



**City of Kent**  
**2026 Annual Action Plan**  
**Community Development Block Grant (CDBG) Program**

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

The City of Kent became a Community Block Grant (CDBG) entitlement City 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 most recent five-year plan was approved by HUD and is effective for 2025-2029. An Action Plan is submitted each year of the 2025-2029 CP; this Annual Action Plan (AAP) is for the 2026 program year, the second program year of the CP.

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. Low/moderate-income persons are those earning less than 80% of the area median income (AMI). The 2026 AAP will continue to pursue the objectives outlined in the CP, tracking outcomes for each funded project.

#### 2026 CDBG Allocation:

The City of Kent estimates it will receive \$1,059,334 in CDBG funds, consistent with the allocation received for 2025.

#### Summarize the objectives and outcomes identified in the Plan

The outcomes and objectives are:

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

The mission of the City's Human Services Division, which awards CDBG 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**

This is an evaluation of past performance that helped lead the city to choose its goals or projects.

In 2025, the City utilized its CDBG funds to support a diverse array of programs and services that advanced the objectives of the CDBG Entitlement Program. While the majority of activities were implemented by nonprofit sub-recipients, City staff directly provided home repair services to Kent homeowners and engaged private contractors as necessary.

Furthermore, the City collaborated regionally with consortium and suburban cities, foundations, emerging organizations, businesses, faith-based institutions, and governmental entities at the county, state, and federal levels.

Accomplishments in 2025 were:

#### **2025: The city received a CDBG allocation of \$1,059,334**

The City successfully addressed the goals of meeting basic needs, affordable housing to homeless and at-risk persons, increasing self-sufficiency, and planning and administration. Sub-recipients used Kent CDBG funds to provide:

- Home repair assistance
- Shelter and Supportive Services
- Transitional Housing
- Comprehensive Case management and Support services
- Employment and Training Services
- Planning and Administration activities

**Outcomes** for 2025 were:

Information will be provided upon completion of FY 2025. This information will also be included in the Consolidated Annual Performance Evaluation Report (CAPER), which is scheduled for public release in March of 2026.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Citizen participation (hereinafter referred to as *Community Participation Process* or *community participation*) is the source in which the Consolidated Plan is developed. The City solicited comments and input from low/moderate income persons and households, non-governmental organizations, nonprofits, and other interested parties regarding the development of the 2026 AAP.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The city convened the first public hearing on October 13<sup>th</sup>, 2025, before the draft AAP was released, and a second hearing scheduled for November 19<sup>th</sup>, 2025. The first public hearing was held in- person at the Centennial Center. The second public hearing will also be held in-person at the Centennial Center.

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

There were no public comments made at the first public hearing held on October 13, 2025. Comments will be added to the AAP during the second public hearing, scheduled for November 19, 2025.

#### **7. Summary**

There were no public comments made on the first public hearing. Comments will be added to this plan concluding the second public hearing.

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

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	City of Kent	Parks, Recreation & Human Services Division
CDBG Administrator	City of Kent	Merina Hanson, Human Services Manager/Brittany Gaines, Senior CDBG Planner

**Table 1 – Responsible Agencies**

**Narrative**

The City of Kent, Human Services Division, is the lead agency for the CDBG Program. Merina Hanson, Human Services Manager, and Brittany Gaines, Senior CDBG Planner, 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 Annual Action Plan. These agencies are listed in the *AP-10 Consultation* section of this document.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Kent ensures consultation and Citizen participation are central to the work and the City follows the adopted Citizen Participation Plan to ensure citizens participate in the process.

The City of Kent is a leader and active partner, participating locally and regionally in efforts related to human services and community development. Development of the 2026 Annual Action Plan included consultation with private and public organizations to provide input. The City works closely with neighboring jurisdictions in South King County, acknowledging the subregion's common interests and challenges.

The City works regularly with organizations focused on public policy and nonprofit organizations and community groups focused on providing support to our low- and moderate-income individuals and households. The City values the strong working relationship with the other members of the King County Consortium and consults with them. The City participates in regular meetings with stakeholders, including but not limited to the King County Housing Authority, King County Regional Homeless Authority, South King County Housing and Homelessness Partners, nonprofit housing and service providers, Public Health – Seattle & King County, Puget Sound Regional Council, Housing Development Consortium, WA State Department of Commerce, United Way, the private sector, and people with lived experience. Coordination occurs on a regular and ongoing basis and informs the work of the division.

