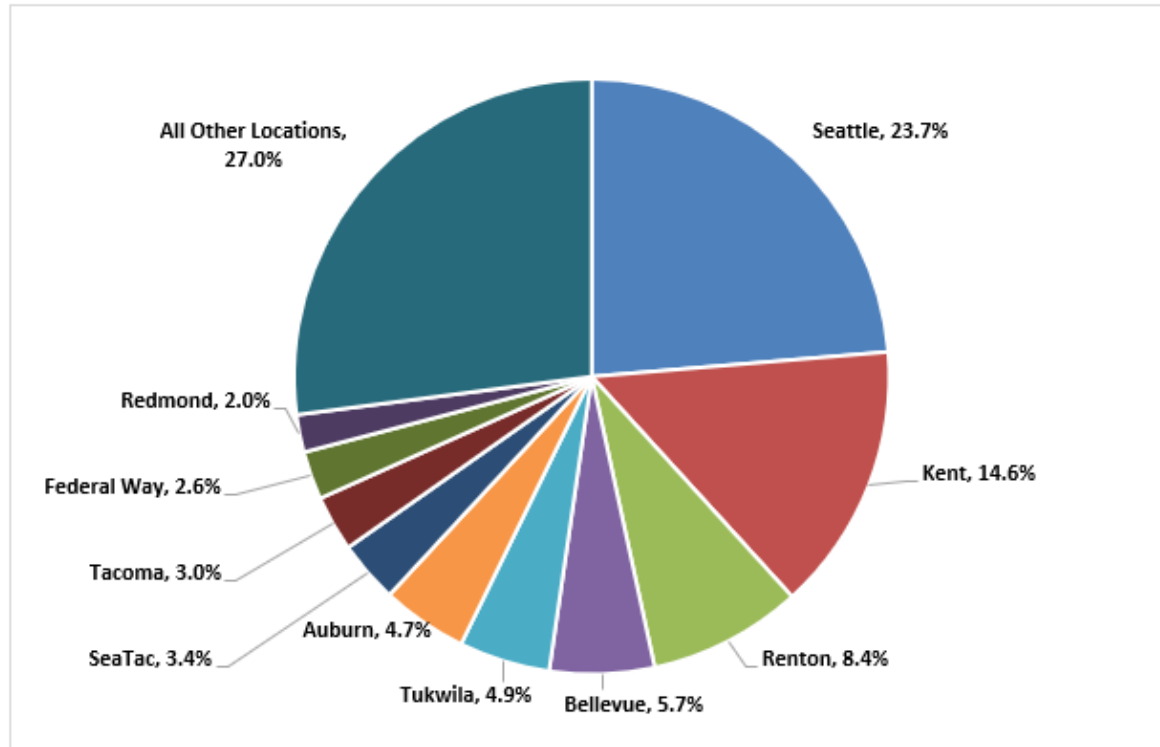


Data Source: LEHD On the Map, 2021.

**Summary of Figure 25**

Figure 25 depicts the places where Kent residents worked in 2021. 14.6 percent of Kent residents worked in the city. 23.7 percent of Kent residents worked in Seattle, while 27 percent worked in a location not represented in the figure.

**Figure 25: Places Where Kent Residents Work**



Data Source: LEHD On the Map, 2021.

**Summary of Table 39 and Figure 26**

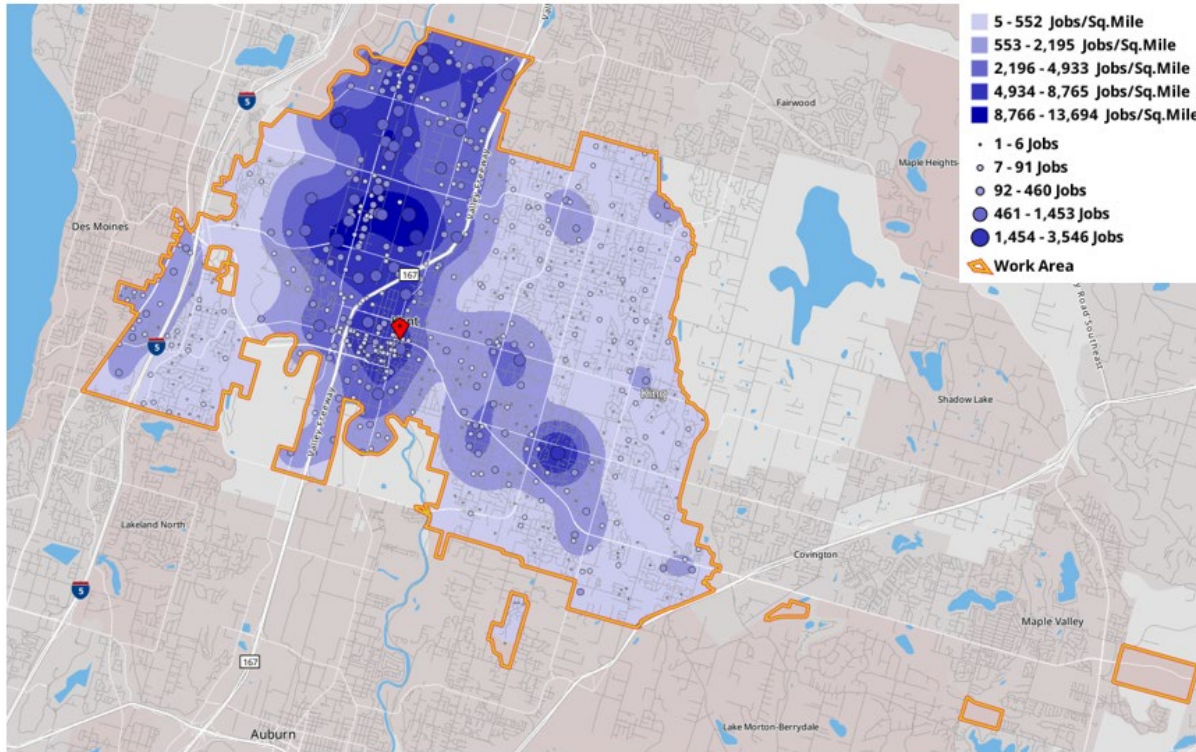
**Table 39: Inflow and Outflow of Jobs**

Job Inflow to Kent			Job Outflow from Kent		
	Number of People	Percent of the Employed People Who Work in Kent		Number of People	Percent of the Employed People Who Live in Kent
<b>Employed and live in Kent</b>	7,934	11.7%	<b>Employed and live in Kent</b>	7,934	14.6%
<b>Employed in Kent but don't live in Kent:</b>	59,809	88.3%	<b>Live in Kent but employed somewhere else:</b>	46,552	85.4%
<b>Seattle</b>	5,087	7.5%	<b>Seattle</b>	12,901	23.7%
<b>Auburn</b>	3,538	5.2%	<b>Renton</b>	4,556	8.4%
<b>Tacoma</b>	3,293	4.9%	<b>Belleview</b>	3,100	5.7%
<b>Federal Way</b>	2,849	4.2%	<b>Tukwila</b>	2,695	4.9%
<b>Renton</b>	2,755	4.1%	<b>Auburn</b>	2,541	4.7%
<b>South Hill</b>	1,258	1.9%	<b>Sea Tac</b>	1,834	3.4%
<b>Covington</b>	1,201	1.8%	<b>Tacoma</b>	1,651	3.0%
<b>Maple Valley</b>	1,130	1.7%	<b>Federal Way</b>	1,426	2.6%
<b>Burien</b>	1,079	1.6%	<b>Redmond</b>	1,112	2.0%
<b>All Other Locations</b>	37,619	55.5%	<b>All Other Locations</b>	14,736	27.0%
<b>Total employed people who work in Kent</b>	67,743	100%	<b>Total employed people who live in Kent</b>	54,486	100%

Data Source: LEHD On the Map, 2021.

**Table 39: Inflow and Outflow of Jobs**

*Figure 26: Location of Primary Jobs in Kent*



Data Source: LEHD 2021.

**Figure 26: Location of Primary Jobs in Kent**

## **MA-50 Needs and Market Analysis Discussion**

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

Kent has identified a few areas with concentrations of multiple housing problems.

Industrial Valley, which is located in North Kent, experiences the highest rate of people living below the federal poverty line. According to the 2044 Kent Comprehensive Plan, 29–53 percent of residents in this area do not have a high school degree. Additionally, 17 percent of low-income residents in the area live more than a half mile away from a supermarket. As stated in the 2020–2024 Consolidated Plan, housing stock in Industrial Valley is generally older than other neighborhoods.

East Hill, located in Southeast Kent, experiences a poverty rate of 33–54 percent. As outlined in the Kent Comprehensive Plan, East Hill also experiences a high level of crowding (11–26 percent of households), and the area is largely non-White. While the area enjoys a good number of well-maintained housing, there are neighborhoods with deteriorating units, particularly in areas with manufactured housing.

Finally, West Hill, located in West Kent, was noted in Kent's Comprehensive Plan as an area experiencing high social vulnerability. According to the plan, a high percentage of residents do not have a high school diploma. Additionally, the area is within the lowest 20 percent of median household income in Kent. The previous Consolidated Plan notes that poor economic conditions have contributed to the deterioration of housing units.

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

Kent has identified three R/ECAPs in the city. R/ECAPs are census tracts in which the population is majority non-White and has a poverty rate greater than 40 percent or three or more times the average tract poverty rate of the metropolitan area. Two of the identified R/ECAPs are in East Hill and one is in West Hill. More information on these R/ECAPs is provided in the Needs Assessment.

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

As stated above, these areas have high poverty rates and often high concentrations of persons without high school diplomas. These characteristics often lead to housing cost burden, housing instability, and displacement. The housing stock within these areas is diverse, with some neighborhoods experiencing well-maintained units while others experience deterioration. Some common themes noted regarding the housing stock are aging units, deferred maintenance on units, and housing cost burden.

Additionally, there is not much existing housing in this area yet. It is predominantly commercial manufacturing, so this could be showing up because of the low number of total units for the sample size.

**Are there any community assets in these areas/neighborhoods?**

Kent has identified several community assets in these areas, including micro-enterprise and small businesses, produce markets, faith-based institutions, ethnic community-based organizations, schools, community spaces, the KCHA, ethnic restaurants, parks, grocery stores, and event centers. In addition, there are community-based organizations located in these areas.

Additionally, in West Hill, there is consistent programming through Green River College and service providers in the area. The RapidRide transit line provides the area with connectivity to other areas of Kent and surrounding cities. Finally, income-restricted units are in development in the area.

**Are there other strategic opportunities in any of these areas?**

The Kent Community Development Collaborative is a partnership of community-based organizations with the goal of supporting communities of color, and low-income residents to participate and benefit from decisions that shape their neighborhoods. The partnership convenes community forums on topics such as safe and affordable housing, economic opportunity, and access to healthy, affordable foods.

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

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

As displayed in Table 40, 95 percent of Kent residents have access to broadband internet. Four percent of the population, or 1,777 households, have no internet access. Lack of internet accessibility exacerbates inequalities and limits opportunities for those households.

KCIT-Seattle Regional Broadband Infrastructure and Digital Technology Access Local Action Report, published in 2024, analyzes the unique barriers to connectivity faced by King County. The report classifies Kent as a suburban project area, which includes Auburn, Renton, Sammamish, and Redmond. The report finds that suburban areas need upgrades or extensions to existing infrastructure to increase connectivity. In particular, the report notes “small pockets of homes” in the city that lack connectivity. The report suggests implementing service extensions from nearby new developments to increase connectivity.