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

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 Inter-jurisdictional 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. While the Kent Cultural Diversity Initiative Group (KC-DIG) monthly meetings are currently on pause, we continue to utilize the robust distribution list to communicate with organizations working directly with the broad community and residents of Kent.

**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.**

Staff worked extensively in 2018 to develop an Interlocal Agreement, creating a formal collaboration on housing and homelessness issues between several cities in South King County, including Kent. Kent has contributed funds to the South King Housing and Homelessness Partnership since 2016; this partnership provided additional staff capacity for tracking, developing, and implementing policies related to affordable housing and homelessness to participating cities. The City funds this project with Human Services General Funds. Kent staff and other South King County stakeholders continue to meet 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 going forward. Two separate groups currently meet the South King County Homeless Action Committee and the South King County Joint Planners.

The City continues to seek ways to participate in the newly established King County Regional Homelessness Authority and the Advisory Committee that now serves as the Continuum of Care. Kent provides General Fund 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

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 that equity in distribution of funds is pursuant to proportion of the region’s low to moderate-income population and that equity is achieved over time pursuant to Consortium Guidelines adopted by the JRC.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	<b>Catholic Community Services of Western Washington</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency received email link to Action Plan & Public Hearing. Agency also consulted informally through ongoing communication.
2	<b>Agency/Group/Organization</b>	<b>Archdiocesan Catholic Community Services of Western Washington</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Regional organization Transitional Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency received email link to Action Plan & Public Hearing. Agency also consulted informally through ongoing communication.
3	<b>Agency/Group/Organization</b>	<b>Partner In Employment</b>
	<b>Agency/Group/Organization Type</b>	Services-Employment Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency received email link to Action Plan & Public Hearing. Agency also consulted informally through ongoing communication.
4	<b>Agency/Group/Organization</b>	<b>YWCA</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Regional organization Transitional Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Families with children Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency received email link to Action Plan & Public Hearing. Agency also consulted informally through ongoing communication.
5	<b>Agency/Group/Organization</b>	<b>MULTI-SERVICE CENTER</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency received email link to Action Plan & Public Hearing. Agency also consulted informally through ongoing communication.

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	King County	Emphasis on basic needs, affordable housing, homeless prevention.
2020-2024 King County Consortium Consolidated Plan	King County	Both plans prioritize Affordable Housing and Homelessness Prevention.
2020-2024 City of Kent Human Services 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.
2019 King County Analysis of Impediments to Fair Housing	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.
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**

**Narrative**

The City consulted with numerous organizations that support its efforts to achieve the primary objectives of the CDBG program:

- Ensuring accessibility to decent housing,
- Promoting accessibility to a suitable living environment, and
- Expanding accessibility to economic opportunities.

The City continues to evaluate the impacts of the COVID-19 pandemic while identifying social inequities to ensure that all residents have opportunities to recover from illness, lost wages, and increased living costs due to inflation. Moving forward, the City will continue to collaborate with workgroups and committees to improve coordination of services and resources, strengthen the provider network in Kent, and promote a more equitable distribution of resources.

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## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

While the U.S. Department of Housing and Urban Development (HUD) refers to *Citizen Participation*, the City uses the term *Community Participation* to reflect a more inclusive approach that represents all Kent residents. Community participation and engagement are essential to the successful implementation of the City's Consolidated Plan and each subsequent Annual Action Plan (AAP).

The goals of the City's community participation process are to:

- **Inform** the community about the rules and procedures the City follows to ensure adequate opportunities for resident and stakeholder involvement;
- **Listen** to community recommendations on how the City should invest CDBG funds;
- **Consult** with individuals who may not typically engage with the City due to language or cultural barriers, or who may not come from backgrounds where government entities actively sought their input; and
- **Engage** the public through hearings, meetings, surveys, and individual or group discussions to increase collaboration among nonprofits and residents, encouraging them to leverage opportunities, share ideas, coordinate services, and pool resources for maximum community impact.

To develop the 2026 Annual Action Plan (AAP), the City solicited feedback from low- and moderate-income persons and households, Kent residents, nonprofit organizations, community-based organizations, and other interested stakeholders.

As part of this effort, the City engaged directly with Community-Based Organizations (CBOs), special needs service providers, and other community partners to comprehensively assess local needs and priorities. Data and findings derived from organizational assessments, demographic analyses, public comments, and informal surveys—conducted in conjunction with the preparation of the 2025–2029 Consolidated Plan—were utilized to inform and refine the goals, strategies, and funding priorities outlined in this Annual Action Plan.