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

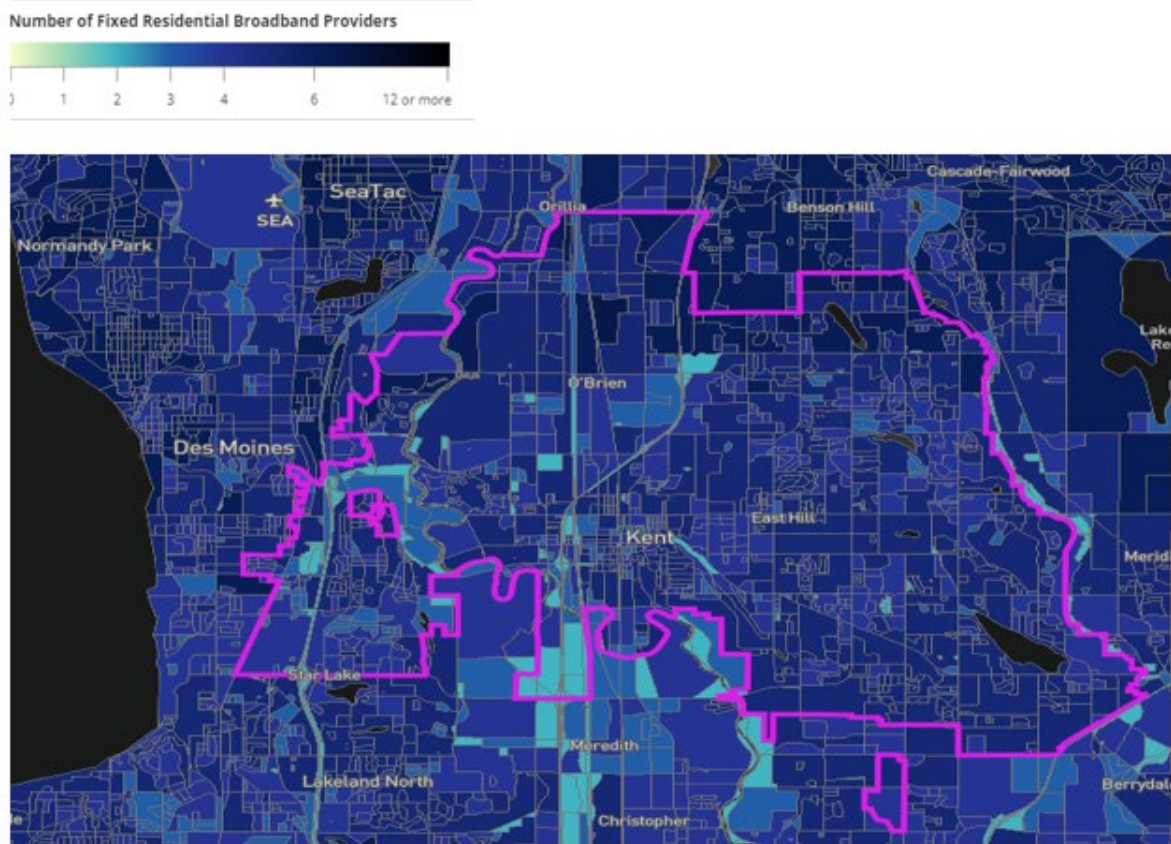
Kent has multiple broadband internet service providers; as depicted in Figure 27, no area has fewer than two broadband providers. Available technologies include asymmetric digital subscriber line, cable, fiber, fixed wireless, and satellite. CenturyLink Prism provides fiber internet in western neighborhoods such as Riverview, The Lakes, and West Hill. All of Kent is within CenturyLink’s digital subscriber line service area. Xfinity cable provides internet stretching as far north as the neighborhoods of Talbot and Pantera Lago before running southward to Tudor Square, Stillwater Greens, and Autumn Glen.

**Table 40: Households with Broadband Access**

Total Households	# Households	% Total
	45,699	100%
<b>With an internet subscription</b>	43,462	95%
<b>Dial-up with no other type of Internet subscription</b>	105	0%
<b>Broadband of any type</b>	43,357	95%
<b>Cellular data plan</b>	41,649	91%
<b>Cellular data plan with no other type of internet subscription</b>	4,942	11%
<b>Broadband such as cable, fiber optic, or digital subscriber line</b>	37,703	83%
<b>Broadband such as cable, fiber optic, or digital subscriber line with no other type of internet subscription</b>	1,545	3%
<b>Satellite internet service</b>	1,685	4%
<b>Satellite internet service with no other type of internet subscription</b>	72	0%
<b>Other service with no other type of internet subscription</b>	15	0%
<b>Internet access without a subscription</b>	460	1%
<b>No internet access</b>	1,777	4%

Data Source: 2018–2022 ACS.

**Figure 27: Number of Residential Broadband Providers in Kent**



Data Source: Federal Communications Commission, Fixed Broadband Deployment.

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

### **Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

Since 2018, Kent has worked closely with regional partners in the King County Cities Climate Collaboration, which works to “reduce global and local sources of climate pollution that contribute to climate change. They agree to partner on local solutions that help build a cleaner, stronger, and more resilient regional economy.”

The Climate Element of the 2044 Kent Comprehensive Plan identifies the following as increased natural hazard risks associated with climate change:

Severe weather incidents: climate change will likely increase the frequency, intensity, and duration of storm events in Kent.

High tides, storm surges, sea level rise, and flooding: increased severe weather events increase the likelihood of flooding, which, in turn, contributes to inundation and coastal erosion.

Rising temperatures: increased heat can exacerbate drought, damage roadways, and present health and safety concerns to residents.

Wildfires: increased heat and drought exacerbate the risk of wildfires, which can bring property damage and health concerns due to poor air quality.

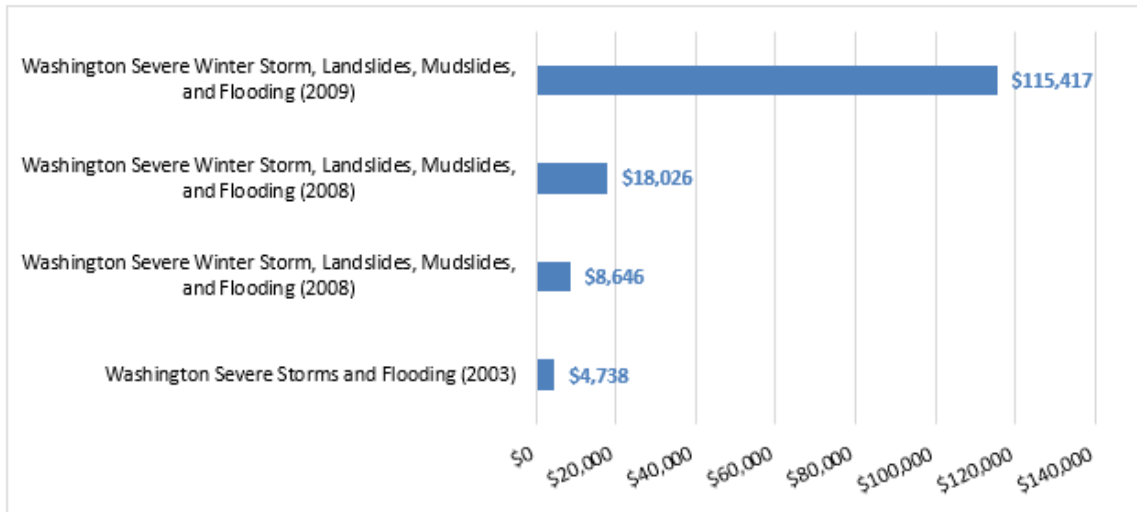
Besides the inherent danger of increased weather events such as storms, snow, rain, and wind, long-term recovery costs can be in the thousands of dollars for housing-related infrastructure (Figure 28).

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

The Climate Element of the 2044 Kent Comprehensive Plan notes that vulnerable populations, such as low- and moderate-income households, are likely to face more harm from climate change impacts.

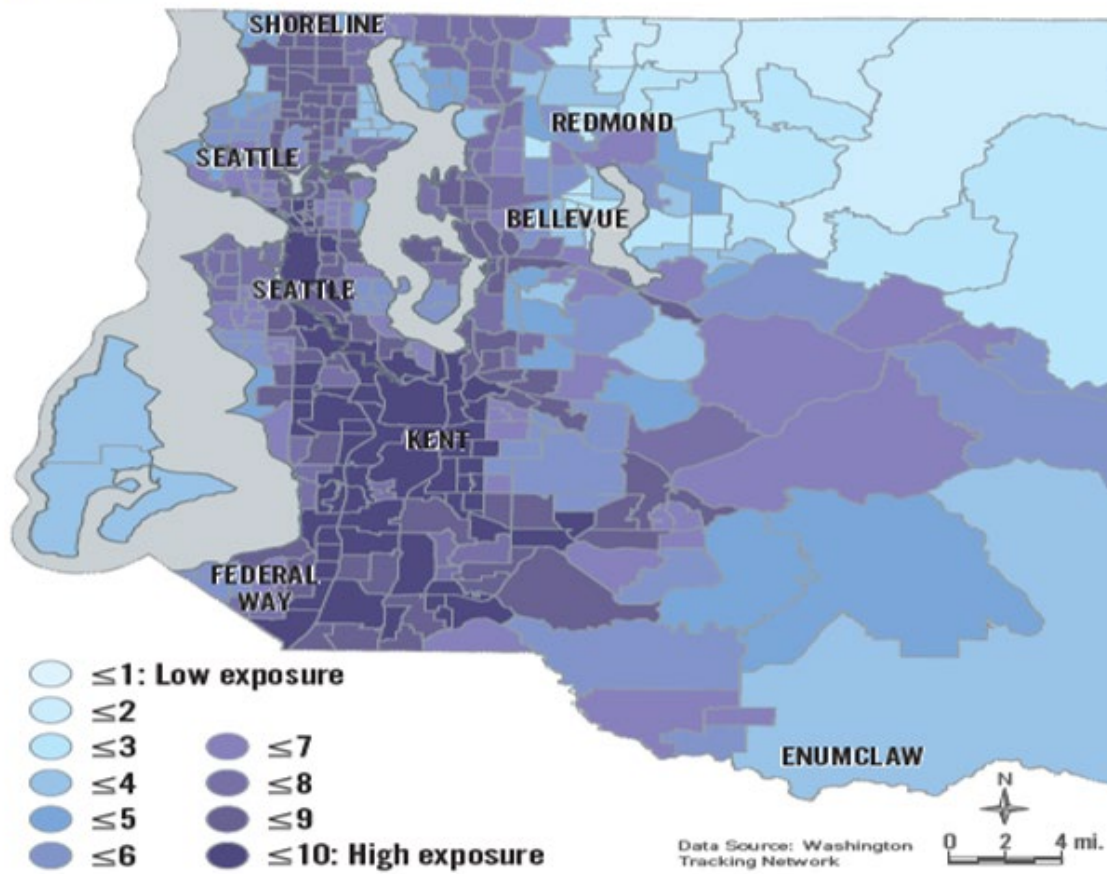
The 2020–2025 King County Regional Hazard Mitigation Plan notes that Kent Valley, due to its industrial economy, has a high concentration of hazardous waste. Vulnerable populations tend to live closer to hazardous waste due to lower housing costs. Figure 29 illustrates the effects of industrial and hazardous waste on the population. Multiple census tracts in Kent record the highest level of environmental exposure (<10), which is associated with less opportunity, higher pollution exposure, existing inequities, and lower health and economic well-being outcomes.

**Figure 28: FEMA Payments for Owner-Occupied Housing Damage by Natural Disasters 2003–2022**



Data Source: Open FEMA Dataset: Housing Assistance Data Owners.

Figure 29: Environmental Exposure Index in King County



Data Source: 2020 King County Strategic Climate Plan.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

**Geographic Priorities:** Because the East Hill of Kent has the highest concentration of poverty in the City, the City will target 5% of its investment there beginning in 2021. In preparation for this investment, the City will work with residents and nonprofits on the East Hill in 2025 to develop a strategy for those investments. As opportunities arise, the percentage of investment could increase between 2022-2029.

**Priority Needs:** This section will include the City's rationale for prioritizing needs. In addition to what is described, priorities are established based on data, citizen participation, resident/stakeholder survey results, interviews, etc. This section will also indicate priority level, populations targeted for assistance, and associated goals.

**Anticipated Resources:** Anticipated resources serve are crucial 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 City's goals are to provide Affordable Housing, Prevent Homelessness, Increase Self-Sufficiency, provide Basic Needs Services, and Planning and Administration.