**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	First public hearing was held on October 13 <sup>th</sup> , 2025. There were no attendees nor were there any comments received	No comments received.	No comments received.	
2	Public Hearing	Non-targeted/broad community	Second public hearing will be held on November 20 <sup>th</sup> , 2025. Comments will be added.	Comments will be added.	Comments will be added.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Kent supports human services programs through two primary funding sources: the federal Community Development Block Grant (CDBG) program and the City's General Fund, which is supported by local tax revenue. The City operates on a biennial (two-year) budget cycle, which is contingent upon overall economic stability and revenue performance.

While the U.S. Department of Housing and Urban Development (HUD) follows the federal fiscal year (October 1 – September 30), the City's fiscal year runs from January 1 through December 31. The City typically does not receive formal notification of its annual CDBG allocation until Congress adopts the federal budget—most often in the spring or early summer.

Pre-award costs for the 2026 program year refer to eligible expenses incurred prior to the execution of the City's grant agreement with HUD for the use of FY 2026 CDBG funds. Such costs are governed by the provisions outlined in Section V of HUD [CPD Notice CPD-25-02: Guidance on Submitting Consolidated Plans and Annual Action Plans for FY 2025 \(Pre-Award Waiver\)](#). The City anticipates that HUD will issue similar guidance applicable to FY 2026 submissions and will adhere to that notice in administering pre-award expenditures.

In addition to federal funding, the City allocates a per-capita amount of its General Fund budget to support human services programs. Historically, the City dedicated approximately one percent of its total budget to human services; this approach has since evolved into a per-

capita funding model to ensure more equitable and sustainable support for Kent residents.

**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			\$1,059,334	*CDBG funds leverage additional federal and state funds. Agencies may combine funding sources to provide a comprehensive menu of services to the community. Expected amount is based on 2025 allocation.

**Table 5 - 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 local match; however, the City actively seeks opportunities to leverage additional public and private resources to maximize program impact and extend the reach of CDBG investments.

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

In the spring of 2023, Sound Transit issued a Request for Proposals (RFP) to identify Transit-Oriented Development (TOD) opportunities on surplus property located on Kent’s West Hill. King County and the City of Kent have convened discussions with residents and stakeholders, including those consulted during the development of this Action Plan, to determine the most appropriate use of the property. Proposed plans include the development of affordable housing and multi-use spaces designed to support health, employment, and community services. These efforts directly align with the City’s CDBG objectives by promoting accessibility to decent housing, enhancing opportunities for economic self-sufficiency, and fostering a suitable living environment. The project is ongoing and remains a key component of the City’s strategies to advance equitable development and community well-being.

**Discussion**

Expected Amount Available Remainder of Con Plan: The calculation is based on funds expected in 2025 if \$1,059,334 is received for the year.

## 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	2026	2027	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: \$738,567	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
2	Prevent homelessness	2026	2027	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	2026	2027	Economic Opportunities	City of Kent	Economic Viability	CDBG: \$14,900	Jobs created/retained: 10 Jobs
4	Opportunity to Meet Basic Needs	2026	2027	Non-Homeless Special Needs	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Opportunity to Meet Basic Needs	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 16 Persons Assisted including case management services.
5	Planning and Administration	2026	2027	Planning and Administration			CDBG: \$211,866	

**Table 6 – 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

Funded projects encompass a range of activities, including employment services and training, the maintenance and preservation of affordable housing, shelter and housing assistance, and transitional housing services.

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

Table 7 – Project Information

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

Priorities were established based on identified resident needs and in partnership with the community. The ongoing impacts of the COVID-19 pandemic continue to present challenges in addressing the needs of underserved populations. Additionally, statutory limitations on the percentage of CDBG funds that may be allocated to personnel costs create further constraints, particularly as staffing requirements and workloads increase to meet growing service demands.

### CONTINGENCY PLANS

#### Public Services

In the event that a sub-recipient withdraws from the CDBG program or fails to meet federal compliance requirements, the City will reallocate funds to other eligible public service activities. These may include services for individuals experiencing homelessness, healthcare, rent and utility assistance, legal services, food assistance, and counseling, among others. Any reductions in funding will be applied using a fairness-based approach to ensure that resources are distributed effectively and reach those with the greatest need.