**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

1	<b>Area Name:</b>	City of Kent
	<b>Area Type:</b>	Low and moderate income households
	<b>Other Target Area Description:</b>	Low and moderate income households
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	<b>Area Type:</b>	Map
	<b>Other Target Area Description:</b>	Map
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	

<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	
<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

Data now indicates that the East Hill of Kent has the highest concentration of poverty in the City. As stated previously, this area (highlighted in purple on the map in MA-50) is designated as an Ethnically Concentrated Area of Poverty (R/ECAP). A R/ECAP is defined as a census tract that is majority non-White and has a poverty rate greater than 40% OR where the poverty rate is greater than three times the average poverty rate in the area. The City will work with residents and nonprofits in the East Hill Area to develop a strategy for investing in East Hill beginning in 2021. The City will begin with a modest investment of five percent (5%) of its HUD allocation in 2021 and could increase its investment as opportunities arise between 2022-2029.

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

### Priority Needs

Table 13 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Low and moderate income households Map
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Funds will be used to preserve and maintain existing affordable housing. Affordable housing is defined as housing costing less than 30% of household income. Planned activities include rehabilitation of single-family residential housing (home repair services) and energy efficiency assistance.
	<b>Basis for Relative Priority</b>	There is a critical need to maintain affordable housing and provide home repair assistance for individuals and families precariously housed, or at-risk of becoming homeless.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Other
	<b>Geographic Areas Affected</b>	Low and moderate income households Map
	<b>Associated Goals</b>	Prevent homelessness
	<b>Description</b>	Funds will be used to assist chronically homeless individuals and families, and those at risk for homelessness, to move to shelter and permanent housing. Planned activities include transitional housing, emergency shelter, case management, rental assistance and supportive services.
	<b>Basis for Relative Priority</b>	Housing costs have soared in Kent and throughout the County due to the decrease in affordable housing, an insufficient number of living wage jobs, and an enormous increase in rent and mortgage payments driven by people relocating to Seattle and King County to work in the tech industry. Many Kent residents are cost burdened.
<b>3</b>	<b>Priority Need Name</b>	Economic Viability
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Individuals Families with Children veterans Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Other
	<b>Geographic Areas Affected</b>	Low and moderate income households Map
	<b>Associated Goals</b>	Economic Viability
	<b>Description</b>	Funds will be used to assist those who are unemployed and under-employed. Planned activities include employment, job training, and micro enterprise development/expansion.
	<b>Basis for Relative Priority</b>	The South King County region is an economic hub as the Puget Sound area continues to grow; however, this growth has not reached all populations. The City's goal is to increase economic opportunities to under-served individuals and families so that they may also benefit from the economic growth of the region.
<b>4</b>	<b>Priority Need Name</b>	Opportunity to Meet Basic Needs
	<b>Priority Level</b>	High

	<b>Population</b>	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 Other
	<b>Geographic Areas Affected</b>	Low and moderate income households Map
	<b>Associated Goals</b>	Opportunity to Meet Basic Needs
	<b>Description</b>	Funds will be used to preserve and maintain the safety net for those at-risk of losing basic services and supports. Activities will include system navigation, case management, legal services and supports for under-served populations.
	<b>Basis for Relative Priority</b>	Due to the increase in housing costs, high transportation and food costs, and the limited number of livable wage jobs, the City continues to invest in services that protect the safety net and assist with economic stability.
5	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>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 HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	<p>Low and moderate income households  Map</p>
<p><b>Associated Goals</b></p>	<p>Planning and Administration</p>
<p><b>Description</b></p>	<p>Funds will be used to plan and implement strategies to improve quality of life in the community for low /moderate-income residents. Activities include investing in staff to manage and carry out the CDBG Program, coordination and service planning, monitoring programs, providing technical assistance to nonprofits, serving on committees and task forces, investing in consultancy to shed light on emerging issues or evaluate programs, etc.</p>

<p><b>Basis for Relative Priority</b></p>	<p>HUD allows the City to invest up to 20% of its CDBG allotment into Planning and Administration; the City invests the full amount. Planning and Administration include personnel costs for CDBG staff, consultant costs for assistance with HUD reports, program evaluation, community engagement costs, costs associated with realizing Consolidated Plan goals and objectives, etc. Investment in these costs ensure that the program is well-managed, credible, and successful.</p>
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**Narrative (Optional)**

Investment priorities reflect community needs and were selected through consultation with residents, stakeholders, special needs populations, under-resourced communities, faith-based organizations, and businesses, etc.

**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 to address the needs and priorities outlined in this Consolidated Plan:

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,059,334	0	0	1,059,334	0	CDBG is constantly under threat; and the City has weathered periodic decreases, however CDBG has bipartisan support because it has positive impacts in communities that have the greatest needs.

**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 is rarely the sole funding source for a project; rather CDBG funds are a portion of the total awarded. Organizations increase their ability to receive other funding once the City commits CDBG funds to 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**

Not Applicable to the program.

**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	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:

- Increased demand for services, while simultaneously faced with a reduction in human services resources and staff capacity
- Loss or temporary closing of human services agencies due to decrease in or lack of funding- ECBOs and small organizations are especially at-risk
- Insufficient support for operating costs
- Gaps in understanding between funders and non-profit organizations, especially organizations serving new residents
- Systemic & historical barriers prohibiting funds to organizations that were previously unfunded or under-funded
- Limited administrative capacity in small organizations and non-profits

Strengths in the system include:

- Reliable collaboration between nonprofits, businesses, faith-based institutions, government, foundations, residents, and the Public Housing Authority
- Support of human services from City leadership
- Strong and integrated homeless service provider system
- ECBOs that are adjusting to and changing systems that include barriers to integrating non-traditional organizations into the funding stream
- Strong domestic violence/sexual assault prevention services system
- Educational institutions located in Kent and surrounding communities are involved in community development
- Visionary leaders who recognize and support the needs of the residents of the City of Kent and King County

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

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

**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)**

All Home, the local CoC, released its draft Strategic Plan for 2015-2018. It is framed around Rare (Prevention, Availability of Affordable Housing, End Criminalization); Brief and One Time (Address crisis as quickly as possible, Match and place to appropriate housing, Right-size our homeless system); and Governance (Create a community to end homelessness; provide effective and accountable leadership). The local system implemented coordinated entry for families and youth and young adults in the past two years and continues to refine those systems. The CoC developed a coordinated entry system for homeless single adults. For those able to access the system, there are opportunities to move out of homelessness.

In addition, the City has been instrumental in developing relationships between service delivery organizations and will continue to foster and participate in these collaborations during the next five years and beyond.

**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**

- Coordinated entry system for families and youth and young adults allows funders and providers to coordinate services more effectively on a regional level
- Political will to end homelessness has increased due to increased public awareness and education
- Funders have invested additional dollars into affordable housing and services for homeless persons and families
- The City piloted the Parallel Application Process (2016-2025), a project that set aside money from the general fund for small human services organizations that serve under-served populations. These organizations received grants up to \$9,500, which help them to eventually compete for larger human services grants, including CDBG funds.
- The City's Human Services Commissions, which makes recommendations to the Kent City Council on which organizations should receive funds, will receive training and guidance on using parity to ensure that human services funds are allocated throughout the community.

**Gaps**

- Underemployment for those who do not have access to living wage jobs
- Property tax increases that impact the ability for some to remain in their homes, particularly seniors and others on fixed income.
- Lack of Homeownership Education and resources.

**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**

## 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	Affordable Housing	2025	2029	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Affordable Housing	CDBG: \$688,567	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
2	Prevent homelessness	2025	2029	Homeless Non-Homeless Special Needs	City of Kent	Homeless Prevention	CDBG: \$94,000	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
3	Economic Viability	2025	2029	Economic Opportunities	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Economic Viability	CDBG: \$14,900	Jobs created/retained: 10 Jobs
4	Opportunity to Meet Basic Needs	2025	2029	Non-Homeless Special Needs	City of Kent	Opportunity to Meet Basic Needs	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 42 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2025	2029	Planning and Administration	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Planning and Administration	CDBG: \$211,867	

Table 17 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Investment of funds to preserve and maintain existing affordable housing. Planned activities include rehabilitation of single-family residential housing (home repair services).
2	<b>Goal Name</b>	Prevent homelessness
	<b>Goal Description</b>	Assistance to chronically homeless individuals and families and those at-risk for homelessness to move to shelter and permanent housing. Planned activities include transitional housing, emergency shelter, case management, rental assistance and supportive services.
3	<b>Goal Name</b>	Economic Viability
	<b>Goal Description</b>	Assistance, including micro-enterprise development, for those unemployed and under-employed
4	<b>Goal Name</b>	Opportunity to Meet Basic Needs
	<b>Goal Description</b>	Assistance to preserve and maintain the safety net for those at-risk of losing basic services, including legal services, system navigation, case management, and supports for under-resourced residents

5	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Investment in planning and implementation strategies & CDBG staff to improve quality of life in the community for low /moderate-income residents.

**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)**

The City invests in existing housing stock through its Home Repair Program. It is estimated that 400 household will be assisted over the next five (5) years.

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

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

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 do 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?**

### **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 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; and
- 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.

A key part of the strategy to reduce poverty is to provide a range of housing at levels affordable to low/moderate-income families. In April 2019, affordable rental assistance was provided to 1,786 low/moderate-income Kent households through the King County Housing Authority Section 8 rental assistance program. The City supports the provision of additional vouchers for low/moderate-income households paying more than 30% of their income for rent.

For persons without housing or at-risk of eviction or displacement, Kent area service providers offer a continuum of housing and services in a cooperative effort through the Seattle/King County Continuum of Care (CoC), 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 area median income. To the greatest extent possible, the City will maintain the Human Services General Fund budget, providing over \$900,000 annually in funding for vital, basic needs human services programs.

Additionally, 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. To support this strategy, the City of Kent staff will work closely with providers and case managers offering housing and services to those individuals and families experiencing homelessness in Kent; assisting clients with information, advocacy, and job application assistance to maximize their benefits from programs for which they are eligible. Fortunately, programs serving the homeless and other low/moderate-income persons are becoming increasingly skilled at providing clients with a range of services designed to meet needs including, job skills training, job retention skills, job referral, and career 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 for those individuals' seeking employment. Efforts will be made to develop partnerships with businesses and educational institutions to create works-site and distance learning strategies for job progression skills. The City will strive to increase business opportunities and jobs in the downtown core as development of the Kent Planned Action Site Project progresses.

The City will continue to work regionally and sub-regionally in collaboration with 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.

**How are the Jurisdiction 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 by investing in:

- Rental/Financial Assistance grants;
- Shelters and transitional housing for the homeless;
- Employment training and job programs for under-served populations; and
- Case management and Supportive Services programs

## **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**

The City monitors its CDBG program throughout the year and uses a risk-assessment checklist to determine the level of program risk. Programs funded by the City are expected to maintain high standards. Organizations are informed that failure to comply with contractual requirements and regulations could result in remedial actions and/or the termination of funding. Standards and procedures are further outlined below:

- Backup reports to support costs are required; and if adequate documentation is not submitted, payment is reduced or denied;
- At a minimum, projects receive quarterly monitoring and those 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, timely corrective action is required; and
- Agencies are required to provide supporting documentation or written communication verifying that deficiencies are corrected.

## 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 to address the needs and priorities outlined in this Consolidated Plan:

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,059,334.00	0.00	0.00	1,059,334.00	0.00	CDBG is constantly under threat; and the City has weathered periodic decreases, however CDBG has bipartisan support because it has positive impacts in communities that have the greatest needs.

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. CDBG is rarely the sole funding source for a project; rather CDBG funds are a portion of the total awarded. Organizations increase their ability to receive other funding once the City commits CDBG funds to the project.

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

Not Applicable to the program.