## Capital

In the event of a funding increase, additional resources will be allocated to the City’s Home Repair Program and/or a Capital Project that addresses community needs, prioritizing projects that promote fairness and benefit underserved populations. Conversely, in the event of a funding decrease, adjustments to the Home Repair Program budget will be made using a fairness-based approach to ensure that resources continue to be distributed effectively.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	<b>Archdiocesan/CCS: Sacred Heart Shelter</b>
	<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: 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>	Shelter to Families,
2	<b>Project Name</b>	<b>Multi Service Center-Shelter and Supportive Housing</b>
	<b>Target Area</b>	City of Kent
	<b>Goals Supported</b>	Prevent Homelessness/Opportunity to Meet Basic Needs
	<b>Needs Addressed</b>	Homeless Prevention/Opportunity to Meet Basic Needs
	<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>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 16 individuals will benefit from proposed activities. This includes 103 case management hours
	<b>Location Description</b>	City of Kent
	<b>Planned Activities</b>	Case management and supportive services
<b>3</b>	<b>Project Name</b>	<b>Kent Home Repair Program: Minor Home Repair</b>
	<b>Target Area</b>	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	<b>Goals Supported</b>	Maintain Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$738,567
	<b>Description</b>	Capital: Low/moderate income homeowners in Kent receive minor home repairs.
	<b>Target Date</b>	12/31/2026
	<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
	<b>Planned Activities</b>	Minor home repair and rehabilitation.
<b>4</b>	<b>Project Name</b>	<b>Planning and Administration</b>
	<b>Target Area</b>	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	<b>Goals Supported</b>	Planning and Administration Support
	<b>Needs Addressed</b>	Planning & Administration
	<b>Funding</b>	CDBG: \$211,866
	<b>Description</b>	City uses funds to administer the CDBG project carried out by the City, to monitor sub-recipients, and to deliver strategies outlined in the 2025-2029 Consolidated Plan.
	<b>Target Date</b>	12/31/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City of Kent and Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010.
	<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>5</b>	<b>Project Name</b>	<b>Catholic Community Services: Katherine's House and Rita's House</b>
	<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>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that homeless women will benefit from the program.
	<b>Location Description</b>	City of Kent.
	<b>Planned Activities</b>	Sub-recipient provides shelter and case management services to women residing in transitional shelter.
<b>6</b>	<b>Project Name</b>	<b>YWCA: Anita Vista</b>
	<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>	12/31/2026

	<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.
7	<b>Project Name</b>	<b>Partner In Employment: Employment &amp; Training Services</b>
	<b>Target Area</b>	City of Kent
	<b>Goals Supported</b>	Support Economic Viability
	<b>Needs Addressed</b>	Economic Viability
	<b>Funding</b>	CDBG: \$14,900
	<b>Description</b>	Public Services: This project provides employment and training services to under-served individuals.
	<b>Target Date</b>	12/31/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 8 underserved & unemployed individuals will benefit from the program including 70 hours of case management.
	<b>Location Description</b>	City of Kent
	<b>Planned Activities</b>	Employment & Training 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- and moderate-income households are dispersed throughout the City, and CDBG funds will be allocated accordingly. Data indicates that Kent’s East Hill has the highest concentration of poverty in the City. The federal government designates this area as an Racially/Ethnically Concentrated Area of Poverty (R/ECAP), defined as a census tract that is majority non-White and has a poverty rate greater than 40% or three times the average poverty rate for the metro/micro area, whichever threshold is lower. Neighborhoods with high concentrations of poverty can significantly impact a family’s ability to achieve positive outcomes.

The Kent Home Repair Program provides minor home repairs throughout the City while also serving residents within the R/ECAP. The program will continue to collaborate with residents and nonprofits in the East Hill area to develop strategies that expand investment opportunities between 2025 and 2029.

Furthermore, many public service activities carried out by sub-recipients to meet national objectives are located within the R/ECAP census tract. The estimated percentage of funding reflects this geographic 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 8 - Geographic Distribution**

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

Because low/moderate-income families reside throughout Kent, investments will be broadly distributed. City funds will be targeted to address and support low/mod income residents of Kent, while specifically addressing the R/ECAP area through the Kent Home Repair Program and future investment opportunities.

### **Discussion**

According to the latest U.S. Census Bureau American Community Survey, the poverty rate in the City of Kent is 14.4%, reflecting post-pandemic economic conditions. Data from Bureau of Labor Statistics and local sources indicate that as of August 2025, the unemployment rate in Kent is approximately 4.9%. The region continues to recover from the impacts of COVID-19, yet these indicators show that economic

challenges persist. Many households—due to elevated poverty and disadvantage—remain reliant on public assistance for basic needs such as food, utility and rental support, medical services, and childcare.