**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	2025	2029	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Affordable Housing Homeless Prevention	CDBG: \$688,567	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
2	Prevent homelessness	2025	2029	Homeless Non-Homeless Special Needs	City of Kent	Homeless Prevention	CDBG: \$94,000	Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
3	Economic Viability	2025	2029	Economic Opportunities	City of Kent	Economic Viability	CDBG: \$14,900	Jobs created/retained: 10 Jobs
4	Opportunity to Meet Basic Needs	2025	2029	Non-Homeless Special Needs	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Opportunity to Meet Basic Needs	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 42 Persons Assisted
5	Planning and Administration	2025	2029	Planning and Administration			CDBG: \$211,867	

**Table 19 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Investment of funds to preserve and maintain existing affordable housing. Planned activities include rehabilitation of single-family residential housing (home repair services)
2	<b>Goal Name</b>	Prevent homelessness
	<b>Goal Description</b>	Assistance to chronically homeless individuals and families and those at-risk for homelessness to move to shelter and permanent housing. Planned activities include transitional housing, emergency shelter, case management, rental assistance, and supportive services
3	<b>Goal Name</b>	Economic Viability
	<b>Goal Description</b>	Economic Opportunities to increase self-sufficiency through job retention, training and development.
4	<b>Goal Name</b>	Opportunity to Meet Basic Needs
	<b>Goal Description</b>	Assistance to preserve and maintain the safety net for those at-risk of losing basic services, including legal services, system navigation, case management, and supports for under-resourced residents
5	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Investment in planning & implementation strategies & CDBG staff to improve quality of life in the community for low /moderate-income residents



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The City's distribution of funds aligns with the City's objectives of accessibility to decent housing, a suitable living environment, and economic opportunities. The following programs will be implemented by sub-recipients to carry out the City's objectives.

#	Project Name
1	Archdiocesan Housing Authority-Sacred Heart Shelter
2	Catholic Community Services- Katherine's House and Rita's House
3	Home Repair Program- Minor Home Repairs
4	MA- Safari
5	Multi Service Center-Shelter and Supportive Services
6	Partner In Employment
7	Planning & Administration
8	YWCA-Anita Vista

**Table 20 – Project Information**

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

Priorities were decided based on resident needs and partnership with the community. Additionally, limitations on the percentage of funds that can be used for personnel costs is an impediment as staffing requirements and workload increase.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Archdiocesan Housing Authority-Sacred Heart Shelter
	<b>Target Area</b>	City of Kent
	<b>Goals Supported</b>	Prevent homelessness
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Public Service: Investment will provide Shelter to families experiencing homelessness.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 12 families will benefit from the program
	<b>Location Description</b>	City of Kent.
	<b>Planned Activities</b>	Provide Shelter to Families experiencing homelessness.
2	<b>Project Name</b>	Catholic Community Services- Katherine's House and Rita's House
	<b>Target Area</b>	City of Kent
	<b>Goals Supported</b>	Prevent homelessness
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$14,000
	<b>Description</b>	Public Service: Sub-recipient provides shelter and case management services to women residing in transitional shelter.

	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2-4 Homeless women will benefit from the program
	<b>Location Description</b>	City of Kent.
	<b>Planned Activities</b>	Shelter and case management services to those residing in transitional shelter.
<b>3</b>	<b>Project Name</b>	Home Repair Program- Minor Home Repairs
	<b>Target Area</b>	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	<b>Goals Supported</b>	Affordable Housing Prevent homelessness
	<b>Needs Addressed</b>	Affordable Housing Homeless Prevention
	<b>Funding</b>	CDBG: \$688,567
	<b>Description</b>	Capital: Low/moderate-income homeowners in Kent receive minor home repairs.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 100 families will benefit from the program.
	<b>Location Description</b>	City of Kent and R/ECAP
	<b>Planned Activities</b>	Minor home repairs and rehabilitation.
<b>4</b>	<b>Project Name</b>	MA- Safari
	<b>Target Area</b>	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	<b>Goals Supported</b>	Opportunity to Meet Basic Needs

	<b>Needs Addressed</b>	Opportunity to Meet Basic Needs
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Public Service: Sub-recipient provides case management and referral services to connect residents, to resources.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 42 individuals will benefit.
	<b>Location Description</b>	City of Kent
	<b>Planned Activities</b>	Case management and Referral Services.
<b>5</b>	<b>Project Name</b>	Multi Service Center-Shelter and Supportive Services
	<b>Target Area</b>	City of Kent
	<b>Goals Supported</b>	Prevent homelessness
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Public Services: Comprehensive case management and support services to two housing facilities in Kent.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 20 individuals will benefit from proposed activities.
	<b>Location Description</b>	City of Kent
	<b>Planned Activities</b>	Case management and Supportive Services.
<b>6</b>	<b>Project Name</b>	Partner In Employment
	<b>Target Area</b>	City of Kent

	<b>Goals Supported</b>	Economic Viability
	<b>Needs Addressed</b>	Economic Viability
	<b>Funding</b>	CDBG: \$14,900
	<b>Description</b>	Funds used to provide case management & job readiness skills to prepare Kent residents to find employment.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 10 individuals will benefit.
	<b>Location Description</b>	City of Kent.
	<b>Planned Activities</b>	Case management and Job readiness.
<b>7</b>	<b>Project Name</b>	Planning & Administration-2025
	<b>Target Area</b>	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$211,867
	<b>Description</b>	City uses funds to administer the CDBG program, to monitor sub-recipients, and to deliver strategies outlined in the 2025-2029 Consolidated Plan.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable.
	<b>Location Description</b>	City of Kent and R/ECAP.

	<b>Planned Activities</b>	City uses funds to administer the CDBG program, to monitor sub-recipients, and to deliver strategies outlined in the 2025-2029 Consolidated Plan.
<b>8</b>	<b>Project Name</b>	YWCA-Anita Vista (2025)
	<b>Target Area</b>	City of Kent
	<b>Goals Supported</b>	Prevent homelessness
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Public Service: Project provides transitional housing to domestic violence survivors and their children.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 14 female domestic violence survivors and their children will benefit.
	<b>Location Description</b>	City of Kent
	<b>Planned Activities</b>	Transitional Housing and Services.

## **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**

Historically, low/moderate-income households are dispersed throughout the City, and CDBG funds will be distributed accordingly. Data indicates that the East Hill of Kent has the highest concentration of poverty in the City. The federal government categorizes the East Hill as an Ethnically Concentrated Area of Poverty (R/ECAP). A R/ECAP is defined as a census tract that is majority non-White and has a poverty rate greater than 40% or is three times the average census tract poverty rate for the metro/micro area, whichever threshold is lower. Neighborhoods with high concentrations of poverty can serve as a tipping point to a family's ability to reach positive outcomes. The Kent Home Repair program provides minor home repairs throughout the City while also capturing the Ethnically Concentrated area of Poverty (R/ECAP), and will continue to work with residents and nonprofits in the East Hill Area to develop strategies to increase its investment as opportunities arise between 2025-2029.