Housing costs in Kent are rising as pandemic-era moratoriums have ended and rental markets tighten. According to Zillow data from November 2025, the average rent for all bedroom types and housing units in Kent is \$2,178/month, representing a year-over-year increase.

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## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

The City of Kent is actively engaged in numerous initiatives and ongoing commitments to improve the quality of life for its residents. The City participates in committees and boards and collaborates directly with agencies and organizations that provide services aimed at enhancing the availability and quality of programs throughout Kent and South King County.

The City is committed to identifying and eliminating barriers while improving outcomes for all community groups, reflecting the diversity of Kent. Efforts are continuously made to confront and dismantle institutional and structural obstacles to ensure that government policies and practices do not limit opportunities for any individuals who live, work, or visit the City.

The Kent Human Services Commission, in coordination with Human Services Division staff, continues to implement recommendations from Community-Based Organizations, stakeholders, and the general public, strategically advancing the allocation of funds to meet community needs.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

City staff actively engage with community partners to establish and strengthen collaborations in human services and community development. Human Services Division staff will continue to coordinate with the Economic Development Division on outreach and engagement, providing recommendations on best practices to ensure responsive services for under-resourced communities. This work includes collaborating with nonprofits, faith-based organizations, grassroots community groups, other government partners, and individuals who have been historically underrepresented, with the goal of identifying and overcoming barriers to access and

opportunity.

### **Discussion**

Human Services Division staff are also collaborating with Economic and Community Development staff to identify opportunities for nonprofit affordable housing developers to operate in Kent. Efforts outlined in the Housing Options Plan will continue to be implemented over the coming years to expand affordable housing opportunities and support community development initiatives.

## **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 strengthen collaborations for human services and community development. Human Services Division staff will continue coordinating with Economic Development Division staff on outreach and engagement, providing recommendations on best practices to ensure culturally responsive services for underserved communities. This includes engaging with nonprofits, faith-based organizations, grassroots community groups, other government partners, and individuals who are historically underrepresented to identify and address barriers.

Staff will continue collaborating with the Seattle Foundation and King County on the Communities of Opportunity Grant, which funds organizations working to reduce inequities in health, housing, and economic opportunities.

The City will maintain its partnership with Kent School District to improve student outcomes. Additionally, Kent's Human Services Manager will continue participating in regional discussions regarding governance within the Seattle/King County homelessness system.

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

Kent operates a Home Repair program that provides critical repairs to maintain the health and safety of occupants and preserve the dwelling. These programs are essential for maintaining

housing stability, helping low-income seniors and residents with disabilities remain safely and stably housed.

The City will continue its long-term collaboration and participation on boards, committees, and funding review teams to support and sustain affordable housing in the South County Region. Through sub-regional efforts, City staff and stakeholders will engage with elected officials and Land Use and Planning Board members to discuss the impact of affordable housing on the community's long-term viability.

As part of the South King Housing and Homelessness Partnership project, staff will have the opportunity to participate in funding affordable housing capital projects in the subregion, utilizing pooled funding contributed by the City of Kent.

The City will also continue exploring opportunities to implement a low-income homebuyer assistance program, recognizing homeownership as a critical pathway for building assets among low- and moderate-income residents.

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

There are no specific actions planned to address lead-based paint hazards. The Home Repair Program's minor rehabilitation work does not disturb or mitigate lead-based paint; however, clients are informed about the presence and risks of such hazards.

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

City staff maintain relationships with local workforce development and job training programs, including PIE, AJAC, and Orion, to ensure residents have access to high-quality employment training. Staff also collaborate with the City's Economic and Community Development Division to expand opportunities for Kent residents.

The City plans to release an RFP to hire a consultant to develop a youth employment and career development plan in partnership with Kent School District. Research, data, and coordination with partners will 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), conducted by Equitable Futures. The City continues to hold regular meetings with community leaders, stakeholders, and community-based organizations to

maintain and strengthen this institutional structure.

### **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 has been instrumental in fostering relationships between public and private housing providers and social service agencies and will continue to collaborate with these entities. This includes active participation in the Homeless Forum, a monthly convening of housing and support service providers; the 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 continue to serve as a primary mechanism for enhancing coordination in this area in 2025.

# 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.

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