Furthermore, many of the public services carried out by sub-recipients to carry out national objectives reside within the R/ECAP census tract. The estimated calculation of percentage is reflective of this distribution.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Kent	95
Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	5

**Table 21 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Because low/moderate-income families reside throughout Kent, investments will be dispersed widely. City funds will be targeted to address low/mod income residents of Kent and while addressing the R/ECAP area through the Kent home repair program and future investment opportunities.

### **Discussion**

According to the American Community Survey (2022), the poverty rate in Kent is 11.3 %. This rate was determined post pandemic. According to Bureau of Labor and Statistics, the unemployment rate ranged from a low of 3.7% in July 2022 to a rate of 4.2% in December 2022. As the area continues to recover from the impacts of COVID-19 rates are expected to increase. Economic disadvantage and poverty associated with the pandemic led to increased dependence on public assistance and forced many households to use public services for basic needs, including food, utility assistance, rental assistance, medical services, childcare, etc. Housing costs continue to rise in Kent, as the COVID-19 Moratoriums have been removed. Landlord, owners, and residential properties are increasing rental rates. According

to the apartment web service, Rent Café, the average cost for an apartment in Kent is \$1,905 (average one-bedroom size), and this represents an 8% increase from the average cost over a year.

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

### **Introduction**

The City of Kent is actively involved in many initiatives and ongoing commitments to improve the life of Kent residents. The City participates committees, boards, and works directly with agencies and organizations that provide services to enhance the level of quality of services in Kent and throughout South King County.

The City of Kent is committed to eliminating barriers and improving outcomes for all groups to reflect the distinctive community. We are continuously taking steps to face and dismantle institutional and structural barriers to ensure government policies and practices do not infringe upon opportunities for all persons who live, work, and visit Kent.

The Kent Human Services Commission and HSD staff continue to implement recommendations from the *Community-Based Organizations, Stakeholders, and the General Public to continue advancing strategically in allocating funds.*

### **Actions planned to address obstacles to meeting underserved needs**

City staff engage with community partners to establish and build strong partnerships for human services and community development. Human Services Division staff will continue to work with Economic Development Division staff on outreach and engagement and provide recommendations on best practices to ensure responsive service to under-resourced communities. This work includes engaging with nonprofits, faith-based organizations, grassroots community groups, other government partners, and individuals who are historically underrepresented to learn how to overcome barriers.

### **Actions planned to foster and maintain affordable housing**

Kent operates a Home Repair program, providing repairs that maintain the health and safety of occupants and preserving the dwelling by addressing critical repairs. Home Repair programs are important in maintaining housing by preserving home ownership, allowing low-income seniors and disabled residents to stay stably housed.

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. As part of the South King Housing and Homelessness Partnership project, staff will have the ability to participate in funding affordable housing capital projects in the subregion (through pooled funding the City of Kent is contributing to).

The City will continue exploring opportunities to consider a low-income homebuyers assistance

program, recognizing the importance of homeownership as a pathway to building assets for low- and moderate-income residents.

### **Actions planned to reduce lead-based paint hazards**

There are no specific actions planned regarding lead-based paint hazards. The Home Repair Program's minor rehabilitation does not disturb or reduce lead-based paint; however, clients are informed of such hazards.

### **Actions planned to reduce the number of poverty-level families**

City staff maintain relationships with local workforce development/job training programs to ensure residents have access to high quality training programs, and partners with the City's Economic and Community Development Division to increase opportunities to all residents of Kent. The City is planning to release an RFP to hire a consultant to create a Youth employment/Career development plan in partnership with Kent School District. Research data and coordination will help guide the City's planning process.

### **Actions planned to develop institutional structure**

The City developed a plan to implement recommendations from an evaluation of the 2021-2023 Human Services Application Cycle (including CDBG). This development is currently underway.

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

The City was instrumental in developing relationships between public and private housing and social service agencies and will continue to collaborate with these entities, including the Homeless Forum (a monthly meeting of housing and support service providers), South King County Joint Planners and Developers work Group, and the King County Housing Development Consortium. The South King County Housing and Homelessness Partnership will be a key driver of enhancing coordination in this area in 2025 as well.

### **Discussion**

The City will continue engaging in efforts to support its residents; by giving funding priority to programs that, address goals outlined in the Five-Year Consolidated Plan and comply with federal regulations.

## 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. 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
<b>Total Program Income:</b>	<b>0</b>

#### 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 expressed goal of the CDBG Program is to reduce the number of people living in poverty. The City will use priority programs to benefit low/moderate-income individuals and households consistent with priorities outlined in the Consolidated Plan.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Census Data
	<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau
	<b>Provide a brief summary of the data set.</b> Data provides information on economic, racial, ethnic, housing, population, age, sex etc.
	<b>What was the purpose for developing this data set?</b> Data analysis was done by Kent staff for the purpose of determining the degree of need for human services.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Data is generalized across the city.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 10 years
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Being updated with latest information that includes annexed area of the City
	2
<b>Data Source Name</b> 2017-2021 ACS(Workers), 2021 Longitudinal Employer	
<b>List the name of the organization or individual who originated the data set.</b> Data source: 2017-2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs).	
<b>Provide a brief summary of the data set.</b> This data trends related to employment and the workforce, including labor force participation, educational attainment, and workforce skills training and development efforts in Kent.	
<b>What was the purpose for developing this data set?</b> This ACS data is gathered to demonstrate the local economy and areas for expansion.	
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> This Data covers the City of Kent and is quite comprehensive.	
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The time period is 2017-2021, and this is the most recent data available from ACS (Workers), 2021 Longitudinal Employer-Household Dynamics.	

	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
3	<p><b>Data Source Name</b></p> <p>2018-2022 ACS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Data Source: 2018-2022 ACS. The organization that originated this data set was Cloudburst.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>This data set is to provide information on the total population in the civilian labor force.</p>
	<p><b>What was the purpose for developing this data set?</b></p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p